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

CITY COMMISSION AGENDA

Regular Meeting - Monday, April 1, 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** - Pastor Walter Barron, Neighborhood Bibleway Revival Center

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF THE MINUTES**

   a. Approval of the Meeting Minutes of the March 18, 2019 Regular Meeting.

6. **PROCLAMATIONS**

   a. Proclamation recognizing Fair Housing Month

   b. Proclamation recognizing Sexual Assault Awareness Month

   c. Proclamation recognizing National Crime Victims' Rights Week

7. **LETTERS TO COMMISSION**

   a. Letter from Dr. Pinkie W. Hendley, Pastor of New Life Christian Fellowship Church, thanking Chief Hobley-Burney for the opportunity to participate in the Citizen Police Academy and for meeting the fine employees of the Fort Pierce Police Department.

   b. Letter from Christine Kesl thanking Chad Dawson, Code Enforcement Officer, for his assistance related to the trash cans on 2nd Street behind her property.

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

   Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by

the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

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

10. **MISCELLANEOUS REPORTS**

a. Fort Pierce Lions Club check presentation to Commission

11. **CONSENT AGENDA**

a. Approval of RFP No. 2018-004 Change Order No.2 to Gator Dredging, LLC in the amount of $1,627.60.

b. Approval of Specific Authorization No.3 to RFQ 2016-014 for Tetra Tech Inc. in the amount of $64,869.00 pending approval by City Attorney as to form and correctness.

c. Approve request to reduce Building Department lien in the amount of $59870.00, against 2801 Oleander Avenue, Ft. Pierce, FL 34982 - Parcel ID Number - 2421-506-0079-000/6, owned by Lemaire and Rosemarie Charlestin, of the same address, to $750.00 payable in 1 year.

12. **PUBLIC HEARINGS**

a. Quasi-Judicial Hearing on Resolution No. 19-R12 - A hearing to allow the owners and/or parties of interest in the property identified as 1710 Seaway Drive to show cause why the structure located on the premises should not be condemned and demolished.

b. Quasi Judicial Hearing - Review and approval of an application for Subdivision (Minor Replat), submitted by property owner, Harbour Isle Development Commercial, LLC & applicant Mason Development & Construction, to replat 3.1 acres of land (2 Parcels) at or near 825 Seaway Drive in front of the Harbour Isle Development in Fort Pierce, FL. The property is zoned Planned Development (PD). Parcel ID: 2402-501-0001-000-5 & 2402-501-0001-010-8.

c. Quasi-Judicial Hearing - Review and approval of an application for Subdivision (Final Plat), submitted by property owner, Structured Rea Ft Pierce, LLC & applicant Engineering Design & Construction, to subdivide 44.97 acres of land (5 Parcels) into 3 parcels at or near 2121 & 2123 S. Jenkins Road in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2313-431-0000-000-1, 2313-441-0000-000-2, 2313-434-0001-000-7, 2313-443-0000-000-8, & 2313-443-0000-000-8.

d. Legislative Hearing - Ordinance 19-013 amending Chapter 22 of the Code of Ordinances amending the Use Table for certain commercial and industrial uses. FIRST READING

e. Legislative Hearing - Ordinance 19-015 amending Section 22-143(c) creating size, placement, responsibilities, and procedures for required signage for public hearings. FIRST READING

f. Legislative Hearing - Ordinance 19-016 amending Chapter 22 of the Code of Ordinances for site plan reviews.

13. **CITY COMMISSION**

a. Consideration of FPUA's FY 2018 Final Budget Amendment

b. Consider acceptance of the FPUA Comprehensive Annual Financial Report (CAFR) for FY 2018.

c. Presentation and acceptance of City Audit on all funds for fiscal year ended September 30, 2018, as prepared by DiBartolomeo,McBee, Hartley & Barnes, P.A.

d. Resolution No. 19-R13 determining that the structure located at 2808 Avenue B is unsafe and should be condemned and demolished. A hearing to determine this matter is scheduled before the City Commission on May 6, 2019. FIRST READING

h. Resolution 19-R14 Supporting House Bill 219 and Senate Bill 370, requiring mandatory minimum incarceration for prostitution offences involing victims of Human trafficking.

i. Submittal of Applications for consideration to serve on the Fort Pierce Infrastructure Surtax Citizen Oversight Committee.

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

a. City Manager's Report and Purchase Order Report

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

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

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

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

Meeting Date: 04/01/2019

Re: Meeting Minutes of Regular Meeting 3.18.19

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of the Meeting Minutes of the March 18, 2019 Regular Meeting.

Attachments

Mtg Mins from 3.18.19 Reg Mtg

Form Review

Form Started By: Noemi Rios Started On: 03/27/2019 09:05 AM

Final Approval Date: 03/27/2019

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 18, 2019**.

1. CALL TO ORDER

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

2. OPENING PRAYER - Father John Liebler, St. Simon the Cyrenian

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

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

5. APPROVAL OF MINUTES

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

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

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

Passed

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

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

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

Passed

6. **PROCLAMATIONS**

a. Special Presentation

Chief Nate Spera with the St. Lucie County Fire District presented Commissioner Rufus Alexander with a plaque thanking him for his service on the St. Lucie County Fire Board from January 2002 through January 2019.

b. Mayor Hudson issued the Proclamation.

Proclamation recognizing Parents' & Children's Day

7. **LETTERS TO COMMISSION**

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

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**

Delores Faniel spoke on item 11 a.
Rick Reed spoke on items 11 d and 11 e.
Mario Wilcox spoke on items 11 d, 11 e and 11 f.

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

City Clerk, Linda Cox, indicated the applicant's representative requested item 12 c be withdrawn.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to withdraw item 12 c and approve the agenda as amended.

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

Passed

10. MISCELLANEOUS REPORTS

There were no miscellaneous reports.

11. CONSENT AGENDA

a. Approve 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 27, 2019 in the revised amount of $655.72 as milege is not needed.

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

h. Approval of selection of Counsel for Opioid Litigation.

Commissioner Perona requested item 11 h be pulled for discussion.
Commissioner Alexander and Commissioner Johnson requested item 11 d be pulled for discussion.
Commissioner Johnson also pulled 11 e, and 11 f for discussion.

As to items 11 d, 11 e and 11 f, Commissioner Johnson indicated he'd like to be able to look at the travel budget better. He addressed the budgets from 2016-2018 and said he'd like for them to be able to keep themselves accountable, or each other as the Commission saw fit. He proposed an individual budget for each member of the City Commission versus a budget for all five as a means to lessen the stress on the City Manager on acquiring more funds for travel and allowing the Commission to self-monitor more closely. He also felt that it'd be in their best interest to approve travel as it draws closer to the date.

Commissioner Sessions indicated he felt the travel budget should be increased.

Commissioner Alexander indicated he owns his own business and when he goes away to conferences he is also losing money.

Mayor Hudson indicated she too liked Commissioner Johnson's idea of focusing on the City Commission travel budget. She could not remember if they'd ever broached the subject since she'd become mayor. Furthermore, she expressed if they expect staff to stick to a budget, they should be held to the same standards.

Commissioner Johnson suggested paying for travel out of pocket and then getting reimbursed for it.

Commissioner Sessions asked for item 11 e to be completely removed expressing he would pay the City of Fort Pierce a check out-of-pocket for the already booked expenses so that he would be able to attend.

Commissioner Alexander asked for his travel to be cancelled altogether.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to hold items 11 d and 11 e until the next Regular Meeting on April 1, 2019.

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve items 11 d and 11 e.

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

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

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

As to item 11 h, Commissioner Perona expressed his excitement about the possibility of being able to partake in this, but was cautiously optimistic indicating he wanted to make sure we were not going to incur expenses and that we did not spend lots of money down the road.

City Attorney, Peter Sweeney, indicated the fee agreement was the one he was already familiar with from having worked with attorneys Cynthia Angelos and Michael Kahn in the City of Palm Bay. The terms were also identical. As far as attorneys' fees, there is no out-of-pocket costs unless the aforementioned are fired. This is standard procedure. If there is a settlement that comes of this case, their fee would be deducted from the settlement.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve item 11 h.

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

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.

Mayor Hudson asked all present to listen carefully to what City Attorney, Peter Sweeney would read regarding Quasi-Judicial Hearings as they apply to all subsequent Quasi-Judicial Hearings tonight.

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.

Mr. Sweeney indicated he'd passed along to all members of the City Commission a definition of "competent, substantial evidence" as recognized by the Florida Supreme Court.

Mayor Hudson called the proceeding to order.

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

Mayor Linda Hudson indicated she'd had ex-parte communications via email and inquired with the Commission regarding ex-parte communications on their end. All City Commissioners had.

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.

Vennis Gilmore, Planning Analyst, indicated this was a Conditional Use application by the property owner and representative to operate a dwelling rental of a minimum stay of 31 nights and a maximum of six months. This property is located at the southeast corner of Mimosa Avenue and South Ocean Drive and is approximately 0.28 acres. The floor plan consists of four-bedrooms, three-bathrooms and is a single-family residence. The subject property is located in the R2-Single-Family Intermediate Density Zone which is mainly designed for areas of single-family dwellings with an average net density of less than five (5) units per acre for conventional developments. The Low Density Residential (RL) Future Land Use designation is intended for parcels that are best suited for lower density residential uses. The Technical Review Committee, at their December 20, 2018 meeting, recommended approval with conditions and staff recommended denial. The Planning Board, at their February 12, 2019 meeting, recommended denial and so did staff. There were 56 notifications sent to neighboring property owners regarding this Conditional Use Application. Five were in favor and 22 were in opposition. After discussing this application with the City Manager and City Attorney's office based on existing code, staff recommended approval with staff conditions as the application is consistent with our city code and the applicant is seeking no variances. There are no Code Enforcement or Fort Pierce Police Department violations for this property. Staff recommends that 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 common amount of vehicles allowed to park are two.

Mayor Hudson opened the Public Hearing.

Jeff Binner confirmed he was sworn in. He is the applicant's real estate agent. Mr. Binner went into detail as to the issues they'd encountered when trying to acquire a permit to list this property as a short-term rental and the pushback they've received from the neighbors with fabricated stories. He thought there should be more than two parking spots approved.

Igor Kublitskly confirmed he was sworn in. He is the applicant. Mr. Kublitskly expressed he is from Colorado and purchased this home as a vacation home for him and his family of four. However, the property does not allow him to let it sit until they decide to come and stay, thus they decided they'd needed to offer short term rentals to keep it. He said there is already a strenuous process when allowing individuals to stay at a residence through AirBnB, yet he's tried appeasing the neighbors asking what they don't want to see in the neighborhood and the reply of one of the neighbors was that it didn't even matter what he did as they all had a group that opposed things like this and they'd all come to the meeting to speak out against him.

Carole Mushier confirmed she was sworn in and was there in representation of the unanimous vote to request denial of this application.

Michael Anpeniak confirmed he was sworn in and indicated the applicant rented the home immediately after he closed on the property despite knowing he would need a short-term rental permit. He complained about having to clean up trash from this property.

Anatole Klyosov confirmed he was sworn in and complained about noise coming from this unit at all hours of the night, as well as trash.

Cindy Baker confirmed she was sworn in and indicated she works two jobs and she's not a snow bird. She said she is a realtor and in her experience having short term rentals impacts house values negatively in the neighborhood.

Tom Raeger confirmed he was sworn in and said when he purchased his home a few years ago he was told by his realtor he could only rent it for six months at a time. He didn't see an issue with it but is concerned renting for less than six months could be a problem if it was accommodating so many transient visitors, thus he is in opposition.

Tom Francios confirmed he was sworn in and complained about the noise and was also in opposition.

Rick Ross confirmed he was sworn in and was also concerned with the noise and not being able to sleep when he has to wake up early to go to work the next day. He was in opposition.

Bruce Murray confirmed he was sworn in and went into detail as to how the applicant was not in compliance with several laws. He was also in opposition.

Nancy Moore confirmed she was sworn in. She indicated she had several conversations with the owner before he finally said he did intend to rent short-term. She is in opposition.

Charlene Adair was sworn in. She was concerned about the property being rented out to criminals and/or sexual offenders. She was in opposition.

Ashely Voss confirmed she was sworn in and, having two small children, she was also concerned about the unit being rented out to criminals and/or sexual offenders.

Craig Zezeck confirmed he was sworn in. He thought to provide a conditional use permit for one house at a time was unreasonable and he was in opposition.

Jeff Binner returned to the podium. He understood the neighbors had concerns but he feels they are concerns about things that have not even happened. Furthermore, he expressed they did not provide evidence to the complaints they claimed happened. He feels they were led to believe by city staff that this process was much simpler than it was and that they'd have a permit quickly upon requesting it, thus they did not take down the AirBnB ads.

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

The Commission consulted with attorney Sweeney about State laws and how they apply to our local government and its ability to regulate short term rentals. Mr. Sweeney indicated the State law prohibits the regulation of short-term rentals unless there is a local law before 2011, which there was but that ordinance has been updated several times since thus it may not apply.

Mayor Hudson explained the Legislature, not the City Commission, had put certain laws in place that put them in a difficult position while making this decision because this is what every coastal community is fighting at this moment since short term rentals cannot be regulated by location or duration.

The City Commission asked questions, and debated how to proceed with this application.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to deny item 12 a based on substantial evidence as follows: overcapacity of trash, single family home being used as a dwelling rental, overcapacity parking of vehicles per single-family home being used as a dwelling rental, inadequate monitoring of users for a single-family home being used as a vacation rental, inappropriate noise for a vacation rental, negative impact on house values in the adjacent area when used as a short-term and likely not-conforming use of a single-family home in an R-2 zoning district pursuant to city code among others.

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 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

Mayor Hudson called the proceeding to order since the quasi-judicial proceeding rules had already been read by attorney Peter Sweeney.

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

Mayor Linda Hudson inquired about ex-parte communications. No one had ex-parte communications.

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.

Brandon Creagan, Planner, indicated the applicant is seeking a Conditional Use with New Construction & New Design on a vacant piece of property. The Coastal Construction Control Line (CCCL) provides protection for Florida's beaches and dunes while assuring reasonable use of private property. Before this single-family home is built it will also require approval from the Florida Department of Environmental Protection (FDEP), which regulates the CCCL. Because this home will be built on South Hutchinson Island it will be subject to South Beach Overlay District Height Requirement of 45 feet. Mr. Creagan presented a floor plan consisting of approximately 762 square feet, as well as the mid-century modern architecture elevation of what the property would look like. The Planning Board voted unanimously to recommend approval of the request as presented. 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, 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.

Mayor Hudson opened the Public Hearing.

The architect, Tom Cooper, confirmed he was sworn in and indicated the applicant was looking for a minimalist home. They have taken into consideration that they are building across from the Archie's lot by implementing impact resistant windows to minimize the noise from the exterior.

Rick Ross confirmed he was sworn in. He said he manages the building right across from this site and they welcome the applicants. He also added they do not have impact resistant windows and they have had no complaints about the noise at Archie's.

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

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

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

Passed

c. Quasi-Judicial Hearing - 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

This item was removed per the request of the applicant's legal counsel.

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

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 19-009 - Financial Budget Amendment of the General Fund FY 2018 Budget. SECOND 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.

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 e.

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

Passed

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

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 f.

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

Passed

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

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.

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 g.

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

Passed

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

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 h.

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

Passed

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

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 Rufus Alexander 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. 19-010 abolishing the Construction Board of Adjustment and Appeals. SECOND 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.

Mayor Hudson opened the Public Hearing.

Seeing no one, the Mayor closed the Public Hearing.

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

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

Passed

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

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 k.

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

Passed

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.

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 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.

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

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

Passed

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

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE BOARD OF EXAMINERS OF CONTRACTORS; PROVIDING FOR AN EFFECTIVE DATE.

Robert Allen	Mechanical	February 28, 2023
Reed Sudderth	Plumbing	February 28, 2023
Holly Theuns	Consumer	February 28, 2023
Ralph Fogg	Consumer	February 28, 2023

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

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

Passed

14. COMMENTS FROM THE PUBLIC

Mario Wilcox
Rick Reed

15. COMMENTS FROM THE CITY MANAGER

Mr. Nicholas Mimms, City Manager, expressed his excitement about the March 22, 2019 Stategic Planning Wrap Up Session with the Lyle Sumek at City Hall at 2 p.m.

16. COMMENTS FROM THE COMMISSION

Commissioner Johnson had no comments.

Mayor Hudson said *A Land Remembered* sold out to over 1,100 people at the Sunrise Theatre and would be presented on March 19, 2019. Sandy Shoes is coming up on March 23, 2019. The Legislature introduced several bills getting rid of CRAs, prohibiting regulation of businesses in cities and, lastly, no city can cast an ordinance dictating someone cannot have a vegetable garden. Movies in the Fort have been a big hit and Chief Hobley-Burney elaborated on the matter.

Commissioner Perona feels they need to speak about the City Commission budget so that they all stay accountable and doing what they say they are going to do. He was disappointed the budget was not approved for the Preventing Crime Conference. The Sunrise Theatre did a great job with the concert this past weekend for The Rascals. The volunteers were very dynamic and attentive.

Commissioner Alexander indicated he resented the questions regarding travel since, as a Licensed Funeral Director, when he is absent because of a conference he is losing money as he needs to pay another Licensed Funeral Director in his stead.

Commissioner Sessions hopes and anticipates that the City Commission can collectively come together as a board to address major problems in this community since at the end of the day it's about doing all they can, the best way they can, and in any way they can for the citizens.

17. ADJOURNMENT

The meeting adjourned at 9:38 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

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

Meeting Date: 04/01/2019

Re: Fair Housing Month

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Proclamation recognizing Fair Housing Month

Attachments

Fair Housing Month

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/13/2019 02:34 PM

Form Started By: Miriam Garcia Started On: 02/06/2019 10:53 AM

Final Approval Date: 03/13/2019

WHEREAS, April 2019 marks the 51st anniversary of the Fair Housing Act which provides equal opportunity for all Americans in the sale, rental and financing of housing, and prohibits discrimination on the basis of race, color, sex, religion, national origin, disability, marital status, familial status or age; and

WHEREAS, fair housing is the law of the United States government, and is consistent with the principles of equality and justice for all; and

WHEREAS, the principle of fair and equal housing is not only a national law and policy, but a fundamental human entitlement; and

WHEREAS, it is the solemn and sworn duty of government at all levels to protect and defend the rights of all its citizens and oppose housing discrimination whenever and wherever it occurs; and

WHEREAS, the City of Fort Pierce is committed to upholding the housing rights of all citizens through the City of Fort Pierce Code of Ordinances Chapter 8.5 Section 11-50 which prohibits housing discrimination based on race, color, sex, religion, national origin, disability, marital status, familial status, age, sexual orientation or gender identity or expression in the sale or rental of housing; and

WHEREAS, the City of Fort Pierce encourages all Realtors to provide equal professional services without discrimination based on race, color, religion, sex, familial status, handicap, sexual orientation, gender identity, or national origin; and

WHEREAS, the City of Fort Pierce, through public service announcements, community outreach campaigns, meetings and presentations will promote awareness of fair and equal opportunity in housing in Fort Pierce; and

WHEREAS, the month of April is officially set aside as Fair Housing Month throughout this United States of America.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim that do hereby proclaim the month of April 2019 as:

Fair Housing Month

and urge all citizens to participate in appropriate activities to commemorate this event.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 1st day of April, 2019.

_____

MAYOR/COMMISSIONER

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

Meeting Date: 04/01/2019

Re:

SUBJECT:

Proclamation recognizing Sexual Assault Awareness Month

Attachments

Sexual Assault Awareness

Form Review

Form Started By: Miriam Garcia Started On: 03/13/2019 10:12 AM

Final Approval Date: 03/13/2019

WHEREAS, April is Sexual Assault Awareness Month and calls attention to the fact that sexual violence is a widespread public health problem and impacts every person in Fort Pierce; every day, too many women, men, and children across Florida suffer the pain and trauma of sexual assault in all of its forms and in all of our St. Lucie County communities; and

WHEREAS, these crimes occur far too frequently, go unreported far too often, and leave long lasting physical and emotional scars; and during National Sexual Assault Awareness Month, we recommit ourselves to lifting the veil of secrecy and shame surrounding sexual violence, expanding support & understanding for survivors, and strengthening our response; and

WHEREAS, sexual violence affects individuals of all ages, backgrounds, and circumstances; and as a community, we share the responsibility for protecting each other from sexual assault, supporting survivors when it does occur, and bringing perpetrators to justice; and

WHEREAS, at every level we must work to provide necessary resources to survivors of every circumstance, without judgement and with dignity, including medical attention, mental health services, relocation and housing assistance, and advocacy during the criminal justice process; and

WHEREAS, Fort Pierce can come together to increase awareness about sexual violence, decrease its frequency, hold offenders accountable, support survivors, and heal lives.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim April 2019 as:

Sexual Assault Awareness Month

We, the undersigned, proclaim that now is the time to take action as leaders in our community to create safe environments for all Fort Pierce citizens, including our youth and our educational institutions. We must work together to educate members of our community about sexual violence prevention, support survivors, and speak out against harmful attitudes and actions. We join advocates and communities across the country in playing an active role to prevent sexual violence. We publicly proclaim April to be Sexual Assault Awareness Month, and recognize that each day of the year is an opportunity to create change for the future.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 1st day of April, 2019.

MAYOR/COMMISSIONER

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

Meeting Date: 04/01/2019

Re: National Crime Victims' Rights Week Proclamation

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Proclamation recognizing National Crime Victims' Rights Week

Attachments

National Crime Victims Week

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/25/2019 02:57 PM

Form Started By: Miriam Garcia Started On: 03/14/2019 12:46 PM

Final Approval Date: 03/25/2019

WHEREAS, in 1982, the President's Task Force on Victims of Crime envisioned a national commitment to a more equitable and supportive response to victims and this commemorative week celebrates the energy, perseverance and commitment that launched the victims' rights movement, inspired its progress, and continues to advance the cause of justice for crime victims; and

WHEREAS, crime can leave a lasting impact on any person, regardless of age, national origin, race, creed, religion, gender, sexual orientation, immigration, or economic status; thus incorporating communities' existing experts and trusted sources of support into efforts to fully serve survivors will develop a criminal justice system response that is truly accessible and appropriate for all victims of crime; and

WHEREAS, with the unwavering support of their communities and victim service providers behind them, survivors will be empowered to face their grief, loss, fear, anger, and hope without fear of judgment, and will feel understood, heard, and respected; and

WHEREAS, engaging a broader array of healthcare providers, community leaders, faith organizations, educators and businesses can provide new links between victims and services that improve their safety, healing, and access to justice; and

WHEREAS, honoring the rights of victims, including the right to be heard and to be treated with fairness, dignity, and respect, and working to meet their needs rebuilds their trust in the criminal justice and social service systems; and

WHEREAS, National Crime Victims' Rights Week provides an opportunity to recommit to ensuring that all victims of crime – especially those who are challenging to reach or serve – are offered culturally and linguistically accessible and appropriate services in the aftermath of crime; and

WHEREAS, The City of Fort Pierce is hereby dedicated to strengthening victims and survivors in the aftermath of crime, building resilience in our communities and our victim responders, and working for a better future for all victims and survivors.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim the week of April 7-13, 2019 as:

Crime Victims' Rights Week

And reaffirm this *City of Fort Pierce's* commitment to creating a victim service and criminal justice response that assists all victims of crime during Crime Victims' Rights Week and throughout the year, and to express our sincere gratitude and appreciation for those community members, victim service providers, and criminal justice professionals who are committed to improving our response to all victims of crime so that they may find relevant assistance, support, justice, and peace.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 1st day of April, 2019.

MAYOR/COMMISSIONER

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

Meeting Date: 04/01/2019

Re: Letter from Dr. Hendley

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Letter from Dr. Pinkie W. Hendley, Pastor of New Life Christian Fellowship Church, thanking Chief Hobley-Burney for the opportunity to participate in the Citizen Police Academy and for meeting the fine employees of the Fort Pierce Police Department.

Attachments

Letter from Dr. Hendley

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/25/2019 02:56 PM
City Manager	Nick Mimms	03/25/2019 02:56 PM

Form Started By: Jennifer Robinson Started On: 03/19/2019 04:00 PM

Final Approval Date: 03/25/2019

NEW LIFE CHRISTIAN FELLOWSHIP CHURCH

2308 AVENUE D **** FORT PIERCE, FLORIDA 34946
POST OFFICE BOX 2161 **** FORT PIECE, FLORIDA 34954
(772) 216-1560 *** hendeagles@gmail.com 772—882-4177
DR. PINKIE W. HENDLEY, PASTOR

March 8, 2019

Chief Diane Hobley-Burney
Fort Pierce Police Department
920 S. Hwy. 1
Fort Pierce, FL 34982

Dear Chief Hobley-Burney:

Thank you so much for the opportunity to participate in the Citizen Police Academy and meet the fine employees of the Fort Pierce Police Department. Each experience gave me a further glimpse into the tasks officers and your other personnel face each and every day.

I also would like to thank you and the St. Lucie Sheriff staff for the confidence you had in recommending that I take advantage of the Critical Incident Stress Management training at Indian River State College. I am looking forward to participating with your staff in the future. So much information was given in those three days, and I have had the opportunity to also attend their local meeting.

Since our basic training has been completed, I am looking forward to the Police Advisory Board getting up and moving to be another source for the Fort Pierce Police department and the citizens of Fort Pierce.

Continue to allow God to order your steps because your eyes have not seen nor your ears heard what has been given to you to lead others down a path of service.

Again, thank you so very much and may God continue to bless you and keep you is our prayer.

If there are any questions, please feel free to contact me.

Sincerely,

Pinkie

Dr. Pinkie W. Hendley, Pastor

Cc: The Honorable Linda Hudson, Mayor of Fort Pierce
Mr. Nick Mims, City Manager

Received
MAR 19 2019
City of Fort Pierce
City Manager's Office

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

Meeting Date: 04/01/2019

Re: Letter from Christine Kesl

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Letter from Christine Kesl thanking Chad Dawson, Code Enforcement Officer, for his assistance related to the trash cans on 2nd Street behind her property.

Attachments

Letter from Christine Kesl

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/25/2019 02:55 PM
City Manager	Nick Mimms	03/25/2019 02:56 PM

Form Started By: Jennifer Robinson Started On: 03/20/2019 10:40 AM

Final Approval Date: 03/25/2019

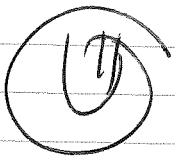
Dear Chad -

This is Christie Kest @ 729 S. Indian River.

I just stopped by to thank you & to meet you.

I appreciate your help related to the trash cans on 2nd behind my property.

Thanks again!



Chris

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

Meeting Date: 04/01/2019

Re: Fort Pierce Lions Club check presentation to Commission

Submitted For: Mike Reals, Public Works Manager, Public Works

SUBJECT:

Fort Pierce Lions Club check presentation to Commission

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/26/2019 08:15 AM

Form Started By: Mike Reals Started On: 03/16/2019 04:53 PM

Final Approval Date: 03/26/2019

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

Meeting Date: 04/01/2019

Re: Approval of Change Order No. 2 to Gator Dredging in the amount of $1,627.60

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approval of RFP No. 2018-004 Change Order No.2 to Gator Dredging, LLC in the amount of $1,627.60.

SUMMARY:

Change Order No.2 to RFP No. 2018-004 is a contract final quantity adjustment as required under the contract terms. The contract required final payment for dredge quantities to be based on post dredging survey data. The post dredging survey indicated 5,052 cu.yds. of material dredged from the project template which is 52 cu. yds above the orginal contract quantity of 5,000 cu. yds.. The unit price under the contract is $31.30 per cu. yd. or a net increase of $1,627.60 for the final quantity payment adjustment.

The final contract price for marina maintenance dredging totals $427,487.60

RECOMMENDATION:

Approval

ALTERNATIVES:

Final change order as required under contract terms to adjust final quantity based on post dredge survey.

RESPONSIBLE STAFF:

Edward Seissiger, Engineering Project Manager

COORDINATED WITH:

Brett Sapp, Gator Dredging, LLC

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2019
Account:	401-4100-575-63-20
Amount:	$1,627.60

OTHER INFORMATION:

This is a required quantity adjustment in accordance with contract terms.

Attachments

Form Review

Inbox	Reviewed By	Date
City Manager	Kaitlyn Ballard	03/26/2019 07:48 AM
City Manager	Kaitlyn Ballard	03/26/2019 10:38 AM
City Manager	Nick Mimms	03/26/2019 02:28 PM

Form Started By: Ed Seissiger Started On: 03/19/2019 10:31 AM

Final Approval Date: 03/26/2019

CHANGE ORDER NO. 2

City Marina Maintenance Dredging

RFP No. 2018-004

DATE: March 7, 2019

CONTRACTOR: Gator Dredging, LLC

OWNER: City of Fort Pierce

ORIGINAL CONTRACT AMOUNT	:	$ 374,000.00
CURRENT CONTRACT AMOUNT INCLUDING PREVIOUS CHANGE ORDERS	:	$ 425,860.00
NET CONTRACT AMOUNT **INCREASE** RESULTING FROM THIS CHANGE ORDER	:	**$ 1,627.60**
PROPOSED CONTRACT AMOUNT INCLUDING THIS CHANGE ORDER	:	**$ 427,487.60**
CURRENT CONTRACT EXPIRATION DATE	:	August 2022
CONTRACT EXPIRATION DATE ADJUSTED BY THIS CHANGE ORDER	:	N/A

CHANGES ORDERED:

I. GENERAL:

Purpose of this change order is to adjust final compensation to the contract for an additional 52 cubic yards of material dredged. The final quantity was adjusted by data collected from the post dredge survey.

All CONDITIONS, SUPPLEMENTARY CONDITIONS, SPECIFICATIONS, and all parts of the Project Manual listed in Article 1, Definitions, of the GENERAL CONDITIONS, apply to and govern all the Work under this Change Order.

II. REQUIRED CHANGES/COST ADJUSTMENTS:

Description	*Unit*	*Qty*	*Unit Price*	*Amount*
1. Dredging	CY	52	$31.30	$1,627.60
NET INCREASE BY THIS CHANGE ORDER				**$1,627.60**

III. JUSTIFICATION:

The Contract required final payment to be based on post dredge survey data. This required an adjustment of 52 cu. yds and a final dredge quantity of 5,052 cu. yds. based on post dredge survey data collected by a licensed surveyor.

IV. PAYMENT:

This change order work will increase the existing contract price by $1,627.60 which will be funded by City Marina Enterprise Fund Acct. No. 401-4100-575-63-20

ACCEPTED BY:

Philip A. Findley Vice President

~~William Coughlin, President~~

Gator Dredging, LLC

By: Philip A. Findley

Signature

Date: 3/11/2019

CHANGES ORDERED:

I. GENERAL:

Purpose of this change order is to adjust final compensation to the contract for an additional 52 cubic yards of material dredged. The final quantity was adjusted by data collected from the post dredge survey.

All CONDITIONS, SUPPLEMENTARY CONDITIONS, SPECIFICATIONS, and all parts of the Project Manual listed in Article 1, Definitions, of the GENERAL CONDITIONS, apply to and govern all the Work under this Change Order.

II. REQUIRED CHANGES/COST ADJUSTMENTS:

Description	*Unit*	*Qty*	*Unit Price*	*Amount*
1. Dredging	CY	52	$31.30	$1,627.60
NET INCREASE BY THIS CHANGE ORDER				**$1,627.60**

III. JUSTIFICATION:

The Contract required final payment to be based on post dredge survey data. This required an adjustment of 52 cu. yds and a final dredge quantity of 5,052 cu. yds. based on post dredge survey data collected by a licensed surveyor.

IV. PAYMENT:

This change order work will increase the existing contract price by $1,627.60 which will be funded by City Marina Enterprise Fund Acct. No. 401-4100-575-63-20

ACCEPTED BY:

Philip A. Findley Vice President

~~William Coughlin / President~~

Gator Dredging, LLC

By: Philip A. Findley

Signature

Date: 3/11/2019

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

Meeting Date: 04/01/2019

Re: Approval of Specific Authorization No. 3 to RFQ No. 2016-014 for Tera Tech, Inc i the amount of $64,869.00

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approval of Specific Authorization No.3 to RFQ 2016-014 for Tetra Tech Inc. in the amount of $64,869.00 pending approval by City Attorney as to form and correctness.

SUMMARY:

Specfic Authorization No. 3 is for the stabilization of Tern Island beaches and slopes after storm repairs were completed by Gator Dredging.
Tetra Tech will install 35,000 sq. ft. of errosion contol blanket including Sea Oats for slope stablization. Shore line stabilization plantings will consist of Paspalum Vagiatum and Spartina Alterniflora for shore line stabliztion. This is required under the City's permit with the FDEP and Army Corps as part of our slope repairs caused by Hurricanes Matthew and Irma.

RECOMMENDATION:

Approval

ALTERNATIVES:

Place project out for bid to seek other pricing and another contractor with proper qualifications, knowledge of our project and permit requirements.

RESPONSIBLE STAFF:

Edward Seissiger, Engineering Project Manager

COORDINATED WITH:

Brian Proctor, Tetra Tech, Inc.
Dean Kubitschek, Marina Manager

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2019

Account: 401-4100-575-63-20

Amount: $64,869.00

OTHER INFORMATION:

This is required under the City's Permit with the FDEP and Army Corps. The Marina was to have started a Maintenance fund equivalent to 3% of Gross annual revenues in 2010.

Attachments

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/25/2019 02:57 PM

Form Started By: Ed Seissiger
Started On: 03/19/2019 11:32 AM
Final Approval Date: 03/25/2019

RFQ 2016-014 ADDITIONAL SERVICES

SPECIFIC AUTHORIZATION
No. 3

Pursuant to the provisions contained in the "Agreement for Professional Engineering Services" between the City of Fort Pierce (hereinafter referred to as "CITY") and Tetra Tech Inc. (Hereinafter referred to as "ENGINEER") dated _____ day of, authorizes the ENGINEER to provide services under the terms and conditions set forth herein and in the AGREEMENT, which is incorporated herein by reference as though set forth in full.

The CITY desires engineering additional services related to, hereinafter referred to as the "Project".

This Project is____ is not **X** an FDOT funded project.

Section 1 - Scope of Work

ENGINEER will provide the following services in accordance with this AGREEMENT:

Provide Tern Island Stabilization Services including the placement of an erosion control blanket and additional plant material following the placement of sand and regrading to be performed by gator Dredging. Specific tasks under this authorization phase include:

Task 1- Vegetative Stabilization

Subtask a. Supply deliver and install up to 35,000 SF of American Excelsior Company straw erosion control blanket with biodegradable jute netting on tern island to stabilize soil prior to plantings.

Subtask b. Supply, deliver and install the following plants in accordance with the approved mitigation plans. All plants will be installed along with a hydrophytic gel to assist with keeping plants moist.

Vegetative Stabilization	Quantity	Size
Sea Oats (east side of tern)	4865	2in Ln
Sea Oats (west side of tern)	9500	2in Ln
Paspalum vaginatum	1388	2in ln
Spartina Alterniflora	1388	2in ln

Any plants provided to the project outside this contract will reduce the overall cost by $0.50 per plant

Section 2 Deliverables:

None Planned

Section 3 - Time of Performance

Execution of this AGREEMENT shall constitute Notice to Proceed. ENGINEER and CITY agree to the following schedule:

We will install the ECB as soon as the NTP is issued and will complete the task within 2 weeks of authorization. The plantings will commence ahead of the rainy season in April and will last approximately 2 weeks.

Section 4 - Method and Amount of Compensation

4.1 CITY will compensate ENGINEER for services under this AGREEMENT in accordance with the payment method as set forth in Section 6 of the AGREEMENT.

4.2 The budget (or fee) for the required services is prorated as follows:

Task 1a- Installation of Erosion Control Blanket $21,760
Task 1b- Installation of Plant Material-$43,109*
* A reduction in price of $0.50 will be provided for each plant installed that is not purchased under this contract.

Section 5 - CITY's Responsibilities

CITY hereby designates City Engineer or designee as CITY's representative pursuant to Section 5 of the AGREEMENT.

Section 6 - Other Provisions

All applicable portions of the AGREEMENT not specifically modified herein shall remain in full force and effect and are incorporated by reference.

IN WITNESS WHEREOF, this AGREEMENT, consisting of three _____ pages, has been fully executed on behalf of the ENGINEER by its duly authorized officer, and the CITY has the same to be duly executed in its name and in its behalf, effective as of the date herein above written.

APPROVED AS TO FORM

By: _Peter J. Sweeney_____
City Attorney

By: _____
City Attorney

THE CITY OF FORT PIERCE

By:_____

Linda Hudson. Mayor

Date:_____

RECOMMENDED BY:

John R. Andrews, P.E.
City Engineer

By:_____

Date:_____

ACCEPTED BY:

Brian Proctor
Tetra Tech, VP SE Operations

By:_____

Date:_____

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

Meeting Date: 04/01/2019

Re: Request for Lien Reduction - 2801 Oleander Avenue

Submitted For: Shaun Coss, Building Dept. Coordinator, Building

SUBJECT:

Approve request to reduce Building Department lien in the amount of $59870.00, against 2801 Oleander Avenue, Ft. Pierce, FL 34982 - Parcel ID Number - 2421-506-0079-000/6, owned by Lemaire and Rosemarie Charlestin, of the same address, to $750.00 payable in 1 year.

SUMMARY:

Liens accrued for un-permitted work. The permit did not receive an approved final inspection before expiring. The owner alleges that she contacted the 3rd party inspector directly, instead of contacting the Building Department for the re-inspection. Since then, the permit was renewed and received a final approved inspection.

RECOMMENDATION:

The Special Magistrate heard the property owner's request and recommends the City Commission reduce the lien to $750.00, payable within 1 year.

Hard Costs (postage, filing fees/photos)	$ 48.68
Case Processing (months open/inspections)	$ 151.32
Hearing costs	$ 300.00
City Commission Hearing	$ 250.00

ALTERNATIVES:

Deny the request.
Make alternative recommendation.

RESPONSIBLE STAFF:

Elizabeth Beck, Building Department Administrative Assistant

COORDINATED WITH:

Shaun Coss, Building Department Coordinator

Fiscal Impact

Fiscal Year: 2019

Account: Bldg Enterprise Fund

Amount: 750.00

OTHER INFORMATION:

$750.00 to the Building Enterprise Fund

Attachments

Request for Reduction of Fines/Liens
Orders
Memo to City Manager & City Commission

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	03/20/2019 03:31 PM
City Manager	Nick Mimms	03/25/2019 02:56 PM

Form Started By: Elizabeth Beck Started On: 03/19/2019 04:43 PM
Final Approval Date: 03/25/2019

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF BUILDING VIOLATION FINES / LIENS

Date:	2-05-2019				
Property address:	2801 OLEANDER BLVD, FT PIERCE, FL 34982				
Owner(s) of record:	ROSEMARIE CHARLESTIN				
Mailing address:	SAME				
Property tax ID #:	2421-506-0079-000-6				
Original purchase date	8-18-2000	Original purchase price:	$78,950		
Property is used for:	☒ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☐ Vacant Lot
Name of person requesting reduction:	ROSEMARIE CHARLESTIN	Relationship to owner(s)	SELF		
Telephone #:	772-672-0952	Mobile phone #:			
E-mail:		Preferred contact method:	PHONE		
What are owner(s) intentions for property:	TO KEEP AND RESIDE				
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 $ 59,620.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED $ 59620.00

DOLLAR AMOUNT I AGREE TO PAY $ 0

ROSEMARIE CHARLESTIN
Signature of Owner or Representative

02-05-19
Date

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	2801 OLEANDER BLVD

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.

RosemarieChatlegin — Signature of Owner or Representative

2-05-19 — Date

COFP – APPLICATION PROCESS DETERMINATION

17(e)

☑ 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.

Shaun Coss, Building Department Coordinator

2-6-19 — Date

Rule 17: Requests for Reduction of Liens.

A. A respondent may request a reduction of a lien otherwise imposed by the City to the Department, after the original violation is in compliance and the Department has issued an affidavit of compliance. No such request shall be made until after the date originally set for compliance has passed and the property is already under penalty. Any request for reduction of lien shall be made in writing to the Department and shall state reasons why a reduction of the Lien should be considered. The request should include a description of any supporting documentation which should be considered in furtherance of such request.

B. If any of the following conditions are met, the Department has the authority to process a lien reduction request and issue a Release of Lien:

(1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is $5000 or more and is payable in less than 30 days.

(2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial or zoned industrial is $10,000 or more and is payable in less than 30 days.

(3) The settlement is based upon the receipt of excess tax sale proceeds that have been received by the City and respectively cover the administrative costs incurred.

The Department shall forward the request to the Special Magistrate or Code Enforcement Board if additional review is required, if a hearing is specifically requested or in the best interest of the City. The Department and Requestor may enter into an agreement to settle the Lien reduction. Any written agreement between the requesting party and the Department to settle the lien reduction shall constitute a waiver of hearing by the Special Magistrate or Code Board by both parties.

C. If the request does not meet the criteria outlined in Section (b), the Department has determined the request requires additional review, or the requesting party chooses to not waive his or her right to a hearing, the Department shall schedule a hearing on the request before the Special Magistrate or Board, with notice to the respondent. After hearing both sides, the Special Magistrate shall make a determination, or the Board shall adopt a motion, that the request for reduction of the lien be denied, granted, or granted with conditions. The determination will be based upon evidence, upon consideration of the following criteria:

(1) The gravity or seriousness of the violation;

(2) Any and all actions taken by the violator to correct the violations or, if the violation was not corrected by the original violator, what action was taken

by any other owner or party in interest to bring the property into compliance;

(3) The length of time necessary to bring the property into compliance;

(4) The number of times the violator was previously found in violation by either the Code Enforcement Board, Special Magistrate, or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding;

(5) The number of violation notices the violator has received in the past as well as their nature and the final disposition of each such notice;

(6) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship.

(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.

D. If the Special Magistrate only determines that the request for reduction be approved and the following conditions are met, they may order the Department, once payment is received and any other conditions are met, to issue a Release of Lien:

(1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is $3,000 or more and is payable in less than 6 months.

(2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial or zoned industrial is $7,500 or more and is payable in less than 6 months.

The Special Magistrate or Code Enforcement Board may, at its discretion, forward the request to the Commission if they feel additional review is required or in the best interest of the City.

E. If the Special Magistrate or the Board determines that the request for reduction be approved but the request does not meet the criteria outlined in Section (d), the determination is to deny the request, or additional review is required, they shall forward their recommendation to the City Commission for a final determination.

F. Any recommendation for waiver or reduction may include further recommendation that the reduction be conditioned upon payment of the reduced amount within a specified period of time. Failure to pay the reduced amount within that time period will result in the lien reverting to the original amount.

G. There shall be established an administrative fee of $250.00 for any requests for mitigation of a code enforcement lien that must be heard by the City Commission. Such fee may be imposed after consideration by the City

Commission. This fee shall not apply to special assessment reduction requests.

H. The Department has the authority to mitigate in part or in full only the administration fees that have been assessed by the Department for Special Assessment Liens imposed for nuisance abatement actions. The Department shall have no authority to mitigate the interest, penalties or Special Assessment liens imposed for Nuisance Abatement actions.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

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. For building violation liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Elizabeth Beck (772-467-3718) for cost / fees breakdown.
8. 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.
9. Return this form, the application and any other pertinent documentation to the Building Department.
10. Requests for Reduction / Rescindment of building violation liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 2801 OLEANDER AVE, FT PIERCE, FL 34982

Property Owner: ROSEMARIE CHARLESTIN

Mailing Address: 2801 OLEANDER AVE, FT PIERCE, FL 34982

Telephone #: 772-672-0952 Cell Phone #: _____

E-Mail Address: _____

Is the property in compliance? YES If not, please explain in the narrative of your request.

I, ROSEMARIE CHARLESTIN., 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:

LET THE RECORD REFLECTS THAT IN BOTH OCCASIONS AS THE CITY REQUESTED, I PULLED THE PERMIT BUT THE CITY INSPECTOR FAILED TO SHOW UP FOR THE INSPECTION DESPITE NUMEROUS CALLS. I DID THE HARD PARTS. I PULLED THE PERMITS. I DID THE JOB. I HAD NO REASONS NOT TO CALL THE INSPESTOR FOR FINAL INSPECTION.

Signed: Rosemarie Charlestin Date: 2-5-19

Print Name: ROSEMARIE CHARLESTIN.

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority ROSE M. CHARLESTIN 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 FDL as identification.

SWORN TO AND SUBSCRIBED before me this 5th day of February, 2019.

Notary Public, State of Florida

RONALD GILBERT
Notary Public - State of Florida
Commission # FF 970416
My Comm. Expires Mar 27, 2020
Bonded through National Notary Assn.

SPECIAL MAGISTRATE
CITY OF FORT PIERCE, FLORIDA

SM CASE # 15-1088

RE: Violation of Section(s): 5-1.105.1 Permit Required

Violator: LEMAIRE & ROSEMARIE CHARLESTIN
E 2801 OLEANDER AVE
FT PIERCE, FL 34982

Property Address: 2801 OLEANDER AVE Tax ID #: 2421-506-0079-000/6
Legal Description: MARAVILLA ESTATES BLK F LOT 1 (OR 1322-1269)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on February 17, 2016, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that LEMAIRE & ROSEMARIE CHARLESTIN failed to obtain a permit prior to replacing the fence in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 60 days to obtain a permit and comply with all permit conditions; hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of $100.00

This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3149 when the violation is corrected. The violator has 30 days in which to file an appeal of the Special Magistrate's decision in the Circuit Court of St. Lucie County.

DONE AND ORDERED this 19th **day of** February **, 20**16**, Nunc pro tunc February 17, 2016.**

Fran Ross
Fran Ross, Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS MAILED TO THE RESPONDENT ON THIS
19th DAY OF February 2016.
Colleen Greer
Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4161796 02/22/2016 at 09:35 AM
OR BOOK 3838 PAGE 1680 - 1680 Doc Type: ORD
RECORDING: $10.00

THE ABOVE VIOLATOR FAILED TO APPEAR AND IS DEEMED TO HAVE ADMITTED GUILT TO THE VIOLATION.

File Name: C0063840

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

SPECIAL MAGISTRATE
ORDER ASSESSING FINE AND IMPOSING LIEN

Case # 15-1088

Property Address: 2801 Oleander Blvd
Tax ID #: 2421-506-0079-000/6
Legal Description: MARAVILLA ESTATES BLK F LOT 1 (OR 1322-1269)

Violator: LEMAIRE & ROSEMARIE CHARLESTIN
2801 OLEANDER BLVD
FT PIERCE, FL 34982

Violation of Section(s): 5-1.105.1 Permit Required

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on February 17, 2016 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated February 17, 2016 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of $100.00 from November 22, 2016 and a like sum thereafter for each day the violation continues. This Order may be recorded in the public records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court Judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit to foreclose on this lien, whichever occurs first. The lien arising from this fine runs in favor of the City of Fort Pierce, a municipal corporation, and the City of Fort Pierce may execute a satisfaction of release of lien. This Order shall not be deemed to be a Court judgment except for enforcement purposes and may be foreclosed as further provided by law.

DONE AND ORDERED this 6th day of June, 2018.

Fran Ross
Fran Ross, Esq., Special Magistrate

ATTEST:
Linda W. Cox
CITY CLERK
DATED: 6/6/18

Mail to:

City of Fort Pierce
Code Enforcement Division
P.O. Box 1480
Ft. Pierce, FL 34954

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4444202 06/07/2018 09:54:07 AM
OR BOOK 4141 PAGE 1874 - 1874 Doc Type: ORD
RECORDING: $10.00

C0078623

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nick Mimms, City Manager

FROM: Elizabeth Beck, Building Department Administrative Assistant

SUBJECT: **BUILDING DEPARTMENT LIEN REDUCTION**
2801 Oleander Boulevard

DATE: March 19, 2019

The following is a breakdown of the above property:

	Costs(Enterprise Fund)	Interest & Penalties	Administrative Fees
CASE # 15-1088	$59,600.00	$.00	$20.00
CC Admin. Fee			250.00
TOTAL	$59,600.00	$.00	$59,870.00

CAN BE WAIVED (ALL COSTS) $59,870.00

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

Meeting Date: 04/01/2019

Re: 1710 Seaway Drive - Request for Demolition

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

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SUBJECT:

Quasi-Judicial Hearing on Resolution No. 19-R12 - A hearing to allow the owners and/or parties of interest in the property identified as 1710 Seaway Drive to show cause why the structure located on the premises should not be condemned and demolished.

SUMMARY:

- The structure caught fire in August 2017. At that time the building was determined to be damaged in excess of 50%, which would require the building to be rehabilitated to the current code or be demolished.
- At that time, the tenant Mr. Zachary Williams indicated that he would obtain an engineer's opinion that the structure was NOT damaged 50%. However, no report was forwarded to the Building Department.
- After allowing sufficient time for the owner and/or tenant to take action and no action being taken, an Affidavit of Unsafe Building was issued in July 2018 to initiate the condemnation with demolition process.
- Again, Mr. Zachary Williams contacted the City and indicated that he would provide an engineer's opinion that the structure was not damange 50%, triggering the updated code requirements.
- Due to continued no action by the owner or previous tenant, staff has brought this matter to the City Commission for resolution.

RECOMMENDATION:

Staff recommends the City Commission approve Resolution No 19-R12 declaring that the structure located at 1710 Seaway Drive be condemned and demolished in accordance with the Rules of Procedure for Condemnation and Demolition as adopted by the City Commission.

ALTERNATIVES:

Amend Resolution No 19-R12
Deny Resolution No.19-R12

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Shaun Code, Building Department Coordinator
Paul Thomas, Building Official
Peter Sweeney, City Attorney

Fiscal Impact

OTHER INFORMATION:

Cost of the demolition is to be determined and will be funded by the Clean & Safe Initiative.

Attachments

Property Maintenance Inspection Report
Property ID card
Affidavit of Unsafe Building
Certified Mail Documents
2017 Photos
2018 Photos
2019 Photos
Letter from Jeb Fries
Letter from Engineer
Resolution 19-R12
Power Point

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/25/2019 02:54 PM
City Manager	Nick Mimms	03/27/2019 08:58 AM

Form Started By: Peggy Arraiz Started On: 03/21/2019 07:39 AM
Final Approval Date: 03/27/2019

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

Property Maintenance Inspection Report

Property Address: 1710 Seaway Drive
Parcel ID #: 2401-501-0052-0004

House Color: Peach / Cream
# of Units: 3
Historic?: no

Type of Structure: Single Family Residence
Building Occupied: yes
Time to Comply: 30 days

Action to be take - Select all that apply

- (●) Unsafe Building - Rehab
- (●) Unsafe Building - Demo
- ( ) Nuisance Abatement - Board up

Inspector: Shaun Coss
Date: 08/09/2017
Property Posted?:

Comments: Structure must remain vacant until repairs have been made. If action is not taken, recommended action is to demolish the structure.
FBC, Existing Building 606.2 - Repairs must comply with the Florida Building Code, Existing Building. An Engineer's evaluation of damage and required repairs must be submitted at the time of permit application for rehabilitation.

- ( ) Active Code Cases — Non-CP — (●) NONE
- ( ) Active Building Permit — 7/5/18 ✓ — (●) NONE
- (●) Lis Pendens check — Date: Aug 25, 2017 — 7/5/18
- ( ) Rehab letter sent
- ( ) Demo letter sent
- ( ) Nuisance letter sent
- ( ) Title search done
- ( ) Affidavit recorded

Contact Information [Add new contact]

Contact Info:
OWNER:
Jetty View LLC
103 Central AVE
Fredonia, NY 14063

Comments:

Contact Info:
Registered Agent Name & Address
NRAI SERVICES, INC
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Comments:

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

☐	Unsafe structures
☒	Section 302 - Exterior property areas
☐	302.1 - Sanitation - Premises shall be maintained in a clean, safe and sanitary condition.
☐	302.2 - Grading and Drainage - Premises shall be graded and maintained to prevent erosion of soil and to prevent stagnant water.
☐	302.3 - Sidewalks and Driveways - Sidewalks, walkways, stairs, driveways, parking spaces shall be kept in a state of proper repair.
☐	302.5 - Rodent Harborage - Structures and exterior property shall be kept free from rodent harborage and infestation.
☐	302.6 - Exhaust vents - Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon adjacent public or private property or that of another tenant.
☒	302.7 - Accessory structures - Accessory structures including detached garages, fences and walls shall be maintained in good repair.
☐	302.9 - Defacement of property - No person shall willfully damage, mutilate or deface any property by marking, carving or graffiti.

Comments: Carport structures independent from the main structure shall be demolished.

☐	Section 303 - Swimming Pools, Spas and Hot Tubs
☒	Section 304 - Exterior Structure
☐	304.1 - General - The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.
☐	304.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.
☐	1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
☐	2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
☐	3. Structures or components thereof that have reached their limit state.
☐	4. Siding and masonry joints are not maintained, weather resistant or water tight.
☐	5. Structural members that have evidence of deterioration or cannot safety support all nominal loads and load effects.
☐	6. Foundation systems that are not firmly supported by footings, are not plumb without cracks and breaks and are not properly anchored or cannot support all nominal loads and resisting all load effects.
☐	7. Exterior walls that are not anchored to supporting elements or are not plumb or free from holes, cracks, breaks or loose or rotting materials, are not properly anchored and not able of supporting all nominal loads and resisting load effects.
☐	8. Roofing that have defects that admit rain, roof surfaces with inadequate drainage, or any portion that is not in good repair with signs of deterioration, fatigue or without property anchorage and incapable of supporting all nominal loads.
☐	9. Flooring with defects that affect serviceability or that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
☐	10. Veneer, cornices, belt courses, corbels, trim , wall facings not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting load effects.
☐	11. Overhang extensions or projections including trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or anchored with connections unable to support all nominal loads.
☐	12. Exterior stairs, decks, porches, balconies and all attachments such as guards and handrails are not structurally sound, not properly anchored or anchored with connections unable to support all nominal loads and resisting all load effects.
☐	13. Chimneys, cooling towers, smokestacks not properly anchored or that are anchored with connections unable to support all nominal loads and resisting all load effects.
☐	304.2 - Protective Treatment - Exterior surfaces, including doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior surfaces shall be protected from elements and decay by painting or other protective treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion.

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

- [ ] 304.3 - Address identification - Buildings shall be provided with approved address identification that are legible and placed to be visible from the street fronting the property. They must contrast with their background, be numerical and a minimum of 4" tall.
- [x] 304.4 - Structural members - Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- [ ] 304.5 - Foundation walls - Foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept n such condition so as to prevent the entry of rodents and other pests.
- [x] 304.6 - Exterior walls - Exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- [x] 304.7 - Roofs and drainage - The roof and flashing shall be sound, tight and not have defects that admit rain. Drainage must prevent dampness or deterioration in the walls or interior portion of the structure. Drains, gutters and downspouts must be in good repair and free from obstruction. Roof water shall not be discharged in a manner that creates a public nuisance.
- [ ] 304.8 - Decorative features - Cornices, belt courses, corbels, terra cotta trim, wall facing and similar decorative features shall be in good repair with proper anchorage and in safe condition.
- [ ] 304.9 - Overhang extensions - Overhang extensions including canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be in good repair and properly anchored and kept in sound condition. All exposed surfaces of metal or wood shall be protected from the elements with weather coating material such as paint or similar surface treatment.
- [ ] 304.10 - Stairways, decks, porches and balconies - Every exterior stairway, deck, porch and balcony shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- [ ] 304.11 - Chimneys and towers - Chimneys, cooling towers, smoke stacks, shall be structurally safe and sound and in good repair. Exposed surfaces shall be protected by paint or similar surface treatment.
- [ ] 304.12 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- [x] 304.13 - Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
  - [x] 304.13.1 - Glazing - Glazing materials shall be maintained free from cracks or holes.
  - [ ] 304.13.2 - Openable windows - Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- [ ] 304.14 - Insect screens - Every door, window and other outside opening required for ventilation or food preparation areas shall have tightly fitting screens of minimum 16 mesh per inch and every screen door must have self closing device is good working condition.
- [ ] 304.15 - Doors - Exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.
- [ ] 304.18 - Building security - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
  - [ ] 304.18.1 - Doors - Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall have a dead bolt designed to open from the inside without a key.
  - [ ] 304.18.2 - Windows - Operable windows located within 6 ft. above the ground that provides access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.
- [ ] 304.19 - Gates - Exterior gates, gate assemblies, operator systems and hardware shall be maintained in good condition.

Comments: Roof, trusses, exterior walls, ceilings, soffit, fascia and window frames fire damaged. Broken window glazing.

- [x] Section 305 - Interior Structure
- [ ] 305.1 - General - The interior of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition.
  - [ ] 305.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBD as required for existing buildings.
    - [ ] 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
    - [ ] 2. The anchorage of the floor or roof to walls or columns, and walls and columns to foundations is not capable of resisting all nominal loads or load effects.

☐	3. Structures or components thereof that have reached their limit state.
☐	4. Structural members are incapable of supporting nominal loads and load effects.
☐	5. Stairs, landings, balconies, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
☐	6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
☒	305.2 - Structural members - Structural members shall be maintained structurally sound, and capable of supporting the imposed loads.
☒	305.3 - Interior surfaces - Interior surfaces, including windows and doors,shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked plaster, decaying wood and other defective surface conditions shall be corrected.
☐	305.4 - Stairs and walking surfaces - Every stair, ramp, landing, balcony, porch, deck or other waling surface shall be maintained in sound condition and good repair.
☐	305.5 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
☐	305.6 - Interior doors - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer.

Comments: Interior framing, walls and ceilings fire damaged. Heavy smoke damage throughout.

☐	Section 306 - Component Serviceability
☐	Section 307 - Handrails and guardrails
☐	Section 308 - Rubbish and garbage
☐	Section 309 - Pest Elimination
☐	Section 404 - Occupancy Limits
☐	Section 502 - Required facilities
☐	Section 503 - Toilet Rooms
X	Section 504 - Plumbing systems and fixtures
☒	504.1 General - Plumbing fixtures shall be properly installed and maintained in working order and shall be kept free from obstructions, leaks and defects and be maintained in a safe, sanitary and functional condition.
☐	504.2 Fixture clearances - Plumbing fixtures shall have adequate clearances for usage and cleaning.
☐	504.3 Plumbing system hazards - Where it is found that a plumbing system in a structure constitutes a hazard due to inadequate service, venting, cross connection, backsiphonage, improper installation, deterioration or damage, they must be corrected.

Comments: Fire damaged plumbing.

☐	Section 505 - Water system
☒	Section 506 - Sanitary drainage system
☐	506.1 General - Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
☒	506.2 Maintenance - Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.
☐	506.3 Grease interceptors - Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. Records of maintenance, cleaning and repairs shall be available for inspection by the code official.

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

Comments: Fire damaged

- [ ] Section 507 - Storm drainage
- [ ] Section 601 - Mechanical - General
- [ ] Section 602 - Heating facilities
- [ ] Section 603 - Mechanical equipment
- [x] Section 604 - Electrical Facilities
  - [ ] 604.1 Facilities required - Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.
  - [ ] 604.2 Service - Dwelling units shall be served by a three-wire, 120/240 volt, single phase service with a minimum of 60 amps.
  - [x] 604.3 Electrical system hazards - Where it found that the electrical system in a structure constitutes a hazard t the occupants or has inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, the code official shall require the defects to be corrected to eliminate the hazard.
    - [ ] 604.3.1.1 - Electrical distribution equipment, motor circuits, power equipment, transformers, wire cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low voltage fuses, luminaires, ballasts, motors, electronic control, signaling and communication equipment that were exposed to water shall be replaced.
    - [x] 604.3.2.1 - Electric switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits that have been exposed to fire shall be replaced.

Comments: Electrical equipment exposed to fire must be replaced.

- [x] Section 605 - Electrical equipment
  - [x] 605.1 Installation - Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe manner
  - [ ] 605.2 Receptacles - Every habitable space in a swelling shall have at least 2 separate and remove receptacle outlets. Every laundry area shall have at least 1 grounding type receptacle. Every bathroom shall have at least 1 receptacle. All receptacles have faceplates.
  - [ ] 605.3 Luminaires - Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall have at least 1 electric luminaires. Pool/spa luminaires over 15 V shall have ground fault protection.
  - [ ] 605.4 Wiring - Flexible cords shall not be used for permanent wiring, or for running through doors, windows or cabinets, or concealed within walls, floors or ceilings.

Comments: Fire damaged

- [ ] Section 606 - Elevators, escalators and dumbwaiters
- [ ] Section 607 - Duct systems
- [ ] Section 701 - General fire safety requirements
- [ ] Section 702 - Means of egress
- [ ] Section 703 - Fire resistance ratings
- [ ] Section 704 - Fire protection systems

building official may be made of the same material of which the building or structure is constructed.

Exception: Historic buildings shall comply with Section 602.4.

[B] 606.2 Repairs to damaged buildings. Repairs to damaged buildings shall comply with this section.

[B] 606.2.1 Repairs for less than substantial structural damage. For damage less than *substantial structural damage*, the damaged elements shall be permitted to be restored to their predamage condition.

[B] 606.2.2 Substantial structural damage to vertical elements of the lateral force-resisting system. A building that has sustained *substantial structural damage* to the vertical elements of its lateral force-resisting system shall be evaluated in accordance with Section 606.2.2.1, and either repaired in accordance with Section 606.2.2.2 or repaired and rehabilitated in accordance with Section 606.2.2.3, depending on the results of the evaluation.

Exceptions:

1. Buildings assigned to Seismic Design Category A, B, or C whose substantial structural damage was not caused by earthquake need not be evaluated or rehabilitated for load combinations that include earthquake effects.
2. One- and two-family dwellings need not be evaluated or rehabilitated for load combinations that include earthquake effects.

[B] 606.2.2.1 Evaluation. The building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the *code official*. The evaluation shall establish whether the damaged building, if repaired to its predamage state, would comply with the provisions of the *Florida Building Code, Building* for load combinations that include wind or earthquake effects, except that the seismic forces shall be the reduced FBC-level seismic forces.

[B] 606.2.2.2 Extent of repair for compliant buildings. If the evaluation establishes that the building in its predamage condition complies with the provisions of Section 606.2.2.1, then the damaged elements shall be permitted to be restored to their predamage condition.

[B] 606.2.2.3 Extent of repair for noncompliant buildings. If the evaluation does not establish that the building in its predamage condition complies with the provisions of Section 606.2.2.1, then the building shall be rehabilitated to comply with the provisions of this section. The wind loads for the *repair* and *rehabilitation* shall be those required by the building code in effect at the time of original construction, unless the damage was caused by wind, in which case the wind loads shall be in accordance with the *Florida Building Code, Building*. The seismic loads for this *rehabilitation* design shall be those required by the building code in effect at the time of original construction, but not less than the reduced FBC-level seismic forces.

[B] 606.2.3 Substantial structural damage to gravity load-carrying components. Gravity load-carrying components that have sustained *substantial structural damage* shall be rehabilitated to comply with the applicable provisions for dead and live loads in the *Florida Building Code, Building*. Snow loads shall be considered if the *substantial structural damage* was caused by or related to snow load effects. Undamaged gravity load-carrying components that receive dead, live or snow loads from rehabilitated components shall also be rehabilitated if required to comply with the design loads of the *rehabilitation* design.

[B] 606.2.3.1 Lateral force-resisting elements. Regardless of the level of damage to gravity elements of the lateral force-resisting system, if substantial structural damage to gravity load-carrying components was caused primarily by wind or seismic effects, then the building shall be evaluated in accordance with Section 606.2.2.1 and, if noncompliant, rehabilitated in accordance with Section 606.2.2.3.

Exceptions:

1. Buildings assigned to Seismic Design Category A, B, or C whose substantial structural damage was not caused by earthquake need not be evaluated or rehabilitated for load combinations that include earthquake effects.
2. One- and two-family dwellings need not be evaluated or rehabilitated for load combinations that include earthquake effects.

[B] 606.2.4 Flood hazard areas. In *flood hazard areas*, buildings that have sustained *substantial damage* shall be brought into compliance with Section 1612 of the *Florida Building Code, Building* or Section R322 of the *Florida Building Code, Residential,* as applicable.

SECTION 607
ELECTRICAL

607.1 Material. Existing electrical wiring and equipment undergoing *repair* shall be allowed to be repaired or replaced with like material.

607.1.1 Receptacles. Replacement of electrical receptacles shall comply with the applicable requirements of Section 406.4(D) of NFPA 70.

607.1.2 Plug fuses. Plug fuses of the Edison-base type shall be used for replacements only where there is no evidence of over fusing or tampering per applicable requirements of Section 240.51(B) of NFPA 70.

607.1.3 Nongrounding-type receptacles. For replacement of nongrounding-type receptacles with grounding-type receptacles and for branch circuits that do not have an equipment grounding conductor in the branch circuitry, the grounding conductor of a grounding-type receptacle outlet shall be permitted to be grounded to any accessible point on the grounding electrode system or to any accessible point on the grounding electrode conductor in accordance with Section 250.130(C) of NFPA 70.

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

Property Identification

Site Address: 1710 SEAWAY DR	Parcel ID: 2401-501-0052-000-4	Account #: 14627	Sec/Town/Range: 36/34S/40E
Map ID: 14/36S	Zoning: C5	Use Type: 0100	Jurisdiction: Fort Pierce

Ownership

Jetty View LLC
103 Central AVE
Fredonia, NY 14063

Legal Description

FT PIERCE BEACH S/D BLK 4 LOT 22AND THAT PART ADJ ON N AS DESC IN DBK 158-468 (OR 3713-1978)

Current Values

Just/Market:	$307,600	Assessed:	$307,600
Exemptions:	$0	Taxable:	$307,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	$307,600	$307,600	$0	$307,600
2016	$305,000	$305,000	$0	$305,000
2015	$191,060	$171,050	$0	$171,050

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-28-2015	3713 / 1978	0205	WD	Seaway Drive Holdings LLC	$2,500,000
08-14-2013	3549 / 2738	0205	SP	OB Florida CRE Holdings LLC,	$3,350,000
02-21-2011	3272 / 0859	0311	CT	Jacoby (TR),James E	$100

Primary Building Information

Finished Area of this building: 1,216 SF
Gross Area of this building: 2,064 SF

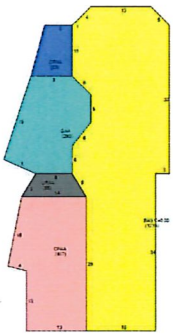
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Flat/Shed	Building Type: HC
Year Built: 1956	Frame:	Grade: C	Effective Year: 1956
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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





Total Areas

Finished/Under Air (SF):	1,216
Gross Area (SF):	2,064
Land Size (acres):	0.26
Land Size (SF):	11,300
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
WOOD FEN 6'	1	24	1999

Utilities—
Zachary Williams

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
CODE ENFORCEMENT
Florida

Notice of Unsafe Building
Affidavit

Case#: 18-1816

Property Address: 1710 SEAWAY DR

Tax ID#: 2401-501-0052-000/4

Legal Description: FT PIERCE BEACH S/D BLK 4 LOT 22AND THAT PART ADJ ON N AS DESC IN DBK 158-468 (OR 3549-2738)

Owner(s): JETTY VIEW LLC
103 CENTRAL AVE
FREDONIA, NY 14063

This AFFIDAVIT certifies that the above property, building, structure or premise is unsafe and the owner(s) of record has been properly served.

7/5/18
Date

Margaret M. Arraiz
Margaret M. Arraiz, City of Fort Pierce, Florida

Attachment: Notice of Unsafe Building Letter

This Affidavit shall remain on file until such time as the condition(s) rendering the building, structure or premise unsafe have been abated.

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 5th day of July, 2018, by Margaret M. Arraiz who is personally known to me.

Cynthia L Ricker
Signature of Notary

stamp

Notary Public State of Florida
Cynthia Lee Ricker
My Commission GG 174014
Expires 01/09/2022

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4460796 07/20/2018 11:12:51 AM
OR BOOK 4159 PAGE 1312 - 1315 Doc Type NOT
RECORDING: $35.50

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

July 5, 2018

Case #: 18-00001816

JETTY VIEW LLC
103 CENTRAL AVE
FREDONIA, NY 14063

RE: Address: 1710 SEAWAY DR
Tax ID #: 2401-501-0052-000/4

Pursuant to the City of Fort Pierce Code of Ordinances and the International Property Maintenance Code (IPMC) s. 108, the property located at the above referenced location has been found to be unsafe and is in violation of the following:

302.7 Accessory structures.

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

304.4 Structural members.

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.6 Exterior walls.

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.13 Window, skylight and door frames.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing.

All glazing materials shall be maintained free from cracks and holes.

305.2 Structural members.

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

C0079343

Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende ingles consiga traducción inmediatamente.
Atansyon: Dokuman sa impòtan an rapò avek droi è responsablitè ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun póu nou espliké sa tou suit.

305.3 Interior surfaces.

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

504.1 General.

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

506.2 Maintenance.

Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

604.3 Electrical system hazards.

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

604.3.2.1 Electrical equipment.

Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the International Building Code.

605.1 Installation.

All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

The structure was damaged due to fire in August 2017. Due to no action by the owner to attempt to rehabilitate the structure, the building, structure, or premise is condemned and shall be demolished within 30 days. The building or structure has been posted with a Condemned placard and ordered vacated to prevent further occupancy until work is completed and the final inspection has been approved. The demolition of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC).

If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate demolition proceedings in accordance with the City of Fort Pierce Charter and all applicable codes, with all costs incurred charged against the owner of record and a lien filed upon such real estate.

Should you have questions regarding this matter, you may contact my office at (772) 467-3720.

Sincerely,

Margaret M. Arraiz
Code Compliance Manager

City of Fort Pierce

In addition to the party listed above, a copy of this notice has been provided by certified mail to the following:

NRAI SERVICES INC
1200 SOUTH PINE ISLAND RD
PLANTATION, FL 33324

ZACHARY WILLIAMS
1710 SEAWAY DRIVE
FT PIERCE, FL 34949

THE SUNRISE CITY
FORT PIERCE
Florida
CODE ENFORCEMENT &
ANIMAL CONTROL
100 NORTH U.S. 1
P.O. BOX 1480
FORT PIERCE, FL 34954-1480

CERTIFIED MAIL®

7018 0040 0000 2906 1408

U.S. POSTAGE PITNEY BOWES
ZIP 34950 $ 006.88⁰
02 1W
0001403970 JUL. 06. 2018

Notice 7/9

Unclaimed

JETTY VIEW LLC
103 CENTRAL AVE
FREDONIA, N

NIXIE 146 DE 1 0007/25/18
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 34954148080 *1106-11849-06-43

UNC

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece,

1. Zachary Williams
1710 Seaway Drive
Fort Pierce, FL 34949

COND-DM 18-1816 1710 Seaway Drive
mailed: 5-Jul-2018

UNCLAIMED

9590 9402 4052 8079 8964 17

2. Article Number (Transfer from service label)
7018 0040 0000 2906 1385

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

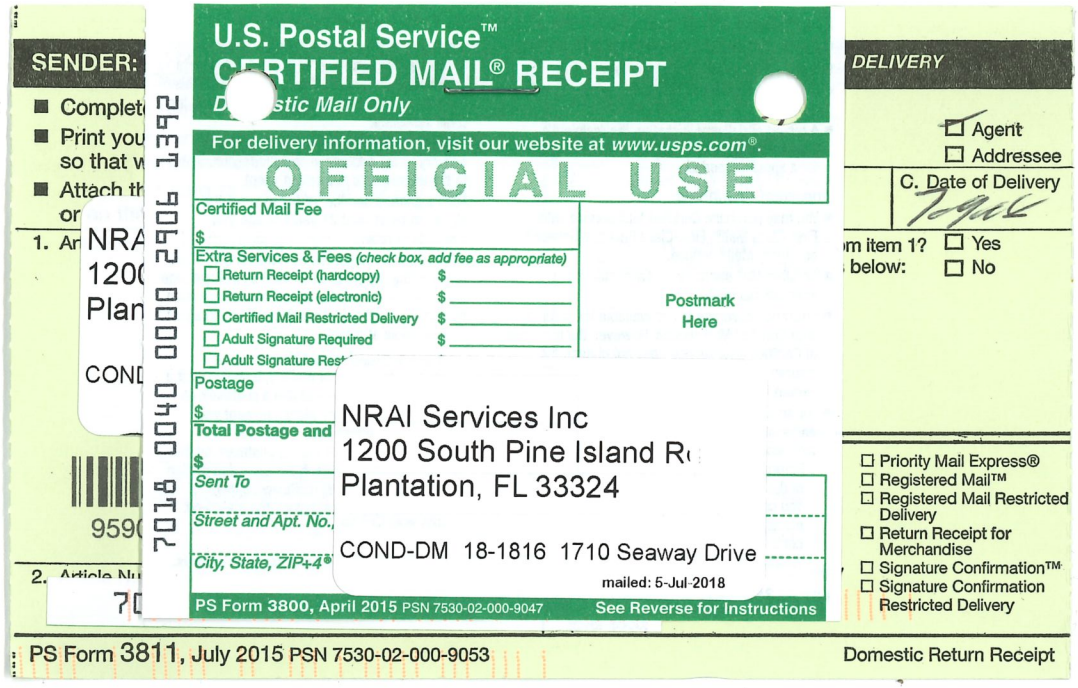
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED
AUG 21 2018
CODE ENFORCEMENT
CITY OF FT. PIERCE

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER:

- Complete
- Print you so that w
- Attach th or

1. Ar NRA 120 Plan

COND

9590

2. Article Nu 7

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Rest

Postage
$

Total Postage and
$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

7018 0040 0000 2904 1392

NRAI Services Inc
1200 South Pine Island R
Plantation, FL 33324

COND-DM 18-1816 1710 Seaway Drive

mailed: 5-Jul-2018

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

DELIVERY

- Agent
- Addressee

C. Date of Delivery
7/9/18

m item 1? Yes
below: No

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt


Aug 9, 2017 11:03:29 AM
Fort Pierce


Aug 9, 2017 11:03:38 AM
Fort Pierce


FIRE SCENE
KEEP OUT
Aug 9, 2017 11:03:56 AM
Fort Pierce


Aug 9, 2017 11:04:10 AM
Fort Pierce


Aug 9, 2017 11:04:36 AM
Fort Pierce


Aug 9, 2017 11:05:00 AM
Fort Pierce


Aug 9, 2017 11:05:11 AM
Fort Pierce


FIRE SCENE
KEEP OUT
Aug 9, 2017 11:00:57 AM
Fort Pierce


FIRE SCENE
KEEP OUT
Aug 9, 2017 11:01:10 AM
Fort Pierce


Aug 9, 2017 11:01:21 AM


Aug 9, 2017 11:01:26 AM


Aug 9, 2017 11:01:32 AM


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Fort Pierce


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Fort Pierce


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Fort Pierce


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Fort Pierce


Aug 9, 2017 11:02:39 AM
Fort Pierce


Aug 9, 2017 11:02:48 AM


Aug 9, 2017 11:03:02 AM


Aug 9, 2017 11:03:09 AM


FIRE SC
KEEP O
By Order of the Fire
ST. LUCIE COUNTY FIRE
Aug 9, 2017 11:03:16 AM
Fort Pierce


Jul 6, 2018 8:32:06 AM


Jul 5, 2018 2:10:57 PM


HARO PARKETT
HARO PARKETT
HARO PARKETT
Jul 5, 2018 2:11:06 PM


Jul 5, 2018 2:11:12 PM


Jul 5, 2018 2:11:34 PM


Jul 5, 2018 2:11:43 PM

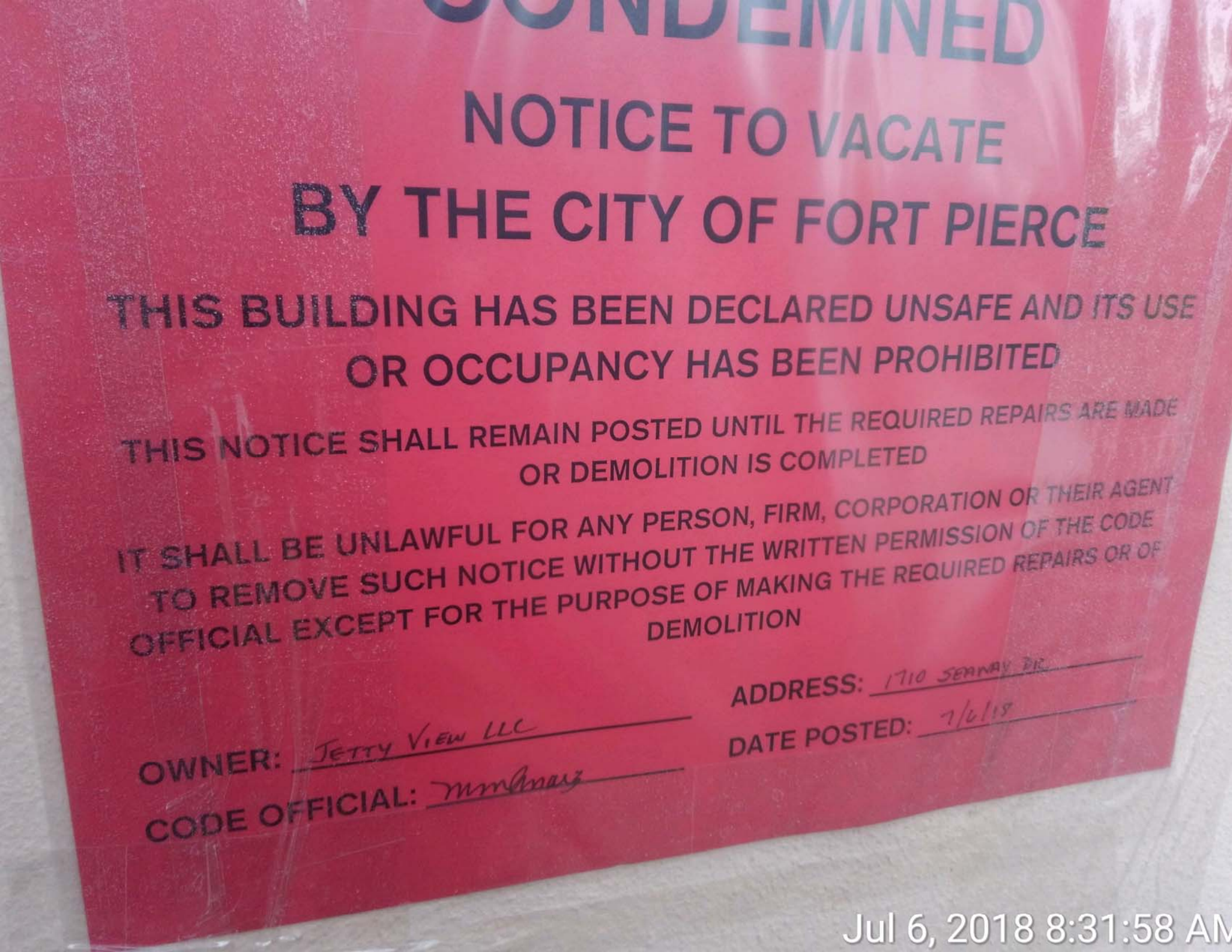

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Jul 5, 2018 2:12:12 PM


Jul 5, 2018 2:12:25 PM


Jul 5, 2018 2:12:36 PM


Jul 5, 2018 2:12:45 PM


CONDEMNED
NOTICE TO VACATE
BY THE CITY OF FORT PIERCE
THIS BUILDING HAS BEEN DECLARED UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN PROHIBITED
THIS NOTICE SHALL REMAIN POSTED UNTIL THE REQUIRED REPAIRS ARE MADE OR DEMOLITION IS COMPLETED
IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM, CORPORATION OR THEIR AGENT TO REMOVE SUCH NOTICE WITHOUT THE WRITTEN PERMISSION OF THE CODE OFFICIAL EXCEPT FOR THE PURPOSE OF MAKING THE REQUIRED REPAIRS OR OF DEMOLITION
OWNER: Jetty View LLC
ADDRESS: 1710 Seaway Dr
CODE OFFICIAL:
DATE POSTED: 7/6/18
Jul 6, 2018 8:31:58 AM


Mar 25, 2019 2:46:58 PM
Fort Pierce


Mar 25, 2019 2:13:18 PM
Fort Pierce


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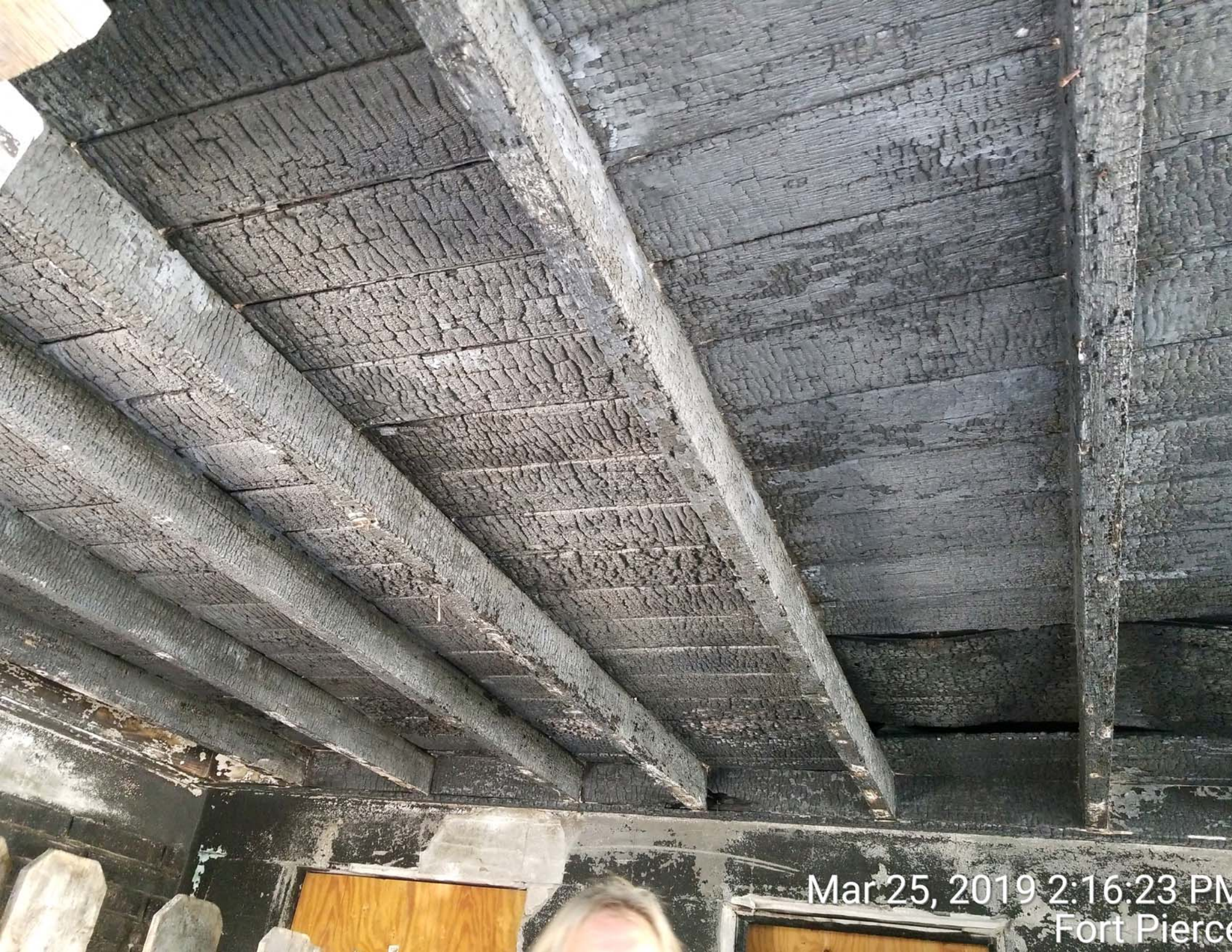

BASURA SOLAMENTE
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3.5 + AC
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Fort Pierce


3.5 +AC
Mar 25, 2019 2:37:51 PM
Fort Pierce

March 21, 2019

RECEIVED
MAR 2 5 2019
CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement
& Animal Control

Re: 1710 Seaway Drive, Ft. Pierce, FL 34949
Resolution No. 19-R07 Hearing 4/1/19

To: City Commission of the City of Ft. Pierce, FL
City Hall Commission Chambers
100 N. US Rt. #1
Ft. Pierce, FL 34954-1480

Gentlepersons:

My name is Jeb Fries, and I am the manager of Jetty View LLC, owner of the group of 7 properties from 1710 Seaway Drive continuing east to The Square Grouper. Our group bought the 7 properties in order to develop them or resell to a developer. We had previously leased a portion of those lots to Ft. Pierce for a parking lot to the west of the Square Grouper. In the past I have spoken to your City Manager Mr. Nicholas Mimms and he is familiar with me.

1710 Seaway Dr. is a small rental house at the west end of the 7 properties where our tenant Zachary Williams has lived- I am told- for close to 20 years. He is a long term citizen of Ft. Pierce and a valued resource to your community, spending much of his spare time cleaning the debris and garbage strewn along seaway drive by littering people and businesses. He is very interested both in the ecology and appearance of Ft. Pierce and the waterfront areas.

In 2017 there was a small electrical fire in the garage of 1710 Seaway Dr. that was quickly extinguished, and which seriously damaged the garage and a car but thankfully failed to seriously damage the attached house. We were uninsured for the fire damage, but as the house structure itself was basically undamaged, we hoped to remove the garage and repair the house. It has been kept secure and boarded since the fire, and Zachary has sorted his personal possessions, but still has some in the house and a car and boat in the driveway. The property and the grounds thereof have been continually cleaned by him, and he is additionally our mower man for the rest of the properties.

Our tenant Zachary Williams indicated to us that he wished to remain in the house until it was finally developed, and while now living in a substitute dwelling has been-with our blessing- attempting to get permission to repair and reoccupy the house. We gave him agency powers to attempt to get a building permit from the City to repair and reoccupy the structure as our agent for the stated limited purpose. Since the fire occurred he has said he has met with and has had numerous discussions with many Ft. Pierce employees concerning the subject property. He has made phone calls and has gone to the Building Inspectors office as well as meeting some of the inspectors at the property. As I understand it the sticking point holding up the issuance of a permit is the 50% rule as to the repair and rebuilding of a damaged structure.

Zachary Williams had previously obtained an estimate from a licensed Public Insurance Adjuster that estimated the repair costs for the house to be less than 20k, far less than its assessed value. He attempted to again, on that basis, obtain a repair permit from your City Buildings bureaucracy. Even after showing the Public Adjusters opinions, an expert in fire damage and costs of remediation, he was unsuccessful. He was told by the involved inspector that they would get back to him. He relayed that message last year to me. Your employee never did get back to Zachary, nor to me and here we are. I have been having heart problems and have recently had an ablation procedure via heart catheterization and cannot be in Ft. Pierce for the hearing.

To have a house at the end of that assemblage of properties to serve as a headquarters on the site for when the development finally does proceed is a boon to us as owners/developers and as possible vendors of the involved parcel of real estate. We need to keep this rental house on our property. We do not want to have to demolish it and it is a waste of time, money and resources to do so. The property is simply not that damaged, and for this Body and the City to require a total demolition is unduly burdensome, arbitrary and capricious. It will be eventually demolished as the parcels are developed, but no compelling governmental interest exists for its demolition at this time. We just want to gut and haul away the fire-damaged garage and repair the house.

A well known local engineer also agrees, and opines the same as to the limited damages and minimal costs for the necessary repairs to the house.

Both of these experts' opinions shall be proffered and submitted into evidence at the Quasi-Judicial hearing you have set for 4/1/19. Zachary Williams is appointed our agent and will submit the findings, any pictures, the expert opinions, testify and call witnesses to rebut the proposition by Peggy Arraiz your Code Compliance Manager that "the property is unsafe, a nuisance, and constitutes a menace to the business, health and safety of the community". It does not.

Thank you,
Sincerely yours,

Jeb Fries, Manager
Jetty View LLC
103 Central Ave, Fredonia, NY 14063
443-982-3090
cc: Peggy Arraiz
Zachary Williams
Nicholas Mimms
Peter Sweeney

Architectonic Inc

March 12, 2019

Ft. Pierce Building Department
& Planning Department
100 N U.S. Hwy # 1
Ft. Pierce, Florida

RECEIVED

MAR 2 5 2019

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement
& Animal Control

Re: Jetty View LLC.
NRAI Services Inc.
Zachery Williams
1710 Seaway Dr.
Ft. Pierce, Florida

To Whom it may concern:

Please be advised that qualified personnel of Architectonic Inc. performed an onsite inspection at the above referenced location to review the fire damage and have determined that the structure is not a total loss and can be repaired to a habitable dwelling. Our recommendation is a demolition permit be issued for the removal of the carport where most of the fire damage is, while the FEMA Flood Zone percentages and construction costs are determined.

Respectively Submitted

STATE OF FLORIDA
MICHAEL J SEAL
AR96898
REGISTERED ARCHITECT

Michael Seal
Architectonic Inc.

806 Delaware Avenue
Fort Pierce, Florida 34950
Tel: 772 460 7751
Fax: 772 460 4244
www.architectonicinc.com
FL Reg #AA26003348

RESOLUTION NO. 19-R12

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT **1710 SEAWAY DR** 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 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 PROCEED WITH 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

WHEREAS, The Charter for the City of Fort Pierce, Florida provides the City Commission the authority to declare a building or structure unsafe and require its removal or destruction; and

WHEREAS, a public hearing was held before the City Commission on this date, April 1, 2019, to determine if the building or structure located at 1710 SEAWAY DR, FORT PIERCE, FL 34949 is unsafe and a nuisance that constitutes a menace to the business, health and safety of the community; and

WHEREAS, all parties with interest to the property were properly provided notice of the hearing and given the opportunity to show cause why the structure should not be condemned;

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:

1710 SEAWAY DR
FT PIERCE BEACH S/D BLK 4 LOT 22AND THAT PART ADJ ON N AS DESC IN DBK 158-468 (OR 3549-2738)
2401-501-0052-000/4

is unsafe and a nuisance that constitutes a menace to the business, health and safety of the community and shall be condemned in accordance with the Charter of the City of Fort Pierce and order its removal by demolition in accordance with the time frames and regulations outlined in the Rules of Procedure for Condemnation and Demolition as adopted by the City Commission.

SECTION 2. The owners, agents, or any person, firm or corporation having a lien on, or interest in, said building or structure, which lien or interest is a matter of record in the public records of St. Lucie County, Florida, were provided the opportunity to be heard and to show cause why said building or structure should not be condemned and its removal or destruction required.

JETTY VIEW LLC
103 CENTRAL AVE
FREDONIA, NY, 14063

SECTION 3. The hereinbefore named persons, firms, or corporations are responsible for the removal or demolition of the building or structure and should such parties fail to demolish the building or structure as required by order of the City Commission, the City of Fort Pierce shall provide for its removal or destruction, the cost of which shall constitute a lien upon said property.

SECTION 4. The hereinbefore named persons, firms, or corporations shall have the right to appeal this resolution to the Circuit Court of St. Lucie County, within thirty (30) days of the effective date of this resolution pursuant to the Florida Rules of Appellate Procedure.

SECTION 5. A certified copy of this resolution shall be mailed by registered or certified mail to the hereinbefore named persons, firms, or corporations, by the City Clerk for the City of Fort Pierce, Florida.

SECTION 6. This resolution shall be effective immediately upon final adoption by the Commission.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 20____.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

_____
Peter J. Sweeney, Esq.
City Attorney

CITY OF FORT PIERCE

1710 Seaway Drive
Condemnation & Demolition
Hearing

History

- The structure caught fire in August 2017.
  - Shaun Coss, Building Department Coordinator, completed the Property Maintenance Inspection Report and recommended Unsafe Building with the opportunity to rehabilitate the structure. Failure to take action would result in demolition.
  - Per Florida Building Code, Existing Building 606.2 – an Engineer's evaluation of damage and required repair must be submitted at the time of permit application for rehabilitation.
  - At that time the tenant, Mr. Zachary Williams, was in contact with the Building Department. He indicated he would comply with this requirement
- Affidavit of Unsafe Building issued in July 2018.
  - Due to no action taken to rehabilitate the structure, condemnation for demolition action was initiated.
  - Mr. Zachary Williams again contacted staff stating that he was going to obtain the necessary engineer's statement for rehabilitation.
- Condemnation / Demolition hearing scheduled in February 2019.
  - Due to no action taken to rehabilitate or demolish the structure, the matter was brought before the City Commission for determination.

Current Status

- No permits are active on the property.
- One carport area still stands but has heavy fire damage.
- The main part of the structure is still damaged but the openings have been secured.
- The rear room has been cleaned of most of the smoke damage.
- There was some demolition done without permits including one carport, windows, doors and ceilings. However, no enforcement action taken due to safety issues.
- Electric service has been disconnected, but water and sewer services are active.

Notice

- The Notice of Unsafe Building was sent certified mail and a signed return receipt was received.
  - Registered Agent – NRAI Services Inc. in Plantation, FL
- The Notice of Unsafe Building was sent certified mail and was returned unclaimed.
  - Owner – Jetty View LLC in Fredonia, NY
  - Tenant – Zachary Williams
- Upon receipt of the title search, the following additional parties were notified of the hearing:
  - Owner – Jetty View LLC in Dunkirk, NY
  - Owner – Carmen Quinones in Fredonia, NY

Response from owner

- Following the adoption of Resolution 19-R07 on March 4, 2019, communication with the owner and/or representatives has resumed.
  - Mr. Jeb Fries provided written communication assigning Mr. Zachary Williams as their local representative.
  - Mr. Zachary Williams met with staff to provide an on-site inspection of the property. Photos were taken of the current conditions.
  - Mr. Zachary Williams provided staff with a report from Architechtonic Inc. dated March 12, 2019 recommending demolition of the carport while the FEMA Flood Zone percentages and construction costs are determined.
  - On March 26, 2019 Mr. Zachary Williams stated that he would secure the remaining windows of the structure in compliance with our vacant structure ordinance.

Property Status Statement

Description	Status	Notes:
Homestead Status	Non-homesteaded	Confirmed with Property Appraiser and Tax Collector on 2/14/2019
Occupancy	Not occupied – vacant	
Prior attempts by owner to remedy violation	None	Owner's representative has now provided engineer's statement.
Additional code enforcement activity at the property	None	
Historic Property	No	
Utilities	No electric service	Water, sewer and garbage active
Building Permits	None active	Confirmed by Shaun Coss on 3/26/2019
Title Search Completed	Yes	Two parties were identified and have been provided notice of this hearing.


Aug 9, 2017 11:01:55 AM
Fort Pierce


GARBAGE ONLY
00312736
Mar 25, 2019 2:14:53 PM
Fort Pierce


Aug 9, 2017 11:01:26 AM


Mar 25, 2019 2:15:18 PM
Fort Pierce


Aug 9, 2017 11:02:39 AM
Fort Pierce


Mar 25, 2019 2:18:13 PM
Fort Pierce


Aug 9, 2017 11:04:10 AM
Fort Pierce


Mar 25, 2019 2:21:15 PM
Fort Pierce


Mar 25, 2019 2:20:13 PM
Fort Pierce


Mar 25, 2019 2:13:26 PM
Fort Pierce


Mar 25, 2019 2:18:23 PM
Fort Pierce


FIRE SCENE
KEEP OUT
Aug 9, 2017 11:03:56 AM
Fort Pierce


3.5 + AC
Mar 25, 2019 2:37:51 PM
Fort Pierce


1710 Seaway Drive
Manatee Island
Sandra J Rau
Christina Fortunato
Barbara Fenner
Michael Haggerty
Marcia Baker
SEAWAY
FERNANDINA
BINNEY

Action by the City Commission

- If sufficient evidence was presented by the City to supports its recommendation to condemn the structure and order its removal, the Commission may adopt Resolution No. 19-R12

- If evidence was presented that supports staff's request for condemnation, but is not sufficient to support its removal, the Commission may amend Resolution No. 19-R12

- If the City did not present sufficient evidence to support its recommendation to condemn the structure and order its removal, the Commission may choose not adopt Resolution No. 19-R12

Next Steps

Notice provided to owner of Commission's decision

- They have THIRTY (30) days to appeal.
- Appeal is heard by the Circuit Court.

If Historic - place before HPB for approval

- Skip step if not historic.

Final Notice

- Sent to all parties providing fifteen (15) days to demolish.
- This is not an opportunity to appeal - just to take action to remedy the situation.

Demolition

- City vendor demolishes structure.
- Lien for costs assessed against the property.

Questions?

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

Meeting Date: 04/01/2019

Re: Minor Replat - Harbour Isle - 801 Seaway Drive

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Quasi Judicial Hearing - Review and approval of an application for Subdivision (Minor Replat), submitted by property owner, Harbour Isle Development Commercial, LLC & applicant Mason Development & Construction, to replat 3.1 acres of land (2 Parcels) at or near 825 Seaway Drive in front of the Harbour Isle Development in Fort Pierce, FL. The property is zoned Planned Development (PD). Parcel ID: 2402-501-0001-000-5 & 2402-501-0001-010-8.

SUMMARY:

- The applicant is requesting a Minor Replat for a 3.1 acre parcel apart of the Harbour Isle Planned Development. The proposed effect to replat is being requested because the property owner split this parcel and the parcel adjacent to the east with the St. Lucie County Property Appraisers Office without going thorugh the plat process with the City. Because this parcel was already split from the rest of the Harbour Isle Residential development and then split again, accoding to Chapter 177 of the Florida State Statutes and Chapter 18 of the City Code, a replat is required.
- On February 4, 2019 the City Commission approved ordinance 19-003, which was for the construction of a 11,050 square foot commercial building with associated infrastructure. The replat is needed because it has been split more than three (3) times from the original parcel that existed in 2004 before the Harbour Isle Planned Development was approved.
- The applicant has worked with the City of Fort Pierce Engineering Department and Northstar Geomatics to insure that the plat conforms with the rules and regulations regarding the platting of land in the State of Florida.

RECOMMENDATION:

The minor replat meets the above standards of the City's land development code and Comprehensive Plan; therefore Staff recommends the City Commission approve the request with the following condition:

1. The applicant will supply two (2) Mylars before the City Commission meeting for appropriate signatures and then the plat is recorded with with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

ALTERNATIVES:

Deny

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee
Northstar Geomatics
City of Fort Pierce Engineering Department

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report
Application & Supporting Documents
Third Replat of Harbour Isle
TRC Comments
TRC Comment Response from Applicant
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/25/2019 02:54 PM

Form Started By: Brandon Creagan
Started On: 03/20/2019 12:46 PM
Final Approval Date: 03/25/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, P.E, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate Planner

SUBJECT: **Application for Minor Replat**
Harbour Isle – 825 Seaway Drive

DATE: March 20, 2019

STAFF REPORT

Owner(s)/Applicant(s): Harbour Isle Development Commercial, LLC
801 Seaway Drive
Fort Pierce, FL 34949

Representative: Mason Development & Construction
224 Chimney Corner Lane
Jupiter, FL 33458

Requested Action: Approval of a Minor Replat with condition for a 3.1 acre parcel apart of the Harbour Isle Planned Development

Location: 825 Seaway Drive

Parcel IDs: 2402-501-0001-000-5 & 2402-501-0001-010-8

Current Zoning: PD, Planned Development

Current Future Land Use: HIMU, Hutchinson Island Mixed Use

Surrounding Zoning:

North	East	South	West
OS1	PD	PD	PD

Land Size: 3.1 acres

Staff Analysis:

Request:

The applicant is requesting a Minor Replat for a 3.1 acre parcel apart of the Harbour Isle Planned Development. The proposed effect to replat is being requested because the property owner split this parcel and the parcel adjacent to the east with the St. Lucie County Property Appraisers Office without going through the plat process with the City. Because this parcel was already split from the rest of the Harbour Isle Residential development and then split again, according to Chapter 177 of the Florida State Statutes and Chapter 18 of the City Code, a replat is required.

History:

On August 5, 2004, the City Commission granted approval for the Planned Development know as Harbour Isle at Hutchinson Island. This PD consisted of both residential and commercial components. The commercial aspects of the project were located along seaway drive. One of the commercial developments proposed was a 15,000 square foot retail building. This commercial development was never built and the property remained vacant.

On February 4, 2019 the City Commission approved ordinance 19-003, which was for the construction of a 11,050 square foot commercial building with associated infrastructure. The replat is needed because it has been split more than three (3) times from the original parcel that existed in 2004 before the Harbour Isle Planned Development was approved. The first parcel which is located at 825 Seaway Drive will be developed with the Harbour Cay Shoppes. The second parcel will be used for a future commercial purpose.

Technical Review Committee:

All affected departments have reviewed the proposed Minor Replat, and have provided conditional approval based upon requirements of the City Code, and other applicable regulations. The applicant has worked with the City of Fort Pierce Engineering Department and Northstar Geomatics to ensure that the plat conforms with the rules and regulations regarding the platting of land in the State of Florida.

Staff Recommendation:

The minor replat meets the above standards of the City's land development code and Comprehensive Plan; therefore Staff recommends the City Commission approve the request with the following condition:

1. The applicant will supply two (2) Mylars before the City Commission meeting for appropriate signatures and then the plat is recorded with with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Subdivision

Property address or Location 801 Seaway DR.
Parcel ID #(s) 2402-501-0001-000/5 (D-1)
Project description 3.1 acre parcel

Harbour Isle Dev Com LLC	Mason Dev & Const.
Property Owner(s)	Applicant/Representative, Title, Company
801 Seaway Dr.	224 Chimney Corner Lane
Street Address	Street Address
Hutchinson Island FL 34949	Jupiter FL 33458
City State Zip	City State Zip
	561 623 8801
Phone Number	Phone Number
	jingenito@masondc.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.

M Lopez, Pres
Property Owner(s) Signature(s)

STATE OF FLORIDA – COUNTY Orange
The foregoing instrument was acknowledged before me this 16th day of November 2018, by Mason Simpson who is personally known to me or has produced _____ as identification.

Mary L McKenzie
Signature of Notary

Notary Public State of Florida
Mary L McKenzie
My Commission GG 145763
Expires 09/25/2021

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

☐ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Electric Infrastructure plans
- ☐ Water & Sewer system construction plans
- ☐ Gas Infrastructure plans
- ☐ Stormwater Retention plans
- ☐ Complete, notarized application

☐ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

☒ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☑ A copy of the deed
- ☑ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☑ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☑ Complete, notarized application

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2718472 OR BOOK 2377 PAGE 203, Recorded 09/29/2005 at 02:35 PM
Doc Tax: $6300.00

W/C SLW #49

Prepared by and return to:
Jack B. Owen, Jr., P.A.
4500 PGA Boulevard, Suite 206
Palm Beach Gardens, FL 33418
561-622-4521
File Number: **Harb Isle Comm**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 28th day of September, **2005** between **Jack B. Owen, Jr., also known as Jack P. Owen, Jr., as Trustee, under Florida Statute 689.071 of the Causeway Island Land Trust dated June 29, 2001,** whose post office address is **4500 PGA Boulevard, Suite 207, Palm Beach Gardens, FL 33418**, grantor, and **Harbour Isle Development Commercial, LLC, a Florida Limited Liability Company** whose post office address is **801 Seaway Drive, Hutchinson Island, FL 34949**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

Tracts "A" "E", "G", "H", and "L" of HARBOUR ISLE AT HUTCHINSON ISLAND, according to the Plat thereof, recorded in Plat Book 43, Page 31, of the public records of St. Lucie County, Florida.

Tract "D-1", of the SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND, according to the Plat thereof, recorded April 1, 2005, in Plat Book 46, Page 9, of the public records of St. Lucie County, Florida.

Parcel Identification Numbers for each of theTracts are set forth below:

Tract "A"	**2402-500-0001-000/2**
Tract "D-1"	**2402-501-0001-000/5**
Tract "E"	**2402-500-0005-000/0**
Tract "G"	**2402-500-0007-000/4**
Tract "H"	**2402-500-0008-000/1**
Tract "L"	**2402-500-0012-000/2**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

DoubleTime®

Boundary Survey For:

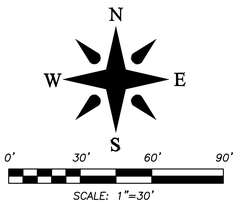
HARBOUR ISLE PLAZA

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISHED FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◪	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
⊚	= MAG NAIL & DISK SET (LB #4569)
℄	= PROPERTY LINE
⊘ ⊠	= UTILITY POLE
⍙	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
⊠	= LIGHT POLE

TITLE COMMITMENT REVIEW

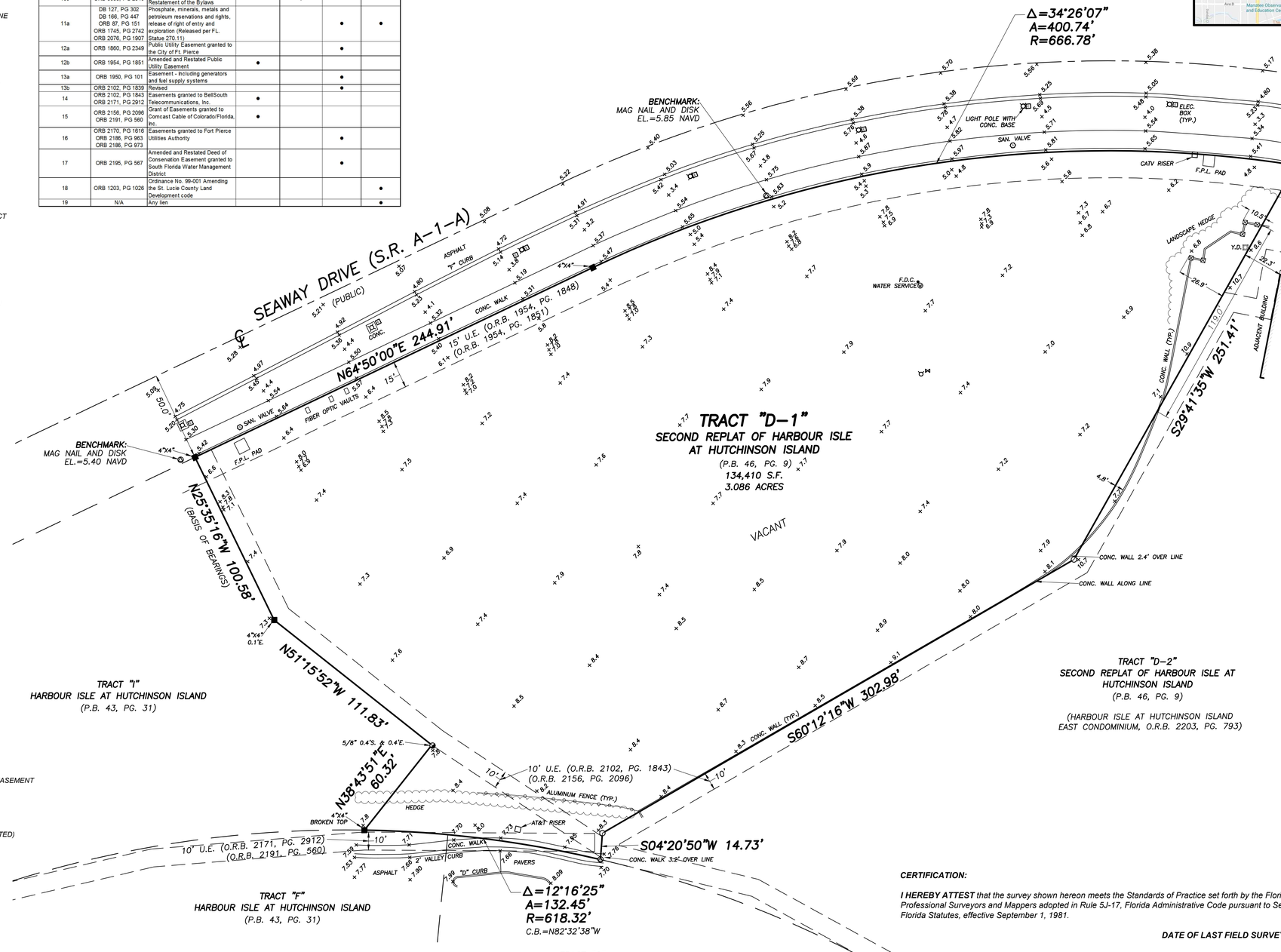
CLIENT:	TRIPLETAIL INVESTORS, LLC	COMMITMENT NO. : 127661-41	DATE: JUNE 28, 2018			
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 18-1256.1				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1 TO 7	N/A	Standard Exceptions				•
8	PB 46, PGS 9-10	Plat of SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND	•			
9	PB 43, PGS 31, 31A AND 31B	Plat of HARBOUR ISLE AT HUTCHINSON ISLAND	•			
10a	ORB 1954, PG 1857	Declaration of Protective Covenants and Restrictions for Harbour Isle		•		
10b	ORB 2103, PG 404 ORB 2203, PG 928 ORB 2389, PG 1	As amended		•		
10c	ORB 3038, PG 2940	Certificate of Amendment and Restatement of the Bylaws		•		
11a	DB 127, PG 302 DB 166, PG 447 ORB 87, PG 151 ORB 1745, PG 2742 ORB 2076, PG 1907	Phosphate, minerals, metals and petroleum reservations and rights, release of right of entry and exploration (Released per FL. Statue 270.11)			•	•
12a	ORB 1860, PG 2349	Public Utility Easement granted to the City of Ft. Pierce			•	
12b	ORB 1954, PG 1851	Amended and Restated Public Utility Easement	•			
13a	ORB 1950, PG 101	Easement - Including generators and fuel supply systems			•	
13b	ORB 2102, PG 1839	Revised			•	
14	ORB 2102, PG 1843 ORB 2171, PG 2912	Easements granted to BellSouth Telecommunications, Inc.	•			
15	ORB 2156, PG 2096 ORB 2191, PG 560	Grant of Easements granted to Comcast Cable of Colorado/Florida, Inc.	•			
16	ORB 2170, PG 1616 ORB 2186, PG 963 ORB 2186, PG 973	Easements granted to Fort Pierce Utilities Authority			•	
17	ORB 2195, PG 567	Amended and Restated Deed of Conservation Easement granted to South Florida Water Management District			•	
18	ORB 1203, PG 1026	Ordinance No. 99-001 Amending the St. Lucie County Land Development code				•
19	N/A	Any lien				•





VICINITY SKETCH

(NOT TO SCALE)



This survey is made specifically and only for the following parties(y) for the purpose of a due diligence on the surveyed property.

Harbour Isle Plaza

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
825 Seaway Drive
Fort Pierce, FL 34949

LEGAL DESCRIPTION:
*Tract D-1, **SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND**, according to the Plat thereof, as recorded in Plat Book 46, Page(s) 9 and 10, of the Public Records of St. Lucie County, Florida.*

FLOOD ZONE:
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12111C 0183J, dated 02/16/2012.

NOTES:

1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 127661-41, issued by Fidelity National Title Insurance Company, dated June 28,2018. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

CERTIFICATION:

I HEREBY ATTEST *that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

DATE OF LAST FIELD SURVEY: 06/21/2018

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVISIONS:
02/15/19 ADD FULL RECORD PLAT LABELS TO ADJACENT PROPERTIES, R.C.
10/05/18 TRANSLATE TO STATE PLANE COORDINATES S.W./C.W. 18-1256.2
07/30/18 ADD EASEMENTS & TITLE REVIEW S.W. 18-1256.1

Boundary Survey For:

HARBOUR ISLE PLAZA

WALLACE SURVEYING CORP., LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.P.	JOB No.: 18-1256.1	F.B. MC32 PG. 43	
OFFICE: S.W.	DATE: 06/21/18	DWG. No.: 18-1256	
C'K'D.: C.W.	REF.: 18-1256.DWG	SHEET: 1 OF 1	

DESCRIPTION SKETCH FOR:
TRACT "D-1A"

LEGAL DESCRIPTION:
That portion of Tract D-1, of ***SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND,*** *according to the Plat thereof, as recorded in Plat Book 46, Page(s) 9 and 10, of the Public Records of St. Lucie County, Florida, lying West of the following described line:*

COMMENCE *at the Northwest corner of said Tract D-1;*
thence North 64°50'00" East, along the North line of said Tract D-1 (the North line of said Tract D-1 is assumed to bear North 64°50'00" East and all other bearings are relative thereto), a distance of 244.91 feet to the beginning of a curve concave to the South having a radius of 666.78 feet and a central angle of 1°01'21";
thence Easterly, along the arc of said curve, a distance of 11.90 feet to the ***POINT OF BEGINNING*** *of the hereinafter described line;*
thence South 25°10'00" East, a distance of 274.36 feet to a point on the South line of said Tract D-1 and the ***POINT OF TERMINUS.***

Containing in all 66,877 square feet or 1.535 acres, more or less.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 127661-41, issued by Fidelity National Title Insurance Company, dated June 28,2018. This office has made no search of the Public Records.*
2. *This sketch is not valid unless sealed with an embossed surveyor's seal and accompanied by Sheet No. 2 of 2.*
3. *This sketch cannot be transferred or assigned without the specific written permission of* ***Wallace Surveying Corporation****.*
4. *This is not a survey!*

CERTIFICATION:
I HEREBY ATTEST *that the description sketch shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

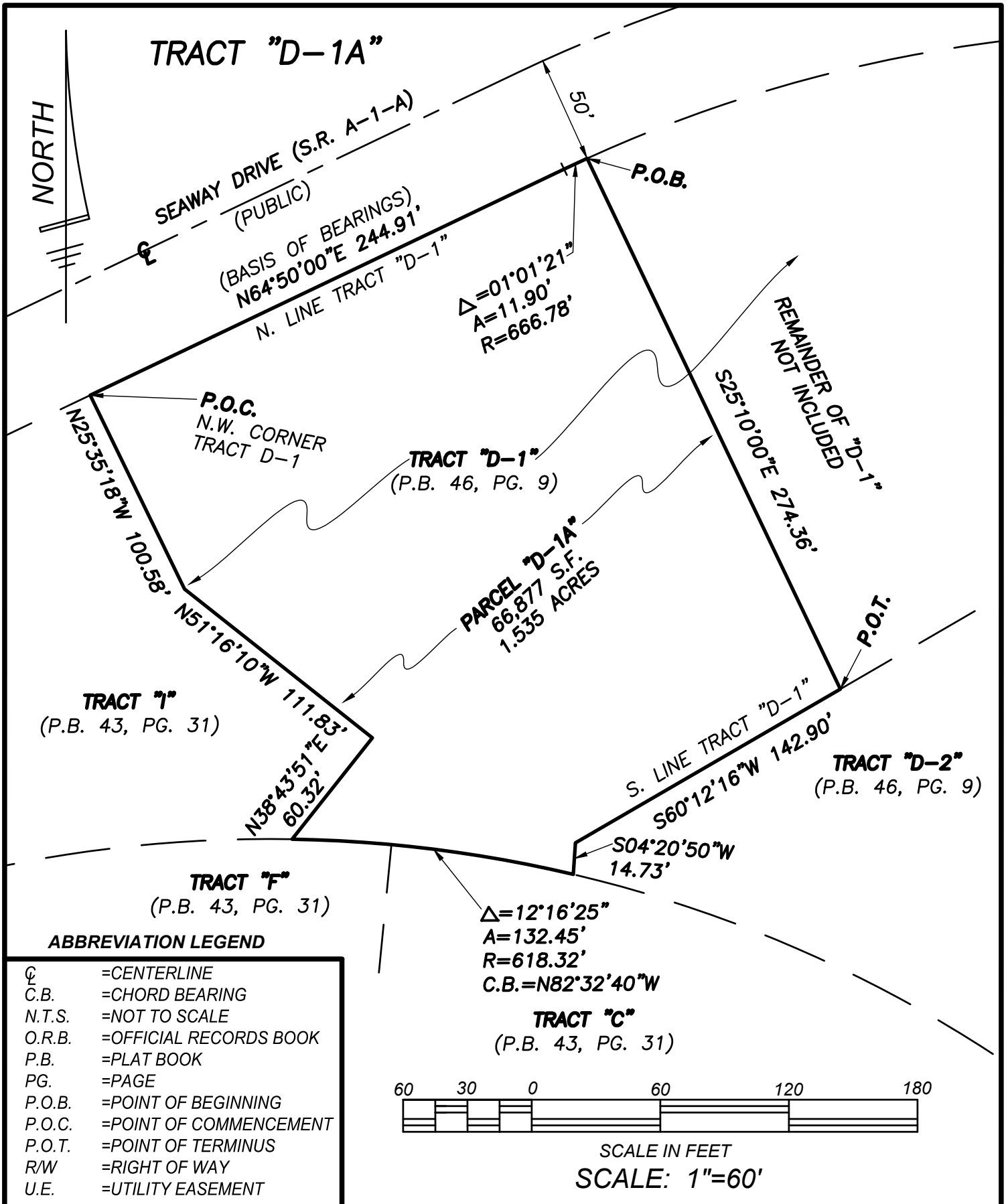
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVISIONS:

10/05/18 TRANSLATE TO STATE PLANE COORDINATES S.W./C.W. 18-1256.2

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 07/30/18	DWG. No.: 18-1256-3
OFFICE: S.W.	SHEET: 1 OF 2
C'K'D.: C.W.	JOB No.: 18-1256.3



ABBREVIATION LEGEND

℄	=CENTERLINE
C.B.	=CHORD BEARING
N.T.S.	=NOT TO SCALE
O.R.B.	=OFFICIAL RECORDS BOOK
P.B.	=PLAT BOOK
PG.	=PAGE
P.O.B.	=POINT OF BEGINNING
P.O.C.	=POINT OF COMMENCEMENT
P.O.T.	=POINT OF TERMINUS
R/W	=RIGHT OF WAY
U.E.	=UTILITY EASEMENT

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 07/30/18	DWG. No.: 18-1256-3
OFFICE: S.W.	SHEET: 2 OF 2
C'K'D.: C.W.	JOB No.: 18-1256.3

DESCRIPTION SKETCH FOR:
TRACT "D-1B"

LEGAL DESCRIPTION:
That portion of Tract D-1, of ***SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND,*** *according to the Plat thereof, as recorded in Plat Book 46, Page(s) 9 and 10, of the Public Records of St. Lucie County, Florida, lying East of the following described line:*

COMMENCE *at the Northwest corner of said Tract D-1;*
thence North 64°50'00" East, along the North line of said Tract D-1 (the North line of said Tract D-1 is assumed to bear North 64°50'00" East and all other bearings are relative thereto), a distance of 244.91 feet to the beginning of a curve concave to the South having a radius of 666.78 feet and a central angle of 1°01'21";
thence Easterly, along the arc of said curve, a distance of 11.90 feet to the ***POINT OF BEGINNING*** *of the hereinafter described line;*
thence South 25°10'00" East, a distance of 274.36 feet to a point on the South line of said Tract D-1 and the ***POINT OF TERMINUS.***

LESS AND EXCEPT

COMMENCE *at the Northeast corner of said Tract D-1;*
thence South 29°41'35" West, along the East line of said Tract D-1 (the East line of said Tract D-1 is assumed to bear South 29°41'35" West and all other bearings are relative thereto), a distance of 34.91 feet to the ***POINT OF BEGINNING*** *of the hereinafter described parcel;*
thence North 78°52'58" West, departing said East line, a distance of 13.84 feet to a point;
thence South 12°27'34" West, a distance of 6.64 feet to a point;
thence North 76°43'04" West, a distance of 4.75 feet to a point;
thence South 56°32'17" West, a distance of 20.34 feet to a point;
thence South 08°07'52" West, a distance of 4.31 feet to a point;
thence North 78°03'59" West, a distance of 6.65 feet to a point;
thence South 11°13'25" West, a distance of 71.62 feet to the beginning of a curve concave to the West having a radius of 90.00 feet and a central angle of 10°55'52";
thence Southerly, along the arc of said curve, a distance of 17.17 feet to a point;
thence South 22°09'18" West, a distance of 23.61 feet to a point on said East line;
thence North 29°41'35" East, along said East line, a distance of 144.32 feet to the ***POINT OF BEGINNING.***

Containing in all 65,532 square feet or 1.504 acres, more or less.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 127661-41, issued by Fidelity National Title Insurance Company, dated June 28,2018. This office has made no search of the Public Records.*
2. *This sketch is not valid unless sealed with an embossed surveyor's seal and accompanied by Sheet No. 2 of 2.*
3. *This sketch cannot be transferred or assigned without the specific written permission of* ***Wallace Surveying Corporation****.*
4. *This is not a survey!*

CERTIFICATION:
I HEREBY ATTEST *that the description sketch shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

_____
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

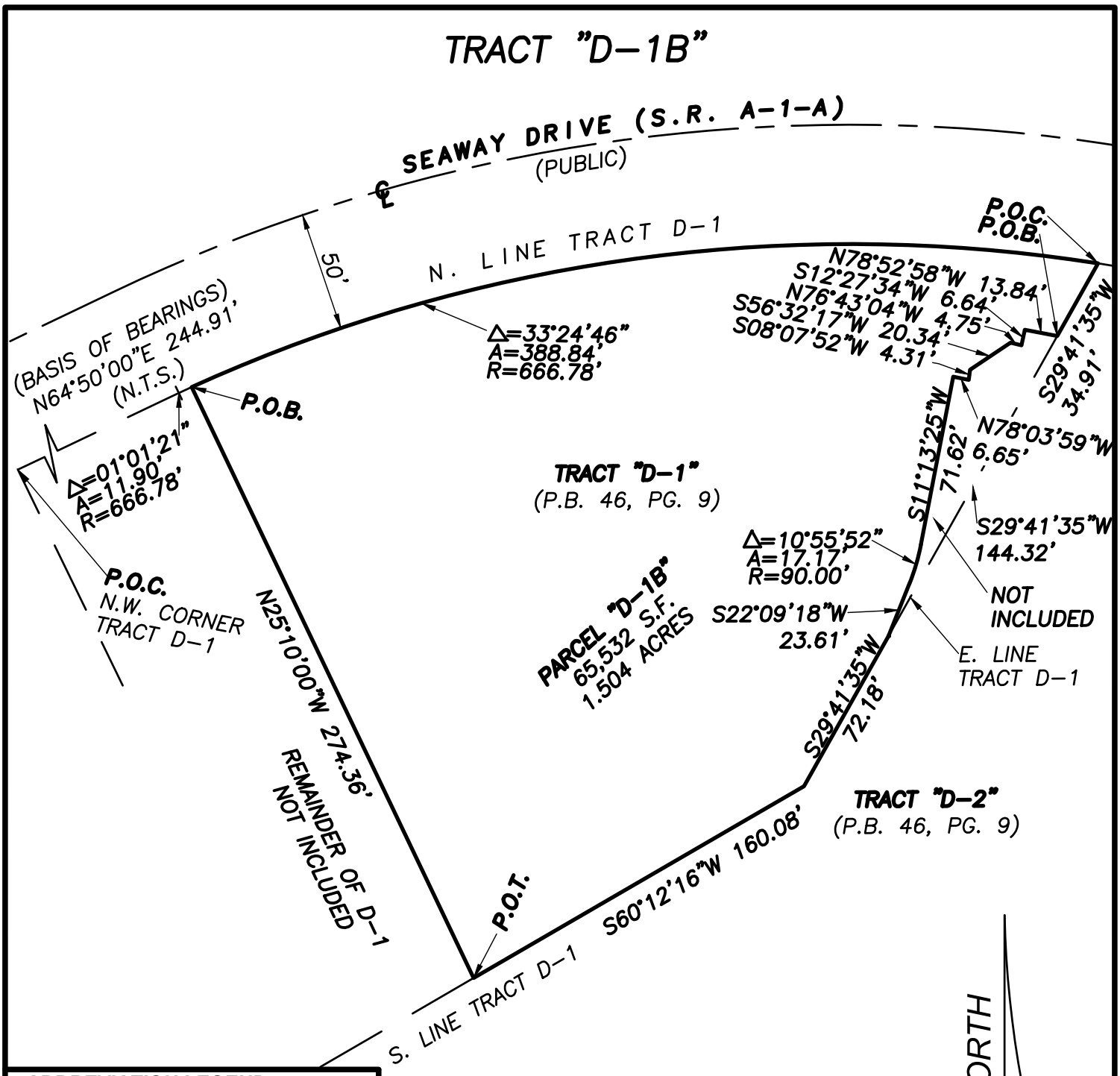
REVISIONS:

10/05/18 TRANSLATE TO STATE PLANE COORDINATES S.W./C.W. 18-1256.2

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 07/30/18	DWG. No.: 18-1256-2
OFFICE: S.W.	SHEET: 1 OF 2
C'K'D.: C.W.	JOB No.: 18-1256.3

TRACT "D-1B"



ABBREVIATION LEGEND

℄	=CENTERLINE
N.T.S.	=NOT TO SCALE
O.R.B.	=OFFICIAL RECORDS BOOK
P.B.	=PLAT BOOK
PG.	=PAGE
P.O.B.	=POINT OF BEGINNING
P.O.C.	=POINT OF COMMENCEMENT
R.P.B.	=ROAD PLAT BOOK
R/W	=RIGHT OF WAY
U.E.	=UTILITY EASEMENT

SCALE IN FEET

SCALE: 1"=60'

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 07/30/18	DWG. No.: 18-1256-2
OFFICE: S.W.	SHEET: 2 OF 2
C'K'D.: C.W.	JOB No.: 18-1256.3

DESCRIPTION SKETCH FOR:
HARBOUR ISLE PLAZA

LEGAL DESCRIPTION:
*A portion of Tract D-1, of **SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND,** according to the Plat thereof, as recorded in Plat Book 46, Page(s) 9 and 10, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:*

***COMMENCE** at the Northeast corner of said Tract D-1;*
*thence South 29°41'35" West, along the East line of said Tract D-1 (the East line of said Tract D-1 is assumed to bear South 29°41'35" West and all other bearings are relative thereto), a distance of 34.91 feet to the **POINT OF BEGINNING** of the hereinafter described parcel;*
thence North 78°52'58" West, departing said East line, a distance of 13.84 feet to a point;
thence South 12°27'34" West, a distance of 6.64 feet to a point;
thence North 76°43'04" West, a distance of 4.75 feet to a point;
thence South 56°32'17" West, a distance of 20.34 feet to a point;
thence South 08°07'52" West, a distance of 4.31 feet to a point;
thence North 78°03'59" West, a distance of 6.65 feet to a point;
thence South 11°13'25" West, a distance of 71.62 feet to the beginning of a curve concave to the West having a radius of 90.00 feet and a central angle of 10°55'52";
thence Southerly, along the arc of said curve, a distance of 17.17 feet to a point;
thence South 22°09'18" West, a distance of 23.61 feet to a point on said East line;
*thence North 29°41'35" East, along said East line, a distance of 144.32 feet to the **POINT OF BEGINNING.***

Containing in all 2,001 square feet or 0.046 acres, more or less.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 127661-41, issued by Fidelity National Title Insurance Company, dated June 28,2018. This office has made no search of the Public Records.*
2. *This sketch is not valid unless sealed with an embossed surveyor's seal and accompanied by Sheet No. 2 of 2.*
3. *This sketch cannot be transferred or assigned without the specific written permission of **Wallace Surveying Corporation**.*
4. *This is not a survey!*

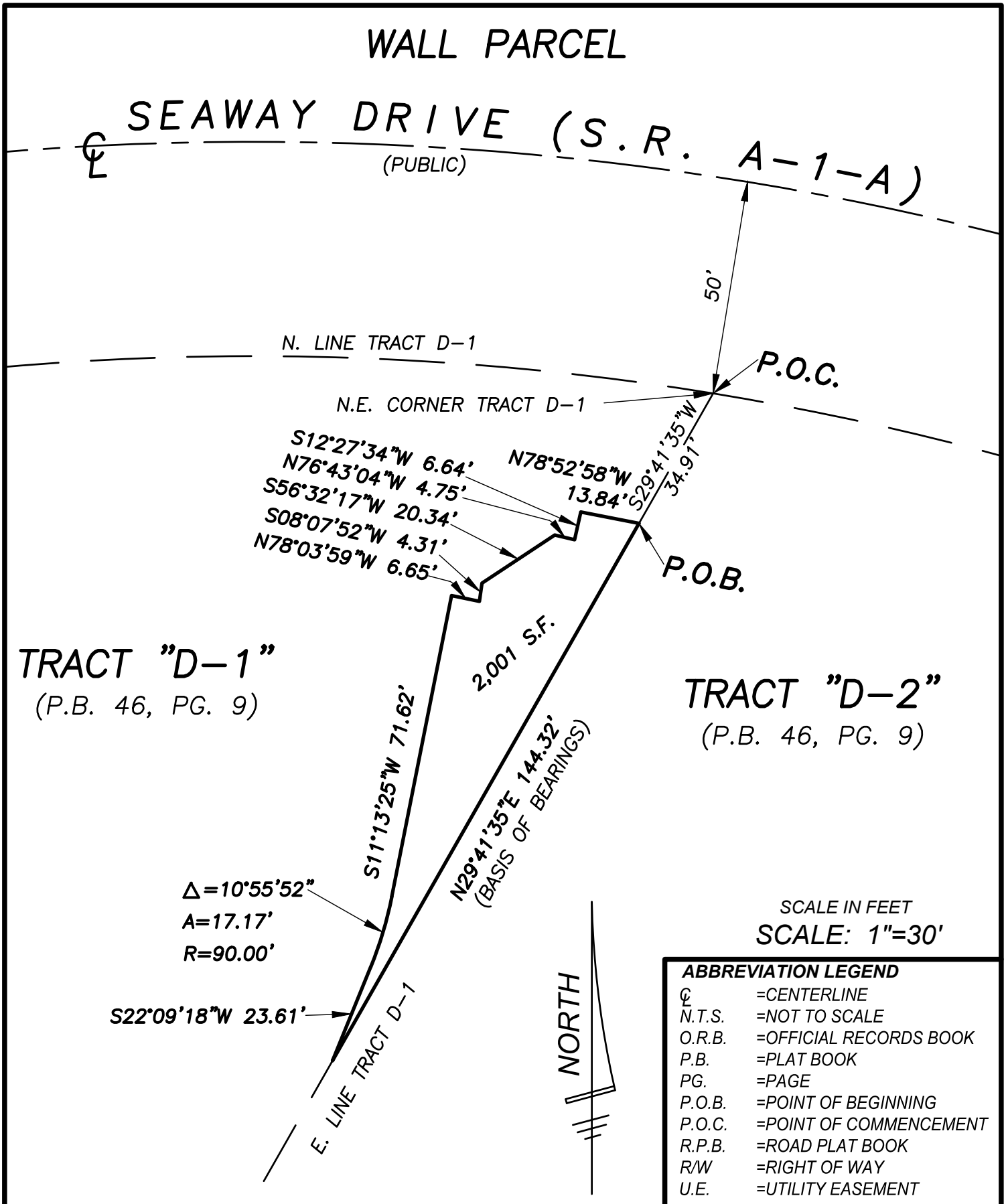
CERTIFICATION:
***I HEREBY ATTEST** that the description sketch shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 07/30/18	DWG. No.: 18-1256-1
OFFICE: S.W.	SHEET: 1 OF 2
C'K'D.: C.W.	JOB No.: 18-1256.3

WALL PARCEL



SCALE IN FEET

SCALE: 1"=30'

ABBREVIATION LEGEND

℄	=CENTERLINE
N.T.S.	=NOT TO SCALE
O.R.B.	=OFFICIAL RECORDS BOOK
P.B.	=PLAT BOOK
PG.	=PAGE
P.O.B.	=POINT OF BEGINNING
P.O.C.	=POINT OF COMMENCEMENT
R.P.B.	=ROAD PLAT BOOK
R/W	=RIGHT OF WAY
U.E.	=UTILITY EASEMENT

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 07/30/18	DWG. No.: 18-1256-1
OFFICE: S.W.	SHEET: 2 OF 2
C'K'D.: C.W.	JOB No.: 18-1256.3

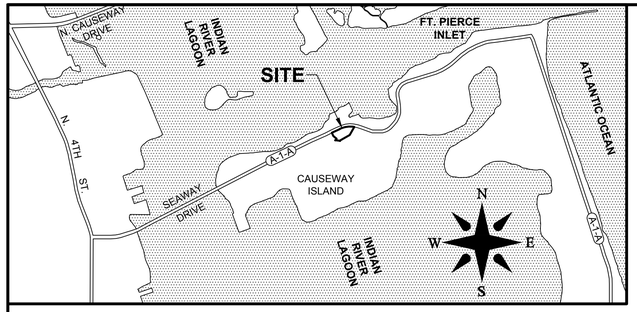
THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND

BEING A REPLAT OF TRACT "D-1", SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 9, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK:

PAGE:

DOCKET NO.:



VICINITY SKETCH

(NOT TO SCALE)

LEGAL DESCRIPTION:

TRACT "D-1", SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 9, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 3.086 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

HARBOUR ISLE PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HARBOUR ISLE DEVELOPMENT COMMERCIAL, LLC, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND, BEING IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "D-1C"

TRACT "D-1C" AS SHOWN HEREON IS HEREBY DEDICATED TO HARBOUR ISLE AT HUTCHINSON ISLAND EAST CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE WALL MAINTENANCE AND PRIVATE WALL MAINTENANCE ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HARBOUR ISLE AT HUTCHINSON ISLAND EAST CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE.

IN WITNESS WHEREOF THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS _____ DAY OF _____, 2019.

HARBOUR ISLE PLAZA, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PAUL B. HANNA, MANAGING MEMBER

_____
PRINTED NAME

WITNESS: _____

_____
PRINTED NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, BY PAUL B. HANNA, OF HARBOUR ISLE PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY, AND THAT HE IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2019.

_____ _____
MY COMMISSION NO.: SIGNATURE OF NOTARY PUBLIC

_____ _____
MY COMMISSION EXPIRES: PRINTED NAME OF NOTARY PUBLIC

NOTARY STAMP

NOTES:

1. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF FORT PIERCE ZONING REGULATIONS.
3. LINEAR UNIT = U.S. SURVEY FOOT. ALL DISTANCES SHOWN HEREON ARE MEASURED ON HORIZONTAL PLANE.
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT "D-1" AS SHOWN ON SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND AS RECORDED IN PLAT BOOK 46, PAGE 9, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WHICH BEARS NORTH 64°50'00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
6. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.
7. ALL REFERENCES TO OFFICIAL RECORDS REFER TO THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

CERTIFICATE OF OWNERSHIP & DEDICATION CONTINUED:

STATE OF FLORIDA
COUNTY OF PALM BEACH

HARBOUR ISLE PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HARBOUR ISLE DEVELOPMENT COMMERCIAL, LLC, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND, BEING IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON:

IN WITNESS WHEREOF THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS _____ DAY OF _____, 2019.

HARBOUR ISLE DEVELOPMENT COMMERCIAL, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: TBH, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
AS MANAGING MEMBER

WITNESS: _____ BY: _____
PHILLIP L. BRANDT, REGISTERED AGENT

_____
PRINTED NAME

WITNESS: _____

_____
PRINTED NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, BY PHILLIP L. BRANDT, OF TBH LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS REGISTERED AGENT OF SAID LIMITED LIABILITY COMPANY, AND THAT HE IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2019.

_____ _____
MY COMMISSION NO.: SIGNATURE OF NOTARY PUBLIC

_____ _____
MY COMMISSION EXPIRES: PRINTED NAME OF NOTARY PUBLIC

NOTARY STAMP

ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

HARBOUR ISLE AT HUTCHINSON ISLAND EAST CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2019.

HARBOUR ISLE AT HUTCHINSON ISLAND EAST
CONDOMINIUM ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION

ATTEST: _____ BY: _____
ANNETTE SANNIOTA, JAY SIZEMORE,
VICE PRESIDENT-DIRECTOR PRESIDENT-DIRECTOR

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING ACCEPTANCE OF DEDICATION AS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, BY JAY SIZEMORE AND ANNETTE SANNIOTA, PRESIDENT-DIRECTOR AND VICE PRESIDENT-DIRECTOR, RESPECTIVELY, OF HARBOUR ISLE AT HUTCHINSON ISLAND EAST CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS PRESIDENT-DIRECTOR AND VICE PRESIDENT-DIRECTOR, RESPECTIVELY, OF SAID NOT FOR PROFIT CORPORATION, AND THAT THEY ARE BOTH PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2019.

_____ _____
MY COMMISSION NO.: SIGNATURE OF NOTARY PUBLIC

_____ _____
MY COMMISSION EXPIRES: PRINTED NAME OF NOTARY PUBLIC

NOTARY STAMP

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MARK H. DAHLMEIER, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2019:

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND AS SHOWN ON THIS PLAT IS IN THE NAME OF HARBOUR ISLE PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HARBOUR ISLE DEVELOPMENT COMMERCIAL EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. THAT THE CURRENT TAXES HAVE BEEN PAID.
3. THAT THERE ARE NO MORTGAGES OF RECORD.

DATED THIS _____ DAY OF _____, 2019. BY: _____
MARK H. DAHLMEIER, ESQUIRE
FLORIDA BAR NO. 366950
JONES, FOSTER, JOHNSTON & STUBBS, P.A.
FLAGLER CENTER TOWER
505 SOUTH FLAGLER DRIVE, SUITE 1100
WEST PALM BEACH, FLORIDA 33401

CLERK'S RECORDING CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ____ DAY OF _____, 2019.

_____
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CLERK

CITY COMMISSION CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____ / _____ / _____ , 2019 .

BY: _____
LINDA COX, CITY CLERK

CITY

REVIEWING SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THE PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2019.

_____
GREGORY S. FLEMING, P.S.M.
FLORIDA CERTIFICATE NO. 4350

CITY ATTORNEY'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND SUFFICIENCY.

THIS ____ DAY OF _____, 2019

_____
PETER J. SWEENEY, CITY ATTORNEY
CITY OF FORT PIERCE

PLANNING AND ZONING APPROVAL:

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 22-40 OF THE CITY OF FORT PIERCE DEVELOPMENT CODE.

THIS ____ DAY OF _____, 2019

BY _____
REBECCA GROHALL
DIRECTOR OF PLANNING
CITY OF FORT PIERCE, FLORIDA.

SURVEYOR & MAPPER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF F.S. CH. 177.

DATED THIS _____ DAY OF _____, 2019.

_____
ROBERT J. CAJAL, P.S.M.
FLORIDA CERTIFICATE NO. 6266
WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
CERTIFICATE OF AUTHORIZATION NO. L.B. 4569

SURVEYOR

This instrument prepared by: *Robert J. Cajal in the office of Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407*

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

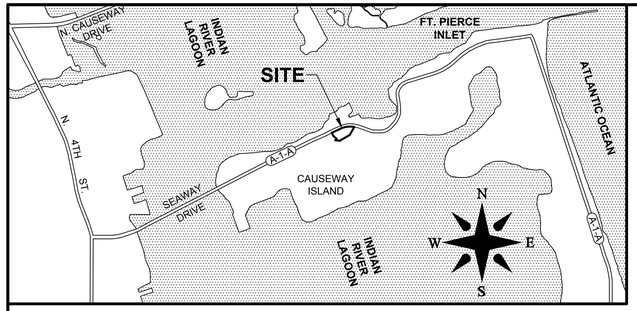
FIELD:	JOB No.: 18-1256.8	F.B. PG.
OFFICE: R.C.	DATE: JANUARY, 2019	DWG. No.: 18-1256-7
C'K'D:	REF.: 18-1256-7.DWG	SHEET 1 OF 2

THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND

BEING A REPLAT OF TRACT "D-1", SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 9, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK:	
PAGE:	
DOCKET NO.:	

SHEET 2 OF 2



VICINITY SKETCH
(NOT TO SCALE)

N
W E
S

0' 30' 60' 90'
SCALE: 1"=30'

ABBREVIATIONS AND SYMBOLS:

□	= SET 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "P.R.M. LB #4569"
○	= SET 5/8" IRON ROD & CAP "WALLACE LB #4569"
⊙	= SET MAG NAIL & DISK STAMPED "P.R.M. LB #4569"
◉	= SET MAG NAIL & DISK STAMPED "WALLACE LB #4569"
■	= FOUND 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION)
A.K.A.	= ALSO KNOWN AS
C.B.	= CHORD BEARING
CH	= CHORD (DISTANCE)
C/L, ℄	= CENTERLINE
C.L.F.	= CHAIN LINK FENCE
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
L.A.E.	= LIMITED ACCESS EASEMENT
LB	= LICENSED BUSINESS
L.B.	= LANDSCAPE BUFFER
NAD	= NORTH AMERICAN DATUM
O.R.B.	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
P.B.	= PLAT BOOK
S.L.C.	= ST. LUCIE COUNTY
PG(S)	= PAGE(S)
P.R.M.	= PERMANENT REFERENCE MONUMENT
R.P.B.	= ROAD PLAT BOOK
RGE.	= RANGE
R/W	= RIGHT OF WAY
SEC.	= SECTION
S.R.	= STATE ROAD
TWP.	= TOWNSHIP
U.E.	= UTILITY EASEMENT
A	= ARC LENGTH
Δ	= CENTRAL ANGLE
R	= RADIUS
N:	= NORTHING
E:	= EASTING
W.C.	= WITNESS CORNER

℄ SEAWAY DRIVE (S.R. A-1-A)
(100' WIDE PUBLIC R/W)

(BASIS OF BEARINGS) N64°50'00"E 244.91'

50.00'

15' U.E. (O.R.B. 1954, PG. 1848) (O.R.B. 1954, PG. 1851)

A=11.90' Δ=01°01'21" C.B.=N65°20'41"E

(RADIAL BEARING) S24°08'39"E

Δ=34°26'07" A=400.74' R=666.78'

Δ=33°24'46" A=388.84'

50.00'

S78°52'58"E 13.84'
N12°27'34"E 6.64'
S76°43'04"E 4.75'
N08°07'52"E 4.31'
S78°03'59"E 6.65'
N56°32'17"E 20.34'
34.91'

FOUND 5/8" IRON ROD & ILLEGIBLE CAP. REMOVED AND REPLACED WITH 4"X4" CONC. MONUMENT & DISK STAMPED "P.R.M. LB #4569"

TRACT "D-1C"
(2001.490 S.F.
0.046 ACRE ±)

TRACT "D-1B"
(65530.469 S.F.
1.504 ACRES ±)

A=17.17'
R=90.00'
Δ=10°55'52"
C.B.=N16°41'21"E

N11°13'25"E 71.62'

144.32'

S29°41'35"W 251.41'

(NOT RADIAL)

(RADIAL BEARING) S09°16'07"W

N22°09'18"E 23.61'

72.18'

50' NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND ACCESS (O.R.B. 4165, PG. 1545) BUT NOT PARKING

S25°10'00"E (NOT RADIAL) 274.36'

TRACT "D-2"
SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND
(P.B. 46, PG. 9)

N25°35'16"W 100.58'

0.1'E.

TRACT "D-1A"
(66877.432 S.F.
1.535 ACRES ±)

TRACT "I"
HARBOUR ISLE AT HUTCHINSON ISLAND
(P.B. 43, PG. 31)

N51°15'52"W 111.83'

FOUND 5/8" IRON ROD 0.4'S & 0.4'E OF SET P.R.M.

(NOT RADIAL) N38°43'51"E 60.32'

10'

110.81' S56°04'07"E

10' UTILITY EASEMENT (O.R.B. 2102, PG. 1843 & O.R.B. 2156, PG. 2096)

1.68'

90°

142.90'

10'

S60°12'16"W 302.98'

160.08'

TRACT "D-2"
SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND
(P.B. 46, PG. 9)

BROKEN TOP

10' U.E. (O.R.B. 2171, PG. 2912) (O.R.B. 2191, PG. 560)

10'

(RADIAL BEARING) S01°19'14"W

Δ=12°16'25" A=132.45' R=618.32'
C.B.=N82°32'38"W

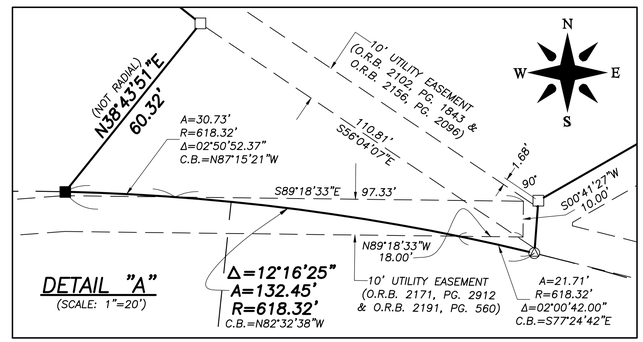
(NOT RADIAL) S04°20'50"W 14.73'

(RADIAL BEARING) S13°35'39"W

TRACT "F"
HARBOUR ISLE AT HUTCHINSON ISLAND
(P.B. 43, PG. 31)

TRACT "C"
HARBOUR ISLE AT HUTCHINSON ISLAND
(P.B. 43, PG. 31)

SEE DETAIL "A" @ RIGHT FOR TIES TO 10' U.E. RECORDED IN O.R.B. 2171, PG. 2912 & O.R.B. 2191, PG. 560



DETAIL "A"
(SCALE: 1"=20')

This instrument prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation
5553 Village Boulevard,
West Palm Beach, Florida 33407

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	JOB No.: 18-1256.8	F.B. PG.
OFFICE: R.C.	DATE: JANUARY, 2019	DWG. No.: 18-1256-7
C'K'D:	REF.: 18-1256-7.DWG	SHEET 2 OF 2

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Harbour Isle Shoppes – 825 Seaway Drive
Minor Replat Application
TRC No. 18-09000001

DATE : March 8, 2019

RECEIVED
MAR 08 2019
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 March 8, 2019:

- [x] Minor Replat Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Minor Replat Approval
- [ ] 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 advisory comments

Q:\ENGINEERING\Site Development Projects\H\Harbour Isle Shoppes\Plat\Submittal No. 5 - 030819\Plat Approval - 030819.docx

1. **Advisory Comment:** The applicant shall submit two (2) sets of signed mylars for final signatures.

JRA/TST/tst

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

NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

March 6, 2019

Tracy Telle, Assistant City Engineer
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

RE: THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND - Plat Review #2
NorthStar Project No. 18-067

Dear Ms. Telle:

I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1 and City of Fort Pierce Subdivision requirements as provided to me by the City. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, surveyor's opinion of plat boundary or mathematical calculations or acreages.

All my previous plat comments have been satisfactorily addressed by the platting surveyor.

The field PRM inspection was successfully completed on March 6, 2019.

I have no further comments regarding this plat.

Sincerely,

Gregory S. Fleming
For: NorthStar Geomatics Inc.
Florida Surveyor and Mapper No. 4350

P.O. Box 2371, Stuart, Florida, 34995 Phone 772-781-6400 Fax 772-781-6462

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RECEIVED
FEB 27 2019
CITY OF FORT PIERCE
PLANNING & ZONING

RE : Harbour Isle Shoppes – 825 Seaway Drive
Minor Replat Application
TRC No. 18-09000001

DATE : February 27, 2019

This is to advise you that we have completed the review of the following documents as received by this office on February 20, 2019:

- [x] Minor Replat 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
- [x] Do Not Recommend

- [x] Minor Replat Approval
- [ ] 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.

- [x] See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\H\Harbour Isle Shoppes\Plat\Submittal No. 4 - 022019\Plat Comments - 022719.docx

ENGINEERING COMMENTS:

1. On Sheet 2 of 2, Tract D-1C is proposed to be platted yet this tract does not have road access nor does it meet necessary building lot dimensions. The applicant has stated that this tract is to be conveyed to Harbour Isle East Condominium Association, Inc. at a later date. Due to the lot size and lack of roadway access, this department recommends that the dedication of this tract, along with the appropriate dedication language, be made a part of this plat.
2. ADVISORY COMMENT: Northstar Geomatics previous review comments have been addressed and the PRM inspection is scheduled for the week of March 4, 2019.

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
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RECEIVED
FEB 06 2019
CITY OF FORT PIERCE
PLANNING & ZONING

RE : Harbour Isle Shoppes – 825 Seaway Drive
Minor Replat Application
TRC No. 18-09000001

DATE : February 6, 2019

This is to advise you that we have completed the review of the following documents as received by this office on January 24, 2019:

- [x] Minor Replat 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

- [ ] Recommend
- [x] Do Not Recommend

- [ ] Minor Replat Approval
- [ ] 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.

- [x] See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\H\Harbour Isle Shoppes\Plat\Submittal No. 3 - 012319\Plat Comments - 020619.docx

ENGINEERING COMMENTS:

1. On Sheet 1 of 2, under the "Legal Description" and the "Certificate of Ownership", please correct the misspelled word *Huchingson* to read *Hutchinson.*
2. Provide a "Surveyor's Review Certificate" which shall state the following:
   It is hereby certified that the undersigned surveyor and mapper duly licensed in the State of Florida has reviewed the plat for conformity with the regulations of Chapter 177, Florida Statutes

   This ____day of_____2019

   _____
   Gregory S. Fleming
   Professional Surveyor and Mapper
   Florida Certificate No. 4350
3. Provide a "City Attorney" signature line which shall state the following:
   I is hereby certified that the foregoing plat is approved to form and sufficiency

   This ____day of_____2019

   _____
   Peter J. Sweeney, City Attorney
   City of Fort Pierce
4. On Sheets 1 of 2 and 2 of 2 remove the note located at the bottom of the page which specifies that the plat has been reviewed for conformity....as this note is not needed.
5. On Sheet 2 of 2 proposes a Tract D-1C, yet this tract does not have road access nor does is appear to have the minimum required lot dimensions for the current land zoning; please provide information as to the purpose of this tract and if needed provide the appropriate dedication.
6. On Sheet 2 of 2 update the common boundary line shared by Tract D-1A and Tract F in order to ensure that the delta, arc length, and chord bearing match what is shown on the recorded Second Replat of Harbour Isle at Hutchinson Island or provide explanation as to why this information varies.
7. Address Northstar Geomatics review comments, dated February 6, 2019, and attached herewith.

JRA/TST/tst

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

NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

February 6, 2019

Tracy Telle, Assistant City Engineer
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

RE: THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND - Plat Review #1
NorthStar Project No. 18-067

Dear Ms. Telle:

I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1 and City of Fort Pierce Subdivision requirements as provided to me by the City. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, surveyor's opinion of plat boundary or mathematical calculations or acreages.

1. PRM's must be placed and verified by reviewing surveyor prior to approval by City Commission. Platting surveyor or designee must be present at inspection. Please notify reviewing surveyor to schedule PRM inspection.
2. Signed and sealed boundary survey of platted land is required prior to next review per FS Chap 177.
3. Provide signature line for reviewing surveyor, contact reviewer for language.
4. Surveyor's notes should appear on sheet 1.
5. Remove Date and Time from recording box, upper right corner sheet 1 and 2. Replace "File" with "Docket
6. City Attorney approval signature line required.
7. Suggest increasing text height on sheet 1.
8. Planning and Development approval signature line required.
9. Subdivision title of platted adjacent lands are required per FS 177.
10. Suggest removing the reference on map sheet " Harbour Isle At Hutchinson Island East ORB 2203,PG 793, in lieu of Tract D-2, Second Replat.
11. There is a line running through Tract C, of second replat that doesn't lie within plat but comes from one of the Third re-plat corners. Suggest this be removed as it's not identified?
12. Add "certificate of ownership and dedication continued" above the second owner dedication language or re-arrange to be under first dedication.
13. A written response to each item in this review is required with plat re-submittal.

Sincerely,

Gregory S. Fleming
For: NorthStar Geomatics Inc.
Florida Surveyor and Mapper No. 4350

P.O. Box 2371, Stuart, Florida, 34995 Phone 772-781-6400 Fax 772-781-6462

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Harbour Isle Shoppes – 825 Seaway Drive
Minor Replat Application
TRC No. 18-09000001

DATE : December 20, 2018

This is to advise you that we have completed the review of the following documents as received by this office on December 13, 2018:

- [x] Minor Replat 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

- [ ] Recommend
- [x] Do Not Recommend

- [x] Minor Replat Approval
- [ ] 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.

- [x] See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\H\Harbour Isle Shoppes\Plat\Submittal No. 1 - 121318\Plat Comments - 122018.docx

ENGINEERING COMMENT:

1. The application package did not include a copy of the proposed replat; please forward a copy of the plat for review.

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: 12.20.18
Property Address: 825 Seaway Dr.
Property Name: Subdivision – Harbour Isle
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 # 18-09000001

Subdivision – Harbour Isle – 825 Seaway Drive

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved. However, please show the easement locations on the sealed Description Sketches.

CRAIG L. WALLACE, P.S.M.
JAMES G. PEDEN JR., P.S.M.
ROBERT J. CAJAL, P.S.M.

WALLACE SURVEYING CORPORATION

March 5, 2019

John R. Andrews, P.E.
City Engineer
City of Fort Pierce Engineering Dept.
100 North U.S. 1
Fort Pierce, Florida 34950

Re: Engineering Comments dated February 27, 2019
Harbour Isle Shoppes – 825 Seaway Drive - Minor Replat Application No. 18-09000001
Wallace Surveying Corporation File No. 18-1256

Dear Mr. Andrews:

Please accept this letter and the enclosed materials as our response to your Engineering Comments dated February 276, 2019 regarding the Final Plat. Enclosed are four (4) revised plat prints as well as a CD containing pdf copies of all resubmittal items. For your convenience, each comment in the Engineering Comments Letter has been reiterated below with our response following in ***bold italics*** typeface.

ENGINEERING COMMENTS:

1. On Sheet 2 of 2, Tract D-1c is proposed to be platted yet this tract does not have road access nor does it meet necessary building lot dimensions. The applicant has stated that this tract is to be conveyed to Harbour Isle East Condominium Association, Inc, at a later date. Due to the lot size and lack of roadway access, this department recommends that the dedication of the tract, along with the appropriate dedication language, be made a part of this plat.

   Dedication and Acceptance of Dedication block along with notary acknowledgment has been added to the first sheet of the plat.

2. ADVISORY COMMENT: Northstar Geomatics previous review comments have been addressed and the PRM inspection is scheduled for the week of March 4, 2019.

   A P.R.M. inspection is scheduled for March 6, 2019.

Sincerely,

Wallace Surveying Corporation

Robert J. Cajal, P.S.M.
RC/rc
18-1269\Plat Docs\ Engineering Comments 2-27-2019 Response Letter.doc

5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
561 / 640-4551
561 / 640-9773 FAX

CRAIG L. WALLACE, P.S.M.
JAMES G. PEDEN JR., P.S.M.
ROBERT J. CAJAL, P.S.M.

WALLACE SURVEYING CORPORATION

February 15, 2019

John R. Andrews, P.E.
City Engineer
City of Fort Pierce Engineering Dept.
100 North U.S. 1
Fort Pierce, Florida 34950

Re: Engineering Comments dated February 6, 2019
Harbour Isle Shoppes – 825 Seaway Drive
Minor Replat Application
No. 18-09000001
Wallace Surveying Corporation File No. 18-1256

Dear Mr. Andrews:

Please accept this letter and the enclosed materials as our response to your Engineering Comments dated February 6, 2019 regarding the Final Plat. Enclosed are four (4) revised plat prints as requested by Mr. Brandon Creagan, Planner, as well as one signed and sealed boundary survey as requested by Mr. Gregory Fleming, P.S.M. Also enclosed is a CD containing pdf copies of all resubmittal items. For your convenience, each comment in the Engineering Comments Letter has been reiterated below with our response following in ***bold italics*** typeface.

ENGINEERING COMMENTS:

1. On Sheet 1 of 2, under the "Legal Description" and the "Certificate of Ownership", please correct the misspelled word Huchingson to read Hutchinson.

   "Hutchingson" have been changed to "Hutchinson".

2. Provide a "Surveyor's Review Certificate" which shall state the following:
   It is hereby certified that the undersigned surveyor and mapper duly licensed in the State of Florida has reviewed the plat for conformity with the regulations of Chapter 177, Florida Statutes

   This day of_____2019

   _____
   Gregory S. Fleming
   Professional Surveyor and Mapper
   Florida Certificate No, 4350

   A "Reviewing Surveyor's Certificate" has been added to sheet 1 of the plat.

5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
561 / 640-4551
561 / 640-9773 FAX

3. Provide a "City Attorney" signature line which shall state the following:
   I is hereby certified that the foregoing plat is approved to form and sufficiency
   This day of_____2019

   _____

   Peter J. Sweeney, City Attorney
   City of Fort Pierce

   A "City Attorney Certificate" has been added to sheet 1 of the plat.

4. On Sheets 1 of 2 and 2 of 2 remove the note located at the bottom of the page which specifies that the plat has been reviewed for conformity....as this note is not needed.

   Specified note at the bottom of sheets 1 and 2 has been removed.

5. On Sheet 2 of 2 proposes a Tract D-IC, yet this tract does not have road access nor does is appear to have the minimum required lot dimensions for the current land zoning; please provide information as to the purpose of this tract and if needed provide the appropriate dedication.

   Tract D-1C is currently owned by Harbour Isle Plaza LLC and is to be conveyed sometime after the plat has been recorded to the adjacent owner, Harbour Isle At Hutchinson Island East Condominium Association, Inc., to encompass the area of their constructed C.B.S. wall and provide adequate space for maintenance of same.

6. On Sheet 2 of 2 update the common boundary line shared by Tract D-IA and Tract F in order to ensure that the delta, arc length, and chord bearing match what is shown on the recorded Second Replat of Harbour Isle at Hutchinson Island or provide explanation as to why this information varies.

   There appears to be a closure area of 0.02 feet along the outside perimeter of the Second Replat along the arc of the southwesterly limits of Tracts "D-1" & "D-2" and a slight discrepancy between the southwesterly arcs themselves as labeled on the Second Replat. The error is so negligible that we cannot survey that accurately in the field, but it shows up on paper and in Palm Beach County, where we do most of our surveying, the closure error cannot exceed 0.01'. However, a separate traverse closure around the boundary of Tract "D-1" by itself reveals a closure less than 0.01', so the curve datum has been revised to match the parent plat.

7. Address Northstar Geomatics review comments, dated February 6, 2019, and attached herewith.

   Northstar Geomatics review comments have been addressed and my response letter is attached.

Sincerely,

Wallace Surveying Corporation



Robert J. Cajal, P.S.M.

RC/rc

enclosures:

18-1269\Plat Docs\ Engineering Comments Response Letter.doc

CRAIG L. WALLACE, P.S.M.
JAMES G. PEDEN JR., P.S.M.
ROBERT J. CAJAL, P.S.M.

WALLACE SURVEYING CORPORATION

February 15, 2019

Gregory S. Fleming, P.S.M.
NorthStar Geomatics, Inc.
P.O. Box 2371
Stuart, Florida 34995

Re: THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND
Plat Review #1
NorthStar Project No. 18-067
Wallace Surveying Corporation File No. 18-1256

Dear Mr. Fleming:

Please accept this letter and the enclosed materials as our response to your Comments Letter addressed to Tracy Telle, Assistant City Engineer, dated February 6, 2019 regarding the Final Plat. Attached is one signed and sealed boundary survey as requested as well as a CD containing pdf copies of all resubmittal items. For your convenience, each comment in your Comments Letter has been reiterated below with our response following in ***bold italics*** typeface.

1. PRM's must be placed and verified by reviewing surveyor prior to approval by City Commission. Platting surveyor or designee must be present at inspection. Please notify reviewing surveyor to schedule PRM inspection.

   Will contact reviewing surveyor as soon as PRM'S have been installed.

2. Signed and sealed boundary survey of platted land is required prior to next review per FS Chap 177.

   Signed and sealed boundary survey is attached.

3. Provide signature line for reviewing surveyor, contact reviewer for language.

   A "Reviewing Surveyor's Certificate" has been added to sheet 1 of the plat.

4. Surveyor's notes should appear on sheet 1.

   Surveyor's notes have been moved from sheet 2 to sheet 1.

5. Remove Date and Time from recording box, upper right corner sheet 1 and 2. Replace "File" with "Docket

   Date and Time removed. "Docket" has replaced "File".

5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
561 / 640-4551
561 / 640-9773 FAX

6. City Attorney approval signature line required.

   "City Attorney Certificate" has been added to sheet 1.

7. Suggest increasing text height on sheet 1.

   Current text size is one-tenth of an inch which is current minimum required by Palm Beach County. With the additional signature blocks required, I humbly request that we be allowed to leave current text as is due to increased size constraints.

8. Planning and Development approval signature line required.

   A "Reviewing Surveyor's Certificate" has been added to sheet 1 of the plat.

9. Subdivision title of platted adjacent lands are required per FS 177.

   Subdivision titles of adjacent platted lands has been added to sheet 2.

10. Suggest removing the reference on map sheet " Harbour Isle At Hutchinson Island East ORB 2203,PG 793, in lieu of Tract D-2, Second Replat.

    Reference to Harbour Isle at Hutchinson Island East as been replaced with "Tract "D-2", Second Replat of Harbour Isle at Hutchinson Island".

11. There is a line running through Tract C, of second replat that doesn't lie within plat but comes from one of the Third re-plat corners. Suggest this be removed as it's not identified?

    Line on sheet 2 has been removed.

12. Add "certificate of ownership and dedication continued" above the second owner dedication language or re-arrange to be under first dedication.

    "Certificate of Ownership and Dedication Continued" has been added above the witness block for the second owner on sheet 1.

13. A written response to each item in this review is required with plat re-submittal.

    Acknowledged and complied with.

Sincerely,

Wallace Surveying Corporation



Robert J. Cajal, P.S.M.

RC/rc

enclosures:

18-1269\Plat Docs\ NorthStar Geomatics Comments Response Letter.doc

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)	2250220	CAMPING WORLD & HARBOR ISLE SHOPPES	

Pub Dates
March 17, 2019

Sworn to and subscribed before me this day of, March 18, 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 Section 18-9 of the Code of Ordinances of the City of Fort Pierce, will on Monday, April 1st, 2019 hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m.,

1.Review and approval of an application for Subdivision (Minor Replat), submitted by property owner, Harbour Isle Development Commercial, LLC & applicant Mason Development & Construction, to replat 3.1 acres of land (2 Parcels) at or near 825 Seaway Drive in front of the Harbour Isle Development in Fort Pierce, FL. The property is zoned Planned Development (PD). Parcel ID: 2402-501-0001-000-5 & 2402-501-0001-010-8.

2.Review and approval of an application for Subdivision (Final Plat), submitted by property owner, Structured Rea Ft Pierce, LLC & applicant Engineering Design & Construction, to subdivide 44.97 acres of land (5 Parcels) into 3 parcels at or near 2121 & 2123 S. Jenkins Road in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2313-431-0000-000-1, 2313-441-0000-000-2, 2313-434-0001-000-7, 2313-443-0000-000-8, & 2313-443-0000-000-8.

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

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

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

/s/ Linda W. Cox, City Clerk
Publish: 3/17/2019
TCN 2250220

City Commission Regular Meeting **12.c.**

Meeting Date: 04/01/2019

Re: Final Plat - Camping World & Gander Outdoors - 2121 & 2123 S. Jenkins Road

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for Subdivision (Final Plat), submitted by property owner, Structured Rea Ft Pierce, LLC & applicant Engineering Design & Construction, to subdivide 44.97 acres of land (5 Parcels) into 3 parcels at or near 2121 & 2123 S. Jenkins Road in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2313-431-0000-000-1, 2313-441-0000-000-2, 2313-434-0001-000-7, 2313-443-0000-000-8, & 2313-443-0000-000-8.

SUMMARY:

- The applicant is requesting the review and approval of a Final Plat application at the site of the Camping World & Gander Outdoor development located at 2121 & 2123 S. Jenkins Road. This project is on approximately 44.97 acres of land. The project will consist of a Camping World & Gander Outdoors development.
- The Final Plat will consist of four (4) tracts, one (1) road tract and one (1) water management tract.
- On June 4, 2018 the City Commission approved the final site plan for the Camping World & Gander Outdoors commercial development.
- Staff has reviewed the Final Plat according to code Section 18-10 (b) Final Plat Specifications and has determined these code requirements are met.

RECOMMENDATION:

The Final Plat meets the above standards of the City's land development code and Comprehensive Plan; therefore Staff recommends the City Commission approve the request with the following condition:

1. The applicant will supply two (2) Mylars before the City Commission meeting for appropriate signatures and then the plat is recorded with with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

ALTERNATIVES:

Deny

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee
Northstar Geomatics
City of Fort Pierce Engineering Department

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report
Application & Supporting Documents
Camping World Final Plat
TRC Comments
TRC Comment Response from Applicant
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/25/2019 02:54 PM

Form Started By: Brandon Creagan
Started On: 03/20/2019 01:29 PM
Final Approval Date: 03/25/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, P.E, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

SUBJECT: **Application for Subdivision Review – Final Plat**
Camping World & Gander Outdoors
2121 & 2123 S. Jenkins Road

DATE: March 20, 2019

STAFF REPORT

Owner(s)/Applicant(s): Structured Rea Ft Pierce LLC
171 N. Aberdeen Street, Suite 400
Chicago, IL 60607

Representative: Brad Currie
Engineering, Design, & Construction, INC
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Requested Action: Approval of Final Plat with condition for 5 parcels of land apart of the Camping World & Gander Outdoor development

Location: 2121 & 2123 S. Jenkins Road

Parcel IDs: 2313-431-0000-000-1, 2313-441-0000-000-2, 2313-434-0001-000-7, 2313-443-0000-000-8, & 2313-443-0000-000-8

Collective Size: 44.97 acres

Current Zoning: C-3, General Commercial

Current Future Land Use: GC, General Commercial

Surrounding Zoning:

North	East	South	West
C-1/RS-2 (SLC)	R4	PD/AR1/R1	I-95/RS-2 (SLC)

Request:

The applicant is requesting the review and approval of a Final Plat application at the site of the Camping World & Gander Outdoor development located at 2121 & 2123 S. Jenkins Road. This project is on approximately 44.97 acres of land. The project will consist of a Camping World & Gander Outdoors development. The Final Plat will consist of four (4) tracts, one (1) road tract and one (1) water management tract. Staff has reviewed the Final Plat according to code Section 18-10 (b) Final Plat Specifications and has determined these code requirements are met.

History/Analysis:

On June 4, 2018 the City Commission approved the final site plan for the Camping World & Gander Outdoors commercial development. The development will not commence on the whole entire 44.97 acres of property and will only be developed on approximately 33 acres. Because of this the property owners wish to plat the property so that Camping World and Gander Outdoors can be developed on tract 2 leaving tract 1 & 3 to be used for future commercial developments. The water management tract and roadway tract will also be apart of the development. Tract 4, which is approximately 40 feet wide will eventually be deeded to St. Lucie County to satisfy the future widening of Jenkins Road.

Technical Review Committee:

All affected departments have reviewed the proposed Final Plat, and have provided conditional approval based upon requirements of the City Code, and other applicable regulations. The applicant has worked with the City of Fort Pierce Engineering Department and Northstar Geomatics to ensure that the plat conforms with the rules and regulations regarding the platting of land in the State of Florida.

Staff Recommendation:

The Final Plat meets the above standards of the City's land development code and Comprehensive Plan; therefore Staff recommends the City Commission approve the request with the following condition:

1. The applicant will supply two (2) Mylars before the City Commission meeting for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Subdivision

Property address or Location 2121 and 2123 S. Jenkins Road

Parcel ID #(s) 2313-431-0000-000-1, 2313-441-0000-000-2, 2313-434-0001-000-7, 2313-443-0000-000-8 and 2313-444-0040-000

Project description Replat of five (5) parcels. Reconfiguration of parcels to create three (3) parcels.

Structured Rea - Ft. Pierce, LLC	Brad Currie, EDC, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
171 N. Aberdeen Street, Suite 400	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Chicago, IL 60607	Port St. Lucie FL 34987
City State Zip	City State Zip
480.603.7577	772-462-2455
Phone Number	Phone Number
conork@structuredrea.com	bradcurrie@edc-inc.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.*

(Authorized Agent)

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 3rd day of December, 20 18, by Bradley J. Currie who is personally known to me or has produced n/a as identification.

Patricia Sesta

Signature of Notary

(seal)

Patricia M. Sesta
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF983414
Expires 8/11/2020

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☑ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☑ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☑ A copy of the deed
- ☑ Signed and sealed survey
- ☑ Concurrency application, complete
- ☑ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Water & Sewer system construction plans
- ☐ Stormwater Retention plans
- ☐ Electric Infrastructure plans
- ☐ Gas Infrastructure plans
- ☐ Complete, notarized application

☑ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☑ A copy of the deed
- ☑ Signed and sealed survey
- ☑ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☑ Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4503443 11/20/2018 03:37:36 PM
OR BOOK 4205 PAGE 290 - 294 Doc Type: DEED
RECORDING: $44.00
Doc Tax: $9684.50

This Instrument Prepared By:
DENNIS G. CORRICK, ESQ.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

For Official Use Only
Tax Parcel Identification Nos.
2313-431-0000-000.1, and 2313-441-0000-000.2, (PARCELS 1& 2); 2313-444-0040-000.3, (PARCEL 3); 2313-434-0001-000.7, (PARCEL 4); 2324-112-0000-000.5, (PARCEL 5), 2324-124-0002-000.6, (PARCEL 6); and 2313-443-0000-000.8, (PARCEL 7)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 16th day of November, 2018, by SPEC FT PIERCE, LLC a Florida limited liability company, Document Number L16000037765, whose address is 3200 St Lucie Blvd, Fort Pierce, FL 34946 ("**Grantor**"), to STRUCTURED REA – FT. PIERCE, LLC, an Arizona limited liability company authorized to do business in Florida, Florida Document Number M17000003591, whose address is 171 N Aberdeen St., Suite 400, Chicago, IL 60607 ("**Grantee**").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals, and the successors and assigns of trustees, corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

W I T N E S S E T H:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "**Land**") situate in St. Lucie County, Florida, and more particularly described in **Exhibit "A"**, attached hereto and made a part hereof.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey the Land and hereby fully warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. This conveyance is

subject to taxes accruing subsequent to December 31, 2017, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Sarah B Hood
Print Name: Sarah Breheny Hood

Linda M. Briglia
Print Name: Linda M. Briglia
Two witnesses as to Grantor

GRANTOR:

SPEC FT PIERCE, LLC, a Florida limited liability company

By: _____
Tyrone Bradley, Manager

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 8th day of November, 2018, by TYRONE BRADLEY as MANAGER of SPEC FT PIERCE, LLC, a Florida limited liability company. Said person (check one) ☐ is personally known to me, ☑ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

SARAH BREHENY-HOOD
Commission # GG 113203
Expires October 8, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

Sarah B Hood
Print Name: Sarah Breheny-Hood
Notary Public, State of Florida
Commission No.: GG113203
My Commission Expires: 10/8/21

EXHIBIT "A"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2: (ADDRESSES TBD)

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

(A) THAT PART OF:

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS:

EXCEPTED PARCEL 1:

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF THE ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1662.77 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE CONTINUE SOUTH 89°19'14" WEST 324.01 FEET; THENCE NORTH 00°05'08" WEST 1.40 FEET; THENCE NORTH 00°16'48" WEST 1311.22 FEET TO A POINT ON THE SOUTH BOUNDARY OF GRAHAM ROAD; THENCE NORTH 89°34'07" EAST 324.00 FEET; THENCE SOUTH 00°16'48" EAST 1311.22 FEET TO THE POINT OF BEGINNING. (EXCEPTED PARCEL 1 AKA I-95)

EXCEPTED PARCEL 2:

COMMENCE AT A POINT ON THE SOUTHERLY BOUNDARY OF ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1824.77 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE RUN NORTH 00°16'48" WEST 1331.93 FEET; THENCE NORTH 89°34'07" EAST 162.00 FEET; THENCE SOUTH 00°16'48" EAST 20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°34'07" EAST 710.85 FEET; THENCE SOUTH 00°25'53" EAST 55.00 FEET; THENCE SOUTH 80°06'23" WEST 152.07 FEET; THENCE SOUTH 89°34'07" WEST 561.06 FEET; THENCE NORTH 00°16'48" WEST 80 FEET TO THE POINT OF BEGINNING; TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR, AND VIEW BETWEEN THE REMAINING PROPERTY OF THE GRANTORS NAMED IN ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 246, PAGE 2373, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ANY

FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

(B) THAT PART OF:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS:

EXCEPTED PARCEL 3

COMMENCE AT A POINT ON THE SOUTH BOUNDARY OF THE ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1824.77 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE RUN NORTH 00°16'48" WEST 1331.93 FEET; THENCE NORTH 89°34'07" EAST 872.79 FEET; THENCE SOUTH 00°25'53" EAST 20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°34'07" EAST 911.97 FEET TO A POINT ON THE WEST BOUNDARY OF JENKINS ROAD; THENCE SOUTH 00°16'37" EAST 30 FEET; THENCE SOUTH 89°34'07" WEST 761.89 FEET; THENCE SOUTH 80°06'23" WEST 152.07 FEET; THENCE NORTH 00°25'53" WEST 55.00 FEET TO THE POINT OF BEGINNING.

(C) THE NORTH 353.45 FEET OF THE SOUTH 395.95 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

(D) THE EAST 46 FEET FOR JENKINS ROAD RIGHT-OF-WAY.

(E) RIGHT-OF-WAY FOR DRAINAGE CANALS.

PARCEL 3: (2197 JENKINS ROAD)

THE NORTH 353.45 FEET OF THE SOUTH 395.95 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 46 FEET FOR JENKINS ROAD RIGHT-OF-WAY.

PARCEL 4: (ADDRESS TBD)

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF I-95, OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 5: (6133 TEDDER ROAD)

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST

1/4 OF THE NORTHEAST 1/4, LESS THE NORTH 40.5 FEET THEREOF, ALL LOCATED IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

PARCEL 6: (ADDRESS TBD)

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS ROAD RIGHTS-OF-WAY AND DRAINAGE CANALS. ALSO LESS A TRIANGULAR PARCEL IN THE NORTHEAST CORNER BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE EAST LINE 15 FEET; THENCE RUN NORTHWESTERLY TO THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTH 1/2 TO A POINT 15 FEET WEST OF THE POINT OF BEGINNING; THENCE RUN EAST 15 FEET TO THE POINT OF BEGINNING.

PARCEL 7: (2191 JENKINS ROAD)

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. EXCEPTING, HOWEVER, RIGHTS OF WAY FOR DRAINAGE CANALS AND PUBLIC ROADS.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4166962 OR BOOK 3844 PAGE 85, Recorded 03/08/2016 at 01:12 PM
Doc Tax: $4480.00

44.80
4480.00

Prepared by and return to:
Daniel L. DeCubellis
Carlton Fields Jorden Burt, P.A.
Post Office Box 1171
Orlando, Florida 32802-1171

PARCEL ID# 2313-431-0000-000
2313-441-0000-000
2313-441-0040-000
2313-434-0001-000
2324-112-0000-000
2324-124-0002-000
2313-443-0000-000

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed effective the 3rd day of March, 2016, by **CAPSTONE RESDEV, LLC, a Delaware limited liability company**, with an address of 249 Fifth Avenue, Pittsburgh, Pennsylvania 15222 (hereinafter referred to as "Grantor"), to **SPEC FT PIERCE, LLC, a Florida limited liability company**, with an address of 3002 St. Lucie Blvd., Fort Pierce, Florida 34946 (hereinafter referred to as "Grantee"):

Subject to the limitations described herein, Grantor grants and conveys ownership of the property (the "Property") described below to Grantee, to have and to hold the Property in fee simple forever, along with all of its rights and appurtenances, including any right, title, and interest of Grantor in adjacent streets, alleys, and rights-of-way.

The Property consists of the land, together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, in **St. Lucie County**, State of Florida. The legal description of the Property is:

See **Exhibit "A"** attached hereto and made a part hereof.

This Special Warranty Deed was made for and in consideration of the sum of $10.00 and other good and valuable consideration paid to the undersigned by Grantee.

Grantor covenants with Grantee that Grantor specially warrants title to the Property conveyed here, and that Grantor will forever warrant and defend title to the Property for Grantee and Grantee's heirs and personal representatives and assigns, from and against the claims and demands of Grantor and all persons claiming by, through, or under Grantor, but not against the claims of any others.

The conveyance of the Property is made subject to the following exceptions, reservations or restrictions: Taxes and assessments for the year 2016 and subsequent years, all easements, reservations, exceptions, encumbrances and restrictions of record, but any reference in this Special Warranty Deed to any easement, reservation, exception, encumbrance or restriction shall not serve to or be deemed to reimpose or reinstate any such easement, reservation, exception, encumbrance or restriction unless such reinstatement or reimposition is specifically set forth in this Special Warranty Deed.

The covenants made in this deed are legally binding on Grantor and all who lawfully succeed to Grantor's rights and responsibilities. These covenants can be enforced by Grantee and all future owners of the Property.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Witness
Print Name: Hema Rodriguez

Witness
Print Name: Lexie A. Isaac

CAPSTONE RESDEV, LLC, a Delaware limited liability company

By: **LAND HOLDING, LLC,** a Delaware limited liability company, as sole Managing Member

By: John R. Gassie
Name: JOHN R. GASSIE
Its: Vice President

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 15th day of March, 2016, by JOHN R. GASSIE, as Vice President of LAND HOLDING, LLC, a Delaware limited liability company, the sole Managing Member of CAPSTONE RESDEV, LLC, a Delaware limited liability company, on behalf of the company, who [X] is personally known to me or [ ] has produced _____ as identification.

(SEAL)

LEXIE ISAAC
MY COMMISSION # EE 858897
EXPIRES: April 14, 2017
Bonded Thru Notary Public Underwriters

(Signature of Notary Public-State of Florida)

(Name of Notary Typed, Printed, or Stamped)

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein below is situated in the County of St. Lucie, State of Florida, and is described as follows:

PARCELS 1 AND 2:

THE E (1/2) OF THE SE (1/4) OF THE SE (1/4) AND THE NE (1/4) OF THE SW (1/4) OF THE SE (1/4) AND THE NW (1/4) OF THE SE (1/4) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

(A) THAT PART OF:

THE NE (1/4) OF THE SW (1/4) OF THE SE (1/4) AND THE NW (1/4) OF THE SE (1/4) OF THE SE (1/4) OF THE SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS:

(1) BEGIN AT A POINT ON THE SOUTH BOUNDARY OF ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1662.77 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE CONTINUE SOUTH 89°19'14" WEST 324.01 FEET, THENCE NORTH 0°05'08" WEST 1.40 FEET, THENCE NORTH 00°16'48" WEST 1311.22 FEET TO A POINT ON THE SOUTH BOUNDARY OF GRAHAM ROAD, THENCE NORTH 89°34'07" EAST 324.00 FEET, THENCE SOUTH 00°16'48" EAST 1311.22 FEET TO THE POINT OF BEGINNING.

(2) COMMENCE AT A POINT ON THE SOUTHERLY BOUNDARY OF ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1824.77 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE RUN NORTH 00°16'48" WEST 1331.93 FEET, THENCE NORTH 89°34'07" EAST 162.00 FEET, THENCE SOUTH 00°16'48" EAST 20 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°34'07" EAST 710.85 FEET, THENCE SOUTH 00°25'53" EAST 55.00 FEET, THENCE SOUTH 80°06'23" WEST 152.07 FEET, THENCE SOUTH 89°34'07" WEST 561.06 FEET, THENCE NORTH 00°16'48" WEST 80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR, AND VIEW BETWEEN THE REMAINING PROPERTY OF THE GRANTORS NAMED IN DEED FILED IN OFFICIAL RECORD BOOK 2096 PAGE 908 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

(B) THAT PART OF:

THE NW (1/4) OF THE SE (1/4) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH RANGE 39 EAST, LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTH BOUNDARY OF ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1824.77 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE RUN NORTH 00°16'48" WEST 1331.93 FEET, THENCE NORTH 89°34'07" EAST 872.79 FEET, THENCE SOUTH 00°25'53" EAST 20 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°34'07" EAST 911.97 FEET TO A POINT ON THE WEST BOUNDARY OF JENKINS ROAD, THENCE SOUTH 00°16'37" EAST 30 FEET, THENCE SOUTH 89°34'07" WEST 761.89 FEET, THENCE SOUTH 80°06'23" WEST 152.07 FEET, THENCE NORTH 00°25'53" WEST 55.00 FEET TO THE POINT OF BEGINNING.

(C) THE NORTH 353.45 FEET OF THE SOUTH 395.95 FEET OF THE E (1/2) OF THE SE (1/4) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

(D) THE EAST 46 FEET FOR JENKINS ROAD RIGHT-OF-WAY.

(E) RIGHT-OF-WAY FOR DRAINAGE CANALS.

PARCEL 3:

THE NORTH 353.45 FEET OF THE SOUTH 395.95 FEET OF THE EAST ONE-HALF ((1/2)) OF THE SOUTHEAST QUARTER (SE (1/4)) OF THE SOUTHEAST QUARTER (SE (1/4)) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 46 FEET FOR JENKINS ROAD RIGHT-OF-WAY.

PARCEL 4:

THAT PART OF THE SE (1/4) OF THE SW (1/4) OF THE SE (1/4) LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF 1-95, OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 5:

THE NORTH (1/2) OF THE NORTHWEST (1/4) OF THE NORTHEAST (1/4) OF THE NORTHEAST (1/4) AND THE EAST (1/2) OF THE NORTHEAST (1/4) OF THE NORTHWEST (1/4) OF THE NORTHEAST (1/4), LESS THE NORTH 40.5 FEET THEREOF, ALL LOCATED IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAYS FOR PUBLIC ROAD AND CANALS.

PARCEL 6:

THE NORTH (1/2) OF THE NORTH (1/2) OF THE SOUTHEAST (1/4) OF THE NORTHWEST (1/4) OF THE NORTHEAST (1/4) OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS ROAD RIGHTS-OF-WAY AND DRAINAGE CANALS. ALSO LESS A TRIANGULAR PARCEL IN THE NORTHEAST CORNER BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTH (1/2) OF THE NORTH (1/2) OF THE SOUTHEAST (1/4) OF THE NORTHWEST (1/4) OF THE NORTHEAST (1/4) OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE EAST LINE 15 FEET; THENCE RUN NORTHEASTERLY TO THE NORTH LINE OF SAID NORTH (1/2) OF THE NORTH (1/2) TO A POINT 15 FEET WEST OF THE POINT OF BEGINNING; THENCE RUN EAST 15 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

THE SW (1/4) OF THE SE (1/4) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. EXCEPTING, HOWEVER, RIGHTS OF WAY FOR DRAINAGE CANALS AND PUBLIC ROADS.

Structured Rea-Ft. Pierce, LLC
2025 N Third Street, Suite 200
Phoenix, AZ 85004

AGENT CONSENT FORM

Project Name: Camping World

Parcel ID: 2313-431-0000-000-1, 2313-434-0001-000-7, 2313-443-0000-000-8, 2313-444-0040-000-3 and 2313-441-0000-000-2

BEFORE ME THIS DAY PERSONALLY APPEARED Stephen Doyle, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 30th day of November, 2018, by Stephen Doyle (Name of Person Acknowledging) who is personally known to me or who has produced drivers license (type of identification) as identification and who did (did not) take an oath.

Kaitlin S. Woods
Notary Signature

Kaitlin S. Woods
Printed Name of Notary

(Notary Seal)
KAITLIN S WOODS
Notary ID # 129266514
My Commission Expires
January 14, 2021

January 14, 2021
My commission expires

Stephen Doyle
Owner's Signature

Stephen Doyle
Owner's Name

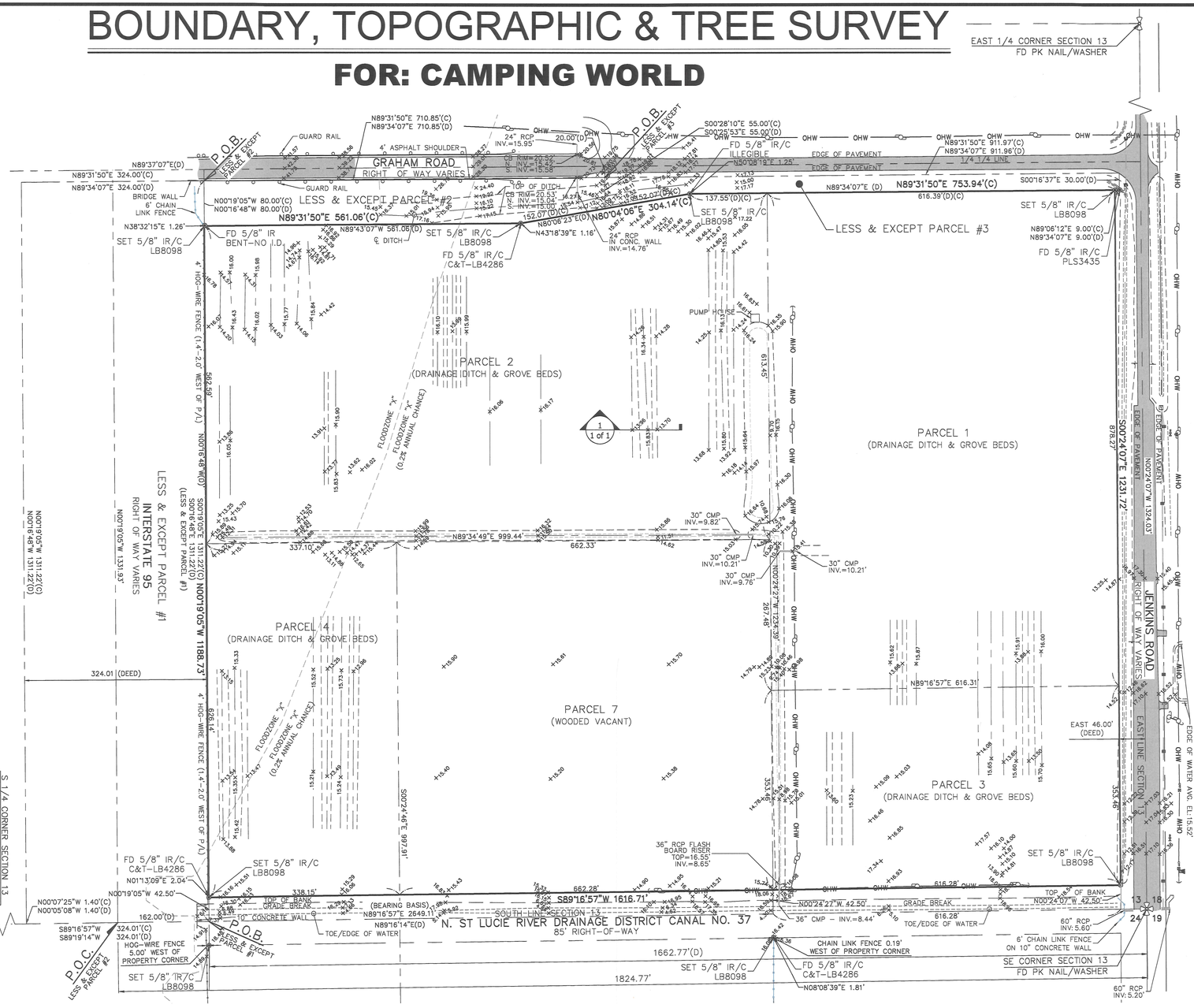
171 N Aberdeen St, Suite 400
Street Address

Chicago, Illinois 60607
City, State, Zip

847-951-8974 / steved@structuredrea.com
Telephone / Email

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR: CAMPING WORLD





MARTIN COUNTY, FLORIDA

VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2:

THE E (1/2) OF THE SE (1/4) OF THE SE (1/4) AND THE NE (1/4) OF THE SW (1/4) OF THE SE (1/4) AND THE NW (1/4) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

(A) THAT PART OF:

THE NE (1/4) OF THE SW (1/4) OF THE SE (1/4) AND THE NW (1/4) OF THE SE (1/4) OF THE SE (1/4) OF THE SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS:

LESS & EXCEPT PARCEL 1:

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1662.77 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE CONTINUE SOUTH 89°19'14" WEST 324.01 FEET, THENCE NORTH 0°05'08" WEST 1.40 FEET, THENCE NORTH 00°16'48" WEST 1311.22 FEET TO A POINT ON THE SOUTH BOUNDARY OF GRAHAM ROAD, THENCE NORTH 89°34'07" EAST 324.00 FEET, THENCE SOUTH 00°16'48" EAST 1311.22 FEET TO THE PONT OF BEGINNING. (LESS & EXCEPT PARCEL 1 AKA I-95)

LESS & EXCEPT PARCEL 2:

COMMENCE AT A POINT ON THE SOUTHERLY BOUNDARY OF ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1824.77 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE RUN NORTH 00°16'48" WEST 1331.93 FEET, THENCE NORTH 89°34'07" EAST 162.00 FEET, THENCE SOUTH 00°16'48" EAST 20 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°34'07" EAST 710.85 FEET, THENCE SOUTH 00°25'53" EAST 55.00 FEET, THENCE SOUTH 80°06'23" WEST 152.07 FEET, THENCE SOUTH 89°34'07" WEST 561.06 FEET, THENCE NORTH 00°16'48" WEST 80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR, AND VIEW BETWEEN THE REMAINING PROPERTY OF THE GRANTORS NAMED IN DEED FILED IN OFFICIAL RECORD BOOK 2096 PAGE 908 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

THAT PART OF:

LESS & EXCEPT PARCEL 3:

THE NW (1/4) OF THE SE (1/4) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH RANGE 39 EAST, LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTH BOUNDARY OF ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1824.77 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE RUN NORTH 00°16'48" WEST 1331.93 FEET, THENCE NORTH 89°34'07" EAST 872.79 FEET, THENCE SOUTH 00°25'53" EAST 20 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°34'07" EAST 911.97 FEET TO A POINT ON THE WEST BOUNDARY OF JENKINS ROAD, THENCE SOUTH 00°16'37" EAST 30 FEET, THENCE SOUTH 89°34'07" WEST 761.89 FEET, THENCE SOUTH 80°06'23" WEST 152.07 FEET, THENCE NORTH 00°25'23" WEST 55.00 FEET TO THE POINT OF BEGINNING.

THE NORTH 353.45 FEET OF THE SOUTH 395.95 FEET OF THE E (1/2) OF THE SE (1/4) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

THE EAST 46 FEET FOR JENKINS ROAD RIGHT-OF-WAY.

RIGHT-OF-WAY FOR DRAINAGE CANALS.

PARCEL 3:

THE NORTH 353.45 FEET OF THE SOUTH 395.95 FEET OF THE EAST ONE-HALF ((1/2)) OF THE SOUTHEAST QUARTER (SE (1/4)) OF THE SOUTHEAST QUARTER (SE (1/4)) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 46 FEET FOR JENKINS ROAD RIGHT-OF-WAY.

PARCEL 4:

THAT PART OF THE SE (1/4) OF THE SW (1/4) OF THE SE (1/4) LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF I-95, OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 7:

THE SW (1/4) OF THE SE (1/4) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. EXCEPTING, HOWEVER, RIGHTS OF WAY FOR DRAINAGE CANALS AND PUBLIC ROADS.

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR, AND WILL MAKE THIS SURVEY INVALID.
2. PARCEL CONTAINS 45.00 ACRES, MORE OR LESS.
3. THE EXPECTED USE OF THIS SURVEY AND MAP IS COMMERCIAL.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY THE CLIENTS AND/OR THEIR AGENTS. 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. A FORMAL TITLE COMMITMENT HAS NOT BEEN PROVIDED.
5. NOT ALL IMPROVEMENTS WERE LOCATED, INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, AS PART OF THIS SURVEY.
6. THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE DESIGNATION "X" (WITH A 0.2% ANNUAL CHANCE FOR FLOOD) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12111C0167J, SAINT LUCIE COUNTY, FLORIDA, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), EFFECTIVE DATE FEBRUARY 16, 2012.
7. THE LAST DATE OF FIELD WORK WAS JUNE 15, 2018.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS, IF SHOWN HEREON, ARE BASED UPON NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE PROJECTION PER THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
11. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
12. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
13. FOR CLARITY PURPOSES, THERE IS ADDITIONAL TOPOGRAPHIC INFORMATION NOT SHOWN AS A PART OF THIS SURVEY. REFER TO CAD FILE FOR THE ADDITIONAL TOPOGRAPHIC INFORMATION

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE: 6-19-2018

LEGEND

(P)	PLAT DATA	INFO.	INFORMATION
(C)	CALCULATED FROM FIELD MEASUREMENTS	TOB	TOP OF BANK
(D)	DEED OR DESCRIPTION	OHW	OVERHEAD UTILITY WIRES
(M)	MEASURED DIMENSION		WOOD UTILITY POLE
(R)	RECORD DATA	N	NORTHING (OR NORTH)
P.O.C.	POINT OF COMMENCEMENT	E	EASTING (OR EAST)
P.O.B.	POINT OF BEGINNING		DRAINAGE STRUCTURE (CURB INLET)
LB	LICENSED BUSINESS		
PRM	PERMANENT REFERENCE MONUMENT		DRAINAGE STRUCTURE (CATCH BASIN)
IR/C	5/8" IRON ROD & CAP		
CM	CONCRETE MONUMENT		
CCR	CERTIFIED CORNER RECORD	+6.93	SPOT ELEVATION
FD / FND	FOUND		BENCHMARK
IR	IRON ROD		
MAG/D	MAG NAIL & DISC		GUY ANCHOR
ID	IDENTIFICATION		PROPERTY LINE
ORB.	OFFICIAL RECORDS BOOK		BASELINE
PB.	PLAT BOOK	No.	NUMBER
PG.	PAGE	TYP	TYPICAL
Δ	CENTRAL ANGLE	NAVD	NORTH AMERICAN VERTICAL DATUM
R	RADIUS	NGVD	NATIONAL GEODETIC VERTICAL DATUM
L	ARC LENGTH	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

N.S.L.R.W.C.D.	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
EL	ELEVATION
	SECTION CORNER
	SECTION 1/4 CORNER
⊕	(PCP) PERMANENT CONTROL POINT
o	PROPERTY CORNER (AS DESCRIBED)
P/K	PARKER KALON
CB	CATCH BASIN
R/W	RIGHT-OF WAY
U.E.	UTILITY EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT
P.G.E.	DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
L.S.E.	LANDSCAPE EASEMENT
℄	CENTERLINE

FURROW LINE LEGEND

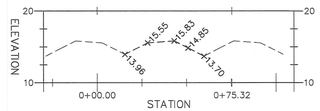
CENTER OF SWALE
FURROW GRADE BREAK
CENTER TOP OF FURROW
FURROW GRADE BREAK
CENTER OF SWALE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

FURROW SECTION – SECTION 1



DATE	REVISION COMMENTS
6/14/18	ADDED REQUESTED INFORMATION - SPT
5/30/18	ADDED TREE LOCATIONS - SPT
4/30/18	REVISED PER COUNTY COMMENTS - SPT
4/3/18	ADDED TREES - SPT
3/13/18	ADDED PARCEL ACREAGE - SPT

SPT — DRAWN BY
MTO — CHECKED BY
16-342 BNDY_2018 — FILENAME
SHEET 1 — LAYOUT
AS SHOWN — SCALE
FEBRUARY 27, 2018 — DATE

ROUTE TOPOGRAPHIC & TREE SURVEY
FOR: CAMPING WORLD
LANDS LYING IN SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST
ST. LUCIE COUNTY, FLORIDA

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
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L.B. CERTIFICATE OF AUTHORIZATION 8098

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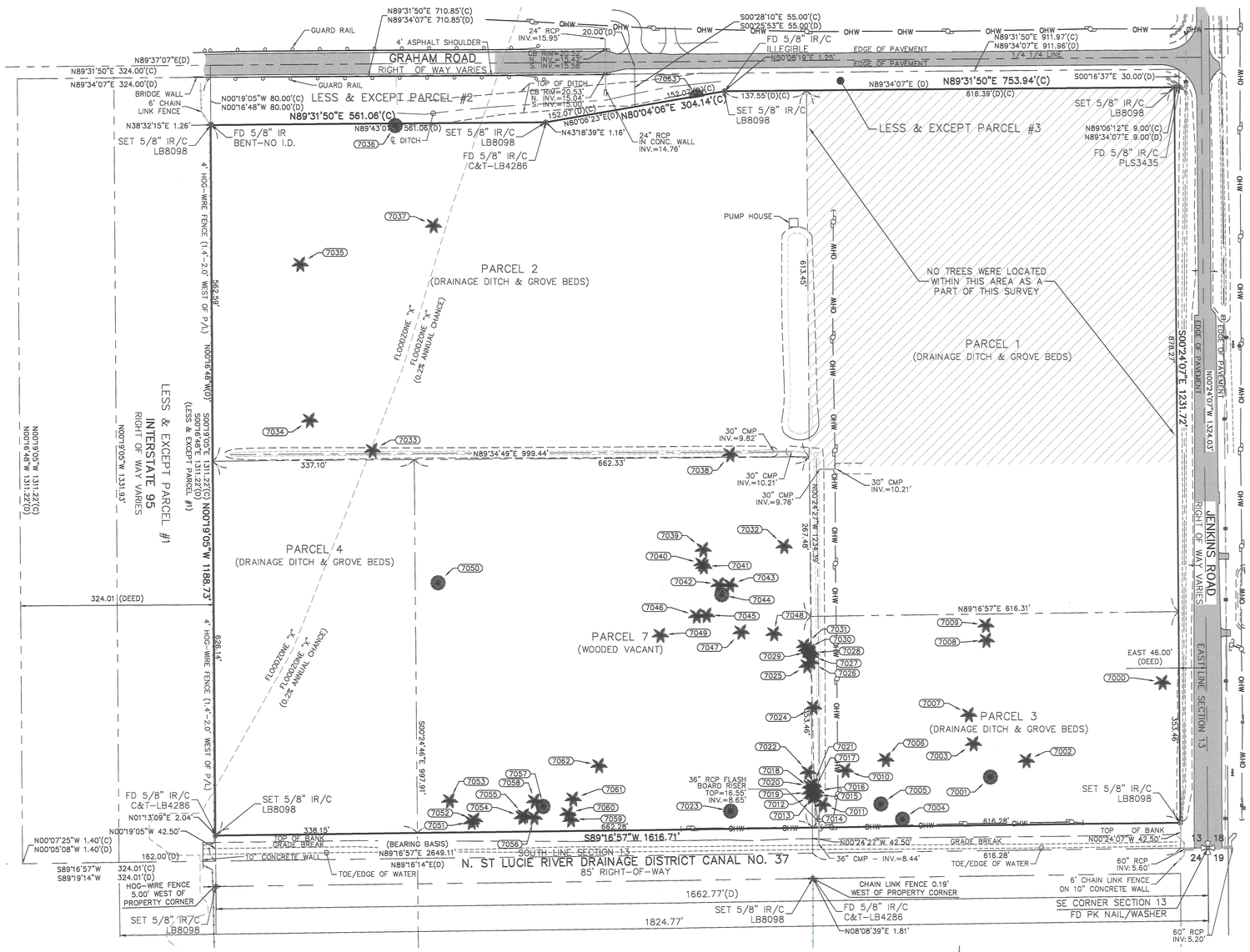
S-16-342

1 OF 2

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BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR: CAMPING WORLD



LEGEND

(P)	PLAT DATA
(C)	CALCULATED FROM FIELD MEASUREMENTS
(D)	DEED OR DESCRIPTION
(M)	MEASURED DIMENSION
(R)	RECORD DATA
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
LB	LICENSED BUSINESS
PRM	PERMANENT REFERENCE MONUMENT
IR/C	5/8" IRON ROD & CAP
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CCR	CERTIFIED CORNER RECORD
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PG.	PAGE
Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
INFO.	INFORMATION
TOB	TOP OF BANK
OHW	OVERHEAD UTILITY WIRES
	WOOD UTILITY POLE
N	NORTHING (OR NORTH)
E	EASTING (OR EAST)
	DRAINAGE STRUCTURE (CURB INLET)
	DRAINAGE STRUCTURE (CATCH BASIN)
+6.53	SPOT ELEVATION
	BENCHMARK
	GUY ANCHOR
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No.	NUMBER
TYP	TYPICAL
NAVD	NORTH AMERICAN VERTICAL DATUM
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N.S.L.R.W.C.D.	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
EL	ELEVATION
	SECTION CORNER
	SECTION 1/4 CORNER
	(PCP) PERMANENT CONTROL POINT
o	PROPERTY CORNER (AS DESCRIBED)
P/K	PARKER KALON
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D.E.	DRAINAGE EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
L.S.E.	LANDSCAPE EASEMENT
℄	CENTERLINE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

TREE SCHEDULE

#	TREE	DBH (Inches)	CLEAR TRUNK HEIGHT	NORTHING	EASTING
7000	CABBAGE PALM	–	10'+	1124647.79	856322.28
7001	LAUREL OAK	24	–	1124489.05	856034.06
7002	CABBAGE PALM	–	10'+	1124517.18	856094.35
7003	CABBAGE PALM	–	10'+	1124545.30	856005.54
7004	LAUREL OAK	15	–	1124418.67	855886.52
7005	LAUREL OAK	21	–	1124443.98	855850.26
7006	CABBAGE PALM	–	10'+	1124519.05	855858.52
7007	CABBAGE PALM	–	10'+	1124593.75	855997.76
7008	CABBAGE PALM	–	10'+	1124718.50	856027.41
7009	CABBAGE PALM	–	10'+	1124743.69	856026.72
7010	CABBAGE PALM	–	10'+	1124501.05	855790.97
7011	CABBAGE PALM	–	10'+	1124443.87	855753.22
7012	CABBAGE PALM	–	10'+	1124456.97	855734.18
7013	CABBAGE PALM	–	10'+	1124458.81	855736.93
7014	CABBAGE PALM	–	10'+	1124460.82	855737.16
7015	CABBAGE PALM	–	10'+	1124460.97	855739.27
7016	CABBAGE PALM	–	10'+	1124465.83	855741.10
7017	CABBAGE PALM	–	10'+	1124467.61	855738.59
7018	CABBAGE PALM	–	10'+	1124467.63	855735.72
7019	CABBAGE PALM	–	10'+	1124464.18	855731.20
7020	CABBAGE PALM	–	10'+	1124474.44	855732.00
7021	CABBAGE PALM	–	10'+	1124476.35	855737.06
7022	CABBAGE PALM	–	10'+	1124498.24	855728.39
7023	LAUREL OAK	36	–	1124432.64	855598.31
7024	CABBAGE PALM	–	10'+	1124606.50	855737.71
7025	CABBAGE PALM	–	10'+	1124676.38	855726.79
7026	CABBAGE PALM	–	10'+	1124682.07	855733.41
7027	CABBAGE PALM	–	10'+	1124693.03	855732.80
7028	CABBAGE PALM	–	10'+	1124697.12	855733.44
7029	CABBAGE PALM	–	10'+	1124699.91	855731.16
7030	CABBAGE PALM	–	10'+	1124703.60	855725.45
7031	CABBAGE PALM	–	10'+	1124709.52	855722.53
7032	CABBAGE PALM	–	10'+	1124876.45	855688.63
7033	CABBAGE PALM	–	10'+	1125036.73	854998.98
7034	CABBAGE PALM	–	10'+	1125087.17	854893.65
7035	CABBAGE PALM	–	10'+	1125348.37	854877.89
7036	LAUREL OAK	15	–	1125579.96	855037.47
7037	CABBAGE PALM	–	10'+	1125413.26	855101.33
7038	CABBAGE PALM	–	10'+	1125030.21	855598.35
7039	CABBAGE PALM	–	10'+	1124871.05	855553.00
7040	CABBAGE PALM	–	10'+	1124846.95	855550.98
7041	CABBAGE PALM	–	10'+	1124842.31	855553.87
7042	CABBAGE PALM	–	10'+	1124812.12	855579.45
7043	CABBAGE PALM	–	10'+	1124811.77	855597.93
7044	LAUREL OAK	16	–	1124794.98	855584.20
7045	CABBAGE PALM	–	10'+	1124761.31	855558.58
7046	CABBAGE PALM	–	10'+	1124760.08	855541.91
7047	CABBAGE PALM	–	10'+	1124732.88	855616.57
7048	CABBAGE PALM	–	10'+	1124729.96	855671.58
7049	CABBAGE PALM	–	10'+	1124727.75	855481.03
7050	LAUREL OAK	18	–	1124814.57	855108.58
7051	CABBAGE PALM	–	10'+	1124415.16	855164.11
7052	CABBAGE PALM	–	10'+	1124418.67	855169.10
7053	CABBAGE PALM	–	10'+	1124450.91	855127.39
7054	CABBAGE PALM	–	10'+	1124423.74	855249.02
7055	CABBAGE PALM	–	10'+	1124425.76	855252.22
7056	CABBAGE PALM	–	10'+	1124422.80	855269.09
7057	LAUREL OAK	18	–	1124440.76	855284.09
7058	CABBAGE PALM	–	10'+	1124450.30	855269.73
7059	CABBAGE PALM	–	10'+	1124419.12	855330.69
7060	CABBAGE PALM	–	10'+	1124429.35	855325.74
7061	CABBAGE PALM	–	10'+	1124453.68	855334.41
7062	CABBAGE PALM	–	10'+	1124509.52	855378.04
7063	LAUREL OAK	34	–	1125629.38	855542.37

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DRAWN BY	SIPT
CHECKED BY	MTO
FILENAME	16-342 BNDY_2018
LAYOUT	SHEET 1
SCALE	AS SHOWN
DATE	FEBRUARY 27, 2018

DATE	REVISION COMMENTS
5/30/18	ADDED TREE LOCATIONS - SIPT
4/30/18	REVISED PER COUNTY COMMENTS - SIPT
4/10/18	ADDED SURVEYOR - SIPT
3/13/18	ADDED PARCEL ACREAGE - SIPT

ROUTE TOPOGRAPHIC & TREE SURVEY

FOR: CAMPING WORLD
LANDS LYING IN SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
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S-16-342

2 OF 2

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CAMPING WORLD

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF JENKINS ROAD (A VARIABLE WIDTH RIGHT–OF–WAY) AND THE NORTHERLY RIGHT–OF–WAY LINE OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 37 (AN 85–FOOT–WIDE RIGHT–OF–WAY) SAID POINT BEING 46.00 FEET WEST OF THE EAST LINE OF SAID SECTION 13 AND 42.50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 13, THENCE SOUTH 89°16'57" WEST, ALONG SAID NORTH RIGHT–OF–WAY LINE A DISTANCE OF 1616.71 FEET TO THE EASTERLY RIGHT–OF–WAY LINE OF INTERSTATE 95 (A 324 FOOT RIGHT–OF–WAY AS SHOWN ON DOT RIGHT–OF–WAY MAP SECTION #94001–2404 PLAT BOOK 23, PAGE 19B); THENCE NORTH 00°19'05" WEST, ALONG SAID EASTERLY RIGHT–OF–WAY LINE A DISTANCE OF 1188.73 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF GRAHAM ROAD (A VARIABLE WIDTH RIGHT–OF–WAY AS SHOWN ON DOT RIGHT–OF–WAY MAP SECTION #94001–2404 PLAT BOOK 23, PAGE 19B); THENCE ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE THE FOLLOWING THREE COURSES: NORTH 89°31'50" EAST, A DISTANCE OF 561.06 FEET; THENCE NORTH 80°04'06" EAST, A DISTANCE OF 304.14 FEET; THENCE NORTH 89°31'50" EAST, A DISTANCE OF 753.94 FEET TO THE WESTERLY RIGHT–OF–WAY LINE OF SAID JENKINS ROAD; THENCE SOUTH 00°24'08" EAST, ALONG SAID WESTERLY RIGHT–OF–WAY LINE, SAID LINE BEING 46.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 13, A DISTANCE OF 1231.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 45.00 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

STRUCTURED REA – FT. PIERCE LLC, AN ARIZONA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE INSTALLATION AND MAINTENANCE OF THE LANDSCAPING WITHIN TRACT R SHALL REMAIN THE RESPONSIBILITY OF CAMPING WORLD PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS.

2. THE WATER MANAGEMENT TRACT (W.M.T.) AS SHOWN HEREON IS HEREBY DEDICATED TO CAMPING WORLD PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.ST. LUCIE COUNTY HAS THE RIGHT TO DRAIN INTO AND THROUGH THIS WATER MANAGEMENT TRACT.

3. THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING WATER, AND SEWER, AS WELL AS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

4. THE LIFT STATION EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO CAMPING WORLD PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, IT'S SUCCESSORS AND/OR ASSIGNS, AS AN EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION OF WATER AND WASTEWATER FACILITIES AND IS THE MAINTENANCE RESPONSIBILITY OF SAID OWNERS OR COMMUNITY DEVELOPMENT DISTRICT. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY (F.P.U.A.), ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES INCLUDING WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE F.P.U.A. SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE F.P.U.A.

5. TRACT 4, AS SHOWN HEREON IS HEREBY DEDICATED TO STRUCTURED REA – FORT PIERCE LLC, AN ARIZONA LIMITED LIABILITY CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, IT'S SUCCESSORS AND/OR ASSIGNS, AS ADDITIONAL RIGHT–OF–WAY FOR JENKINS ROAD AND SHALL BE CONVEYED BY DEED TO ST. LUCIE COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC AS RIGHT–OF–WAY.

6. TRACT R AS SHOWN HEREON IS HEREBY DEDICATED TO CAMPING WORLD PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AS INGRESS AND EGRESS FOR THE BENEFIT OF TRACTS 1, 2 AND 3, AND IS THE MAINTENANCE RESPONSIBILITY OF CAMPING WORLD PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

7. THE DRAINAGE EASEMENT (D.E.) AS SHOWN HEREON, IS HEREBY DEDICATED TO ST. LUCIE COUNTY FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS.

IN WITNESS WHEREOF, THE ABOVE NAMED STRUCTURED REA – FT. PIERCE LLC, AN ARIZONA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____, 20___.

STRUCTURED REA – FT. PIERCE LLC
AN ARIZONA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: _____

PRINTED NAME: _____

POSITION: _____

_____ WITNESS

_____ PRINTED NAME

_____ WITNESS

_____ PRINTED NAME

ACCEPTANCE OF DEDICATIONS

STATE OF _____
COUNTY OF _____

CAMPING WORLD PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT NOT FOR PROFIT, HEREBY JOINS IN THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ___ DAY OF _____, 2019.

_____ WITNESS

_____ PRINTED NAME

_____ WITNESS

_____ PRINTED NAME

CAMPING WORLD PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

BY: _____

PRINTED NAME: _____

[CORPORATE SEAL]

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2019, BEFORE ME APPEARED _____, _____ OF CAMPING WORLD PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE DOCUMENT ON BEHALF OF SAID FLORIDA CORPORATION, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

_____
NOTARY PUBLIC
STATE OF FLORIDA

_____
TYPED, PRINTED, OR STAMPED NAME OF
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

MORTGAGEE'S JOINDER AND CONSENT

STATE OF _____
COUNTY OF _____

CITY NATIONAL BANK OF FLORIDA, ("MORTGAGEE"), THE OWNER AND HOLDER OF THAT CERTAIN [MORTGAGE AND SECURITY AGREEMENT DATED _____ AND RECORDED _____ AT OFFICIAL RECORDS. BOOK _____, PAGE _____, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA], DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

CITY NATIONAL BANK OF FLORIDA

BY: _____
YAMIL AGUAD
SENIOR VICE PRESIDENT

[CORPORATE SEAL]

WITNESS (IF APPLICABLE)

_____

_____
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, DENNIS G. CORRICK, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN OWNERSHIP & ENCUMBRANCE SEARCH PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED _____, 2019, AND DESIGNATED AS FILE NUMBER _____ (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: STRUCTURED REA – FT. PIERCE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED EXCEPT FOR:

THAT CERTAIN MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT IN FAVOR OF CITY NATIONAL BANK OF FLORIDA, RECORDED NOVEMBER 20, 2018, AT OFFICIAL RECORDS BOOK 4205, PAGE 295, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DATED: THE _____ DAY OF _____, 2019.

BY: _____
DENNIS G. CORRICK, VICE–PRESIDENT
DEAN, MEAD, MINTON & ZWEMER
FLORIDA BAR NO. 0146390

SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2019.

_____
GREGORY S. FLEMING
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4350

PLANNING AND ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE C–3 ZONING DISTRICT, AS SET FORTH IN SECTION 22.31 OF THE CITY OF FORT PIERCE DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2019.

BY _____
REBECCA GROHALL
DIRECTOR OF PLANNING
PLANNING AND DEVELOPMENT SERVICES
ST. LUCIE COUNTY, FLORIDA

CITY ATTORNEY

IT IS HEREBY CERTIFY THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2019.

BY: _____

PRINT NAME: _____
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2019.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX
CITY CLERK

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK _____, PAGES _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF_____, 2019.

_____
JOSEPH E. SMITH
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

BY: _____

SEAL
CAMPING WORLD PROPERTY OWNERS ASSOCIATION, INC.

SEAL
CLERK OF CITY NATIONAL BANK OF FLORIDA

SEAL
CLERK OF CIRCUIT COURT



SITE MAP
NOT TO SCALE

SURVEYORS CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF CAMPING WORLD IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF FT. PIERCE AND ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____, 2019.

_____
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC.
LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987

SURVEYOR SEAL

NOTES:

1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF SECTION 13 HAVING A BEARING OF S00°24'07"E.
3. PLAT CONTAINS 45.00 ACRES, MORE OR LESS.
4. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

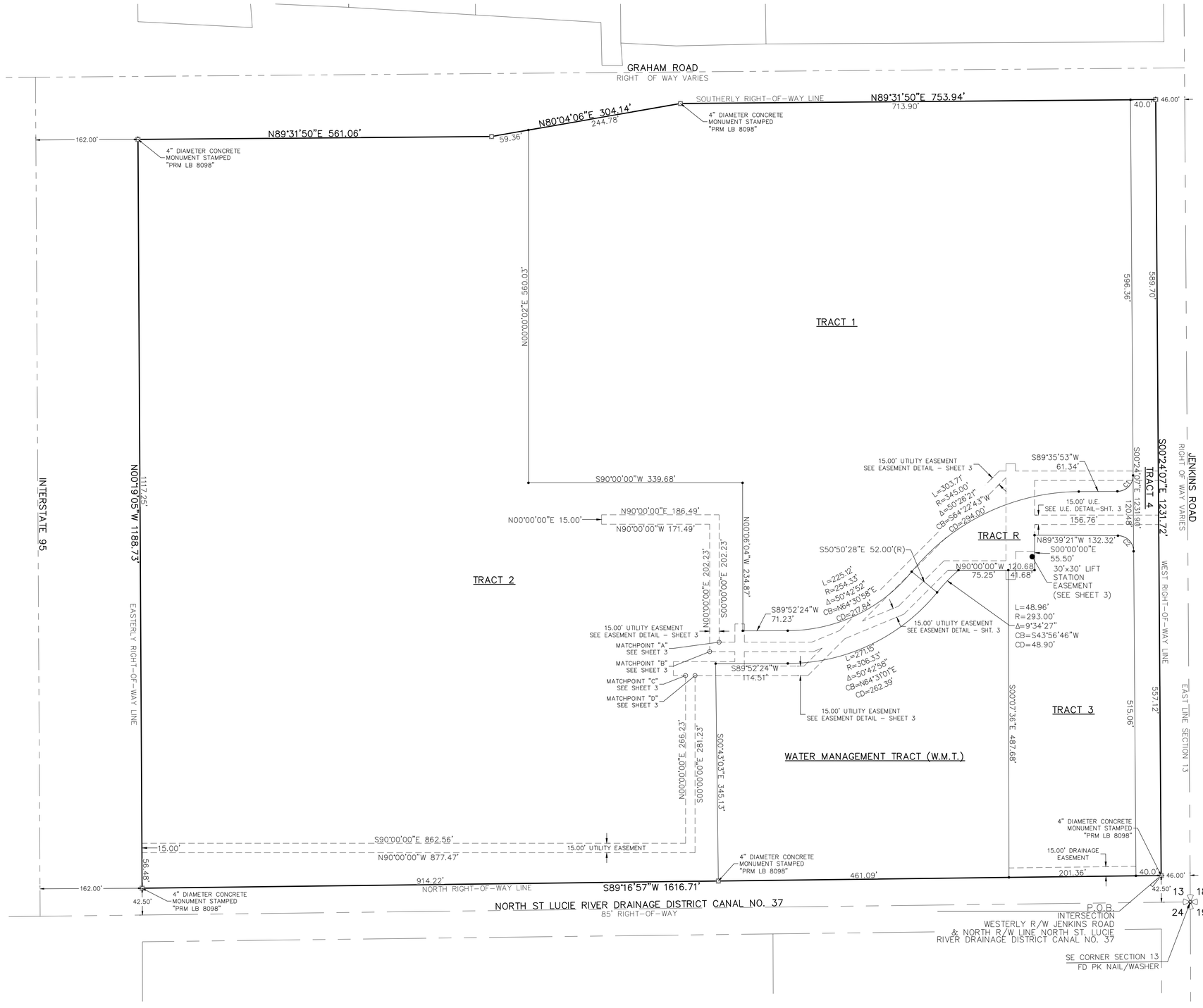
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-340-4990
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

CAMPING WORLD

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____



LEGEND

□	INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
⊙	INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED
•	INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
LS.	LAND SURVEYOR
L.B.	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
FD	FOUND
IR&C	5/8" IRON ROD & CAP
CM	CONCRETE MONUMENT
IR	IRON ROD
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
B.E.	BUFFER EASEMENT
U.E.	UTILITY EASEMENT
I.E.E.	INGRESS/EGRESS EASEMENT
REC.	RECREATION TRACT
NGS	NATIONAL GEODETIC SURVEY
L.B.T.	LANDSCAPE BUFFER TRACT
L.S.E.	LIFT STATION EASEMENT
O.S.T.	OPEN SPACE TRACT
W.M.T.	WATER MANAGEMENT TRACT
R/W	RIGHT-OF-WAY
(NR)	NON-RADIAL
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
S.P.C.	STATE PLANE COORDINATE
S.F.	SQUARE FEET
CCR	CERTIFIED CORNER RECORD
Δ/D	CURVE CENTRAL ANGLE/DELTA
R	RADIUS
L	CURVE LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE

NORTH

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

Curve Table					
Curve #	Length	Radius	Delta	Chd. Bearing	Chd. Dist.
C1	39.27	25.00	90°00'00"	N44°35'53"E	39.27'
C2	38.94	25.00	89°15'14"	N45°01'44"W	38.94'

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

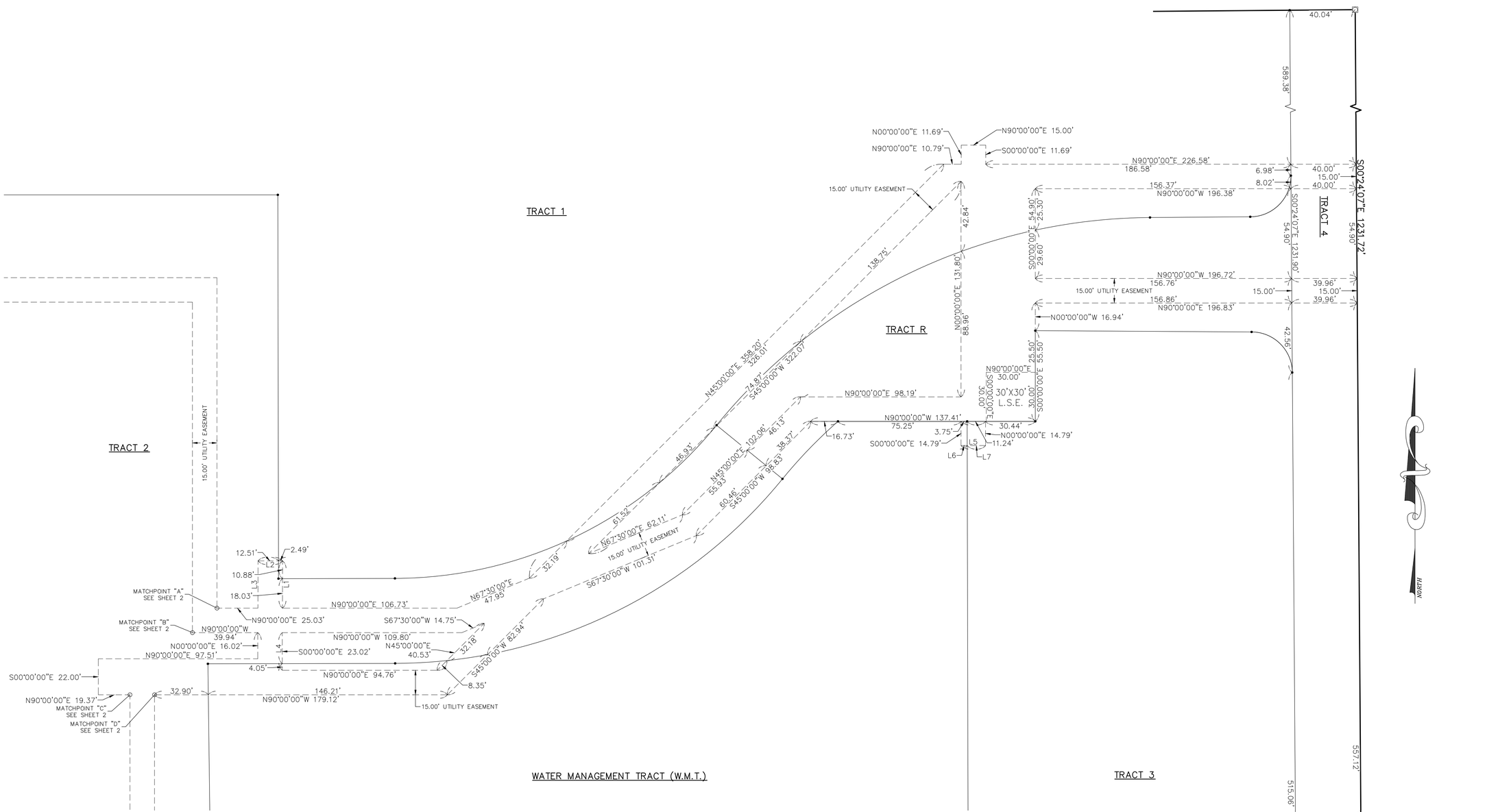
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
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CAMPING WORLD

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____



LEGEND

□	INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED	P.O.C.	POINT OF COMMENCEMENT	NGS	NATIONAL GEODETIC SURVEY
		P.O.B.	POINT OF BEGINNING	L.B.T.	LANDSCAPE BUFFER TRACT
		P.L.S.	PROFESSIONAL LAND SURVEYOR	L.S.E.	LIFT STATION EASEMENT
		P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	O.S.T.	OPEN SPACE TRACT
		LS.	LAND SURVEYOR	W.M.T.	WATER MANAGEMENT TRACT
		L.B.	LICENSED BUSINESS	R/W	RIGHT-OF-WAY
◉	INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED	P.R.M.	PERMANENT REFERENCE MONUMENT	(NR)	NON-RADIAL
		P.C.P.	PERMANENT CONTROL POINT	SEC.	SECTION
		FD	FOUND	TWP.	TOWNSHIP
		IR&C	5/8" IRON ROD & CAP	RGE.	RANGE
•	INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"	CM	CONCRETE MONUMENT	S.P.C.	STATE PLANE COORDINATE
		IR	IRON ROD	S.F.	SQUARE FEET
		O.R.B.	OFFICIAL RECORDS BOOK	CCR	CERTIFIED CORNER RECORD
		P.B.	PLAT BOOK	Δ/D	CURVE CENTRAL ANGLE/DELTA
		PG.	PAGE	R	RADIUS
		B.E.	BUFFER EASEMENT	L	CURVE LENGTH
		U.E.	UTILITY EASEMENT	CB	CHORD BEARING
		I.E.E.	INGRESS/EGRESS EASEMENT	CD	CHORD DISTANCE
		REC.	RECREATION TRACT		

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Parcel Line Table		
Line #	Direction	Length
L1	S0°08'49"W	28.91
L2	S89°59'35"E	15.00
L3	N0°08'49"E	28.91
L4	N0°00'00"E	18.97
L5	N90°00'00"E	15.00
L6	N90°00'00"E	3.78
L7	N90°00'00"E	11.22

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ✪ SURVEYORS ✪ ENVIRONMENTAL

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772-340-4990
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

4" DIAMETER CONCRETE MONUMENT STAMPED "PRM LB 8098"

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Brandon Creagan, Planner

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

Re : Camping World Final Plat – Jenkins Road
TRC No. 17-09000002

Date : February 28, 2019

RECEIVED
FEB 28 2019
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 February 27, 2019:

- [x] Final Plat
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend approval
- [ ] Do not recommend approval

- [x] Final Plat
- [ ] 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.

- [x] See attached for engineering advisory comment

Q:\ENGINEERING\Site Development Projects\C\Camping World\Plat\Submittal No. 3 - 022719\Final Plat Approval - 022819.docx

ENGINEERING ADVISORY COMMENTS:

1. The applicant shall submit two (2) sets of executed mylars for appropriate signatures.

JRA/TST/tst

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

NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

February 28, 2019

Tracy Telle, Assistant City Engineer
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

RE: **CAMPING WORLD PLAT – Final Review** NS Project 18-063

Dear Ms. Telle:

My previous plat review comments have been successfully addressed by the applicant's surveyor.
The field PRM inspection was successfully completed on 0227/19.
I have no further comments at this time.

Sincerely,

Gregory S. Fleming
For: NorthStar Geomatics Inc.
Florida Surveyor and Mapper No. 4350

P.O. Box 2371, Stuart, Florida, 34995 Phone 772-781-6400 Fax 772-781-6462

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
FEB 13 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Camping World Final Plat – Jenkins Road
TRC No. 17-09000002

DATE : February 13, 2019

This is to advise you that we have completed the review of the following documents as received by this office on January 24, 2019:

- [x] Final Plat
- [ ] 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 approval
- [x] Do not recommend approval

- [x] Final Plat
- [ ] 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.

- [x] See attached for engineering comments

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

ENGINEERING COMMENTS:

1. A Permanent Reference Monument inspection must be completed prior to the City's final approval. The applicant shall coordinate a field inspection with Greg Fleming of Northstar Geomatics once all PRM's are set.
2. Address the attached comments generated by Northstar Geomatics.

JRA/TST/tst

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

NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

February 12, 2019

Tracy Telle, Assistant City Engineer
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

RE: **CAMPING WORLD PLAT -- Review #2** NS Project 18-063

Dear Ms. Telle:

I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1 and City of Fort Pierce Subdivision requirements as provided to me by the City. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, surveyor's opinion of plat boundary or mathematical calculations or acreages.

1. The owner of the plat per the title certificate is not the same entity that is signing the dedication.
2. Specific language for Cable TV must be included in the utility easement dedication.
3. PRM's must be placed and verified by reviewing surveyor prior to approval by City Commission. Platting surveyor or designee must be present at inspection. Please notify reviewing surveyor to schedule PRM inspection.

Sincerely,

Gregory S. Fleming
For: NorthStar Geomatics Inc.
Florida Surveyor and Mapper No. 4350

P.O. Box 2371, Stuart, Florida, 34995 Phone 772-781-6400 Fax 772-781-6462

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Camping World Final Plat – Jenkins Road
TRC No. 17-09000002

DATE : December 20, 2018

This is to advise you that we have completed the review of the following documents as received by this office on December 7, 2018:

- [x] Final Plat
- [ ] 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 approval
- [x] Do not recommend approval

- [x] Final Plat
- [ ] 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.

- [x] See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\C\Camping World\Plat\Submittal No. 1 - 121018\Final Plat Comments - 121118.docx

ENGINEERING COMMENTS:

1. The survey shall be updated to include the total acreage of the property surveyed.
2. The following information and/or revisions shall be addressed on the plat:

   Sheet 1 of 3:

   a. Revise the legal description to describe the overall parcel as the current legal is based on descriptions from the existing parcel boundaries known as Parcel 1, Parcel 2, Parcel 3, Parcel 4, and Parcel 7. These parcels are not identified on the submitted plat.
   b. Line Item Number 1, under the Dedication, shall be revised to read Tract R as opposed to the noted "Road Right-of-Way".
   c. Revise all year notations from 2018 to 2019.
   d. Under the City Commission Certificate eliminate "This plat has been reviewed for conformity to Chapter 177.011-177.051 Florida Statutes by a Professional Surveyor and Mapper employed by or under contract with the City of Fort Pierce".

   Sheet 2 of 3:

   a. Revise the Water Management Tract from being identified as Tract 1 to being recognized as "W.M.T." to coincide with the dedication notation of this parcel as noted on Sheet 1 of 3.
   b. Sheet 1 of 3, Line item 4 under the Dedications, references a Lift Station Easement yet I was unable to locate this easement on the plat; please update the plat accordingly.
3. Address any comments from the City's reviewing surveyor, NorthStar Geomatics, which are scheduled to be received on December 21, 2018.

JRA/TST/tst

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

NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

December 21, 2018

Tracy Telle, Assistant City Engineer
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

RE: **CAMPING WORLD PLAT -- Review #1** NS Project 18-063

Dear Ms. Telle:

I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1 and City of Fort Pierce Subdivision requirements as provided to me by the City. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, surveyor's opinion of plat boundary or mathematical calculations or acreages.

1. PRM's must be placed and verified by reviewing surveyor prior to approval by City Commission. Platting surveyor or designee must be present at inspection. Please notify reviewing surveyor to schedule PRM inspection.
2. A written response to each item in this review is required with plat re-submittal.
3. Company Name and LB# required in Surveyor Signature information.
4. FS Chap 177 requires black permanent ink. Site Map is shown in color?
5. Blank lines in Title Certification and Mortgagee's Joinder need to be completed.
6. Utility easement dedication must reference Cable TV language per FS. 177.
7. Remove seal for plat reviewer.
8. An additional PRM is required on the south line of plat. Max dist is 1400 ft.
9. Identify lift station easement on the map sheets.
10. FS Chap 177.091(14) requires legal description of plat that is metes/bounds to show all information called for, such as POC, course bearings, distances and POB to be shown on the plat.
11. City of Fort Pierce comments per memo from John Andrews PE to Bandon Creagan, Planner, dated December 20, 2018, have not been repeated in this review. Applicant should address Engineering Dpt comments separately to Mr. Andrews and CC Gregory Fleming PSM.

Sincerely,

Gregory S. Fleming
For: NorthStar Geomatics Inc.
Florida Surveyor and Mapper No. 4350

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 # 18-09000001

Subdivision – Camping World/Gander Outdoors – 2212 & 2213 S. Jenkins Road

Comments

FPUA W/WW Engineering: Water and wastewater services are available to facilitate this development. Water/Wastewater Engineering Department has received Utility plans for this project. We are currently working with the Developer's Engineer on creating Water and Wastewater Supply Agreement for this project.

FPUA Electric & Gas Engineering: No comment

December 20, 2018

Project: **CAMPING WORLD**
Subject: **Plat**
To: Brandon Creagan
From: Grant Chambers
SLC-Engineering Division

1. On item number 2 under dedications, please include language stating that the County shall have the right to drain into and through the proposed water management tract.
2. Add a 15 FT wide drainage easement from Jenkins Road Right-of-Way to the water management tract.
3. The County recommends adding 25 FT corner clips where Tract R meets Tract 4 to help protect site distance when Jenkins Road is expanded.
4. The County recommends adding ingress/egress easements for potential future access to Graham Road.

December 10th, 2018

Project:	**Camping World-Gander Outdoors 2212-2215 South Jenkins Rd.**
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:

No Comments for this Project. The City has a consultant that reviews all final plats

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

ENGINEERS ⊕ SURVEYORS ⊕ ENVIRONMENTAL

Survey Department
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987-2362

December 27, 2018

Tracy Telle, Assistant City Engineer
City of Fort Pierce Engineering
100 North US 1
Fort Pierce, FL 34954

RE: Camping World Plat Review - Response to Comments
EDC Survey Project 16-342

Dear Tracy;

Following are our responses to the comments from the following:

Northstar Geomatics in their letter dated 12/21/18
John R. Andrews, City Engineer in his memo dated 12/20/18
Water/Wastewater Engineering department in memo dated 12/20/18
Grant Chambers, SLC Engineering - Development Review Committee memo dated 12/20/18
Rod Reed, SLC Engineering – Development Review Committee memo dated 12/20/18

RESPONSE TO COMMENTS BY NORTHSTAR GEOMATICS:

1. PRM's must be placed and verified by reviewing surveyor prior to approval by City Commission. Platting surveyor or designee must be present at inspection. Please notify reviewing surveyor to schedule PRM inspection.
   PRM's will be placed by this office prior to approval by City Commission. The PRM inspection will be scheduled with the reviewing surveyor and the Platting surveyor or designee will be present at the inspection.
2. A written response to each item in this review is required with plat re-submittal.
   A written response to each item in the review is contained in this letter.
3. Company Name and LB# required in Surveyor Signature information.
   Company name and LB# is contained in the surveyor signature information on the Plat
4. FS Chap 177 requires black permanent ink. Site Map is shown in color?
   Site map is now in black permanent ink.
5. Blank lines in Title Certification and Mortgagee's Joinder need to be completed.
   The blank lines have been filled in in the Title Certification, but the recording information for the mortgage and security agreement has not been provided to this office at the time of writing this response.

6. Utility easement dedication must reference Cable TV language per FS. 177.
   Language in the utility easement dedication has been amended to reference Cable TV language per FS. 177.
7. Remove seal for plat reviewer.
   Seal for plat reviewer has been removed.
8. An additional PRM is required on the south line of plat. Max dist is 1400 ft.
   An additional PRM has been added on the south line of the plat as requested.
9. Identify lift station easement on the map sheets.
   Lift station easements are identified on the map sheets.
10. FS Chap 177.091(14) requires legal description of plat that is metes/bounds to show all information called for, such as POC, course bearings, distances and POB to be shown on the plat.
    Legal description of the Plat has been amended to comply with FS Chapter 177.091(14).
11. City of Fort Pierce comments per memo from John Andrews PE to Bandon Creagan, Planner, dated December 20, 2018, have not been repeated in this review. Applicant should address Engineering Dpt comments separately to Mr. Andrews and CC Gregory Fleming PSM.
    Comments from John Andrews PE to Brandon Creagan, have been addressed by this office in a separate correspondence of equal date.

RESPONSE TO COMMENTS BY JOHN R. ANDREWS, CITY ENGINEER:

1. The survey shall be updated to include the total acreage of the property surveyed.
   The boundary survey has the acreage shown in Surveyor's Note #2
2. The following information and/or revisions shall be addressed on the plat:
   Sheet 1 of 3:
   a. Revise the legal description to describe the overall parcel as the current legal is based on descriptions from the existing parcel boundaries known as Parcel 1, Parcel 2, Parcel 3, Parcel 4 and Parcel 7. These parcels are not identified on the submitted Plat.
      The legal description has been revised to describe the overall parcel.
   b. Line Item Number 1, under the Dedication, shall be revised to read Tract R as opposed to the noted "Road Right-of-Way".
      Line Item Number 1 has been revised to read "Tract R".
   c. Revise all year notations from 2018 to 2019.
      All year notations have been changed to 2019.
   d. Under the City Commission Certificate, eliminate "This plat has been reviewed for conformity to Chapter 177.011-177.051 Florida Statutes by a Professional Surveyor and Mapper employed by or under contract with the City of Fort Piece".
      The language specified in item d has been eliminated from the City Commission Certificate.

   Sheet 2 of 3:
   a. Revise the Water Management Tract from being identified as Tract 1 to being recognized as "W.M.T." to coincide with the dedication notation of this parcel as noted on Sheet 1 of 3.

The Water Management Tract has been revised to be described as "W.M.T."

b. Sheet 1 of 3, Line item 4 under Dedications, references a Lift Station Easement yet I was unable to locate this easement on the plat; please update the plat accordingly.
The lift station easement has been identified on the map sheets.

3. Address any comments from the City's reviewing surveyor, Northstar Geomatics.
Comments from Northstar Geomatics have been addressed above.

RESPONSE TO WATER/WASTEWATER ENGINEERING COMMENTS:

FPUA W/WW Engineering: water and wastewater services are available to facilitate this development. Water/Wastewater Engineering Department has received Utility plans for this project. We are currently working with the Developer's Engineer on creating Water and Wastewater Supply Agreement for this project.

RESPONSE TO COMMENTS FROM GRANT CHAMBERS, SLS ENGINEERING DIVISION:

1. On item number 2 under dedications, please include language stating that the County shall have the right to drain into and through the proposed water management tract.
Language stating the County will have the right to drain into and through the tract has been added.

2. Add a 15 FT wide drainage easement from Jenkins Road Right-of-Way to the water management tract
Fifteen-foot-wide drainage easement has been added connecting Jenkins road to the water management tract.

3. The County recommends adding 25 FT corner clips where Tract R meets Tract 4 to help protect site distance when Jenkins Road is expanded.
Twenty-five-foot corner clips have been added where Tract R meets Tract 4

4. The County recommends adding ingress/egress easements for potential future access to Graham Road.
Access will be identified when the vacant parcels are developed.

RESPONSE TO COMMENTS FROM ROD REED, COUNTY SURVEYOR:

No Comments for this Project. The City has a consultant that reviews all final plats
No response necessary.

Please let us know if you have any questions or need anything further.

Sincerely,



Michael T. Owen

Enclosures

cc: Gregory Fleming, Northstar Geomatics
John Andrews, PE
Brandon Creagan, Planner
Water/Wastewater Technical Review Committee
Grant Chambers, Engineering
Rod Reed, County Surveyor

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

February 27, 2019 *Via: Courier*

Brandon Creagan, Planner
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

Re: Camping World Final Plat – Response to Comments
TRC No # 17-09000002

Dear Brandon:

On behalf of our client, please find the attached response to plat comments received on the February 13, 2019, for the Final Plat for Camping World. Each comment is identified below followed by a response in ***bold italics***.

ENGINEERING COMMENTS

1. Permanent Reference Monument inspection must be completed prior to the City's final approval. The applicant shall coordinate a field inspection with Greg Fleming of Northstar Geomatics once all the PRM's are set.
   Response: This inspection with Northstar Geomatics occurred on 02/27/2019.

2. Address the attached comments generated by Northstar Geomatics.
   Response: Please see revised plat.

NORTHSTAR COMMENTS

1. The owner of the plat per the title certification is not the same entity that is signing the dedication.
   Response: Please see revised plat.

2. Specific language for Cable TV must be included in the utility easement dedication.
   Response: Please see revised plat.

3. PRM's must be placed and verified by reviewing surveyor prior to approval by City Commission. Platting surveyor or designee must be present at inspection. Please notify reviewing surveyor to schedule PRM inspection.
   Response: This inspection has been scheduled for 02/26/19.

We feel the attached adequately addresses staff comments and respectfully request the approval of this Right-of-Way application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.



Patricia Sesta
Planner

cc: Conor Keilty – Structured Real Estate

S:\EDC-Fort-Pierce\16-projects\16-225(CampingWorld)\Submittal Documents\Comment Response Letter\2019-02-27_B_Creagan_City_FP_Plat_Rsp2Cmts_Ltr_16-225.docx

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)	2250220	CAMPING WORLD & HARBOR ISLE SHOPPES	

Pub Dates
March 17, 2019

Sworn to and subscribed before me this day of, March 18, 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 Section 18-9 of the Code of Ordinances of the City of Fort Pierce, will on Monday, April 1st, 2019 hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m.,

1.Review and approval of an application for Subdivision (Minor Replat), submitted by property owner, Harbour Isle Development Commercial, LLC & applicant Mason Development & Construction, to replat 3.1 acres of land (2 Parcels) at or near 825 Seaway Drive in front of the Harbour Isle Development in Fort Pierce, FL. The property is zoned Planned Development (PD). Parcel ID: 2402-501-0001-000-5 & 2402-501-0001-010-8.

2.Review and approval of an application for Subdivision (Final Plat), submitted by property owner, Structured Rea Ft Pierce, LLC & applicant Engineering Design & Construction, to subdivide 44.97 acres of land (5 Parcels) into 3 parcels at or near 2121 & 2123 S. Jenkins Road in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2313-431-0000-000-1, 2313-441-0000-000-2, 2313-434-0001-000-7, 2313-443-0000-000-8, & 2313-443-0000-000-8.

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

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

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

/s/ Linda W. Cox, City Clerk
Publish: 3/17/2019
TCN 2250220

City Commission Regular Meeting **12.d.**

Meeting Date: 04/01/2019

Re: Text Amendment - Chapter 22 - Use Table

SUBJECT:

Legislative Hearing - Ordinance 19-013 amending Chapter 22 of the Code of Ordinances amending the Use Table for certain commercial and industrial uses. FIRST READING

SUMMARY:

The City of Fort Pierce Planning Department is proposing a Zoning Text Amendment to Article III – Basic Zoning Districts, Section 22-22, Allowed Uses, of the City of Fort Pierce Code of Ordinances to allow some uses identified in the Use Table to be allowed by right, in lieu of needing a Conditional Use approval from City Commission. The Text Amendment would also allow some uses to be allowed with Conditional Use approval instead of being prohibited outright in certain zoning districts.

The purpose of the Text Amendment is to streamline the development process by providing for a broader range of uses to be allowed outright in certain zoning districts where the use itself is appropriate given the characteristics of each district and its location in the City. In particular, commercial and industrial uses have been expanded in such a manner so as to allow for a more streamlined review and development approval process. To this end, there are 44 instances where uses which are now only allowed with a Conditional use, or were prohibited outright, which are now being proposed to be deemed permitted by right. In addition, there are 14 instances where uses which are now prohibited outright are now being proposed to be allowed with Conditional use approval.

In addition to the above changes, the Text Amendment also serves to clarify how permitted and conditional uses are determined for properties in the Edgartown Settlement (ES) Zoning District, the Planned Development Zone (PD), and the Planned Unit Redevelopment Zone (PUR).

These proposed changes have been recommended by the Development Review Task Force as well as the Saint Lucie County Chamber of Commerce.

RECOMMENDATION:

Approve

ALTERNATIVES:

Provide Staff with direction to revise
Deny

RESPONSIBLE STAFF:

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee and City Attorney

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Draft Ordinance
Staff Report
Proposed Text Amendment
TRC Comments
Development Review Task Force

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/25/2019 02:55 PM

Form Started By: Rebeca Guerra
Started On: 03/19/2019 05:22 PM
Final Approval Date: 03/25/2019

ORDINANCE NO. 19-013

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 22, ARTICLE III, SECTION 22-22, AMENDING THE USE TABLE TO ALLOW CERTAIN COMMERCIAL AND INDUSTRIAL USES TO BE ALLOWED BY RIGHT IN LIEU OF REQUIRING A CONDITIONAL USE APPROVAL; AMENDING THE USE TABLE TO ALLOW CERTAIN COMMERCIAL AND INDUSTRIAL USES TO BE ALLOWED WITH A CONDITIONAL USE APPROVAL IN LIEU OF BEING PROHIBITED OUTRIGHT; AMENDING THE USE TABLE BY CREATING A NEW USE CATEGORY "SERVICE OF HEAVY EQUIPMENT" AND PROVIDING FOR ITS ALLOWANCE IN CERTAIN ZONING DISTRICTS; ESTABLISHING HOW PERMITTED AND CONDITIONAL USES ARE DETERMINED FOR PROPERTIES IN THE EDGARTOWN SETTLEMENT ZONING DISTRICT, THE PLANNED DEVELOPMENT ZONE, AND THE PLANNED UNIT REDEVELOPMENT ZONE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce on November 4, 2013, approved Ordinance L-295 that created Section 22-22, Allowed Uses; and

WHEREAS, uses listed are only allowed in each zoning district in accordance with the Use Table; and

WHEREAS, uses may only be permitted in a zoning district provided that the use will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other City laws; and

WHEREAS, changes to the City's Use Table have been recommended by the Growth Management Task Force in June of 2018 as part of an evaluation of the City's regulatory and permitting process; and

WHEREAS, Section 22-22 has been amended from time to time since it was formally adopted on November 4, 2013, under Ordinance L-295; and

WHEREAS, the City of Fort Pierce Planning Board held a public meeting on February 12, 2019, to consider the Land Development Code amendment and recommended approval of the amendment by a vote of 6 to 0; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Section 22-22 is hereby amended so that the same shall read as follows:

Sec. 22-22. - Allowed Uses.

(a) *Uses listed.* Uses listed are allowed in each zoning district in accordance with the Use Table.

(b) *Permitted uses.* Uses identified with a "P" in the Use Table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(c) *Conditional uses.* Uses identified with a "C" in the Use Table are permitted in the subject zoning district, if the city commission after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(d) *Prohibited uses.* Uses identified with a "-" in the Use Table are expressly prohibited.

(e) *Planned Development Zone (PD) and Planned Unit Redevelopment Zone (PUR).* Permitted and conditional uses are identified during the review for all proposed PD and PUR districts.

(f) *Edgartown Settlement (ES) Zoning District.* Permitted, conditional, and accessory uses shall be allowed in the ES District consistent with Section 22-28.1 of this chapter.

~~(e)~~ (g) *Use table.*

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
RESIDENTIAL																							
Household Living																							
–Detached House	P	P	P	P	P	P	P	P	C	C	C	-	-	C	-	-	-	-	-	-	C	-	-
–Duplex	-	-	-	-	-	C	P	P	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-
–Townhouse	-	-	-	-	-	C	P	P	P	C	C	-	-	C	-	-	-	-	-	-	-	-	-
–Multi-Dwelling Building	-	-	-	-	-	C	P	P	P	C	C	C	-	C	C	-	-	-	-	-	-	-	-
–Mobile or Manufactured Home	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Manufactured Home Park or Subdivision	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Mobile Home Park	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Vertical Mixed-Use Building	-	-	-	-	-	-	C	C	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-
Home Occupations (per requirements of Section 22-63)	P	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Group Living (except as noted below)	-	-	-	-	C	C	C	C	C	C	-	C	C	C	-	-	-	-	-	-	-	-	-
–Community Residential Home, Type 1 (1–6 residents)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Community Residential Home, Type 2 (7-14 residents)	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Dormitories, Fraternity and Sorority Houses	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
PUBLIC AND CIVIC																							
Community/Cultural (except as noted below)	-	-	-	-	C	C	C	C	C	C	C	P	P	C	C	C	-	-	-	C	-	-	-
–Community Center	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Fraternal Organization/Lodge	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Library or Cultural Exhibit	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Environmental Research and Education Facilities	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Educational Facilities																							
–College or University	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-
–Elementary, Middle or High School	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		P	-	-	-	C	-
Government Facilities (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	C	C
–Post Office	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	C	-	-	-	-	-	-	-
–Safety Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	C
Medical Facilities (except as noted below)	-	-	-	-	C	C	C	-	C	C	-	C	-	C	-	-	-	-	-	-	-	-	-
–Hospital	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
Park and Open Space (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-
– Cemetery/Columbarium/ Mausoleum	C	C	C	C	C	C	-	-	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-
–Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	-	-
–Game and Wildlife Management Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
–Water Dependent Recreation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C
Passenger Terminal																							
–Airport/Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Rail/Bus Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
–Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
–Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
Religious Institution	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	-
Social Service Institution (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	C	C	-	-	-	-	-
–Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	C	-	-	-	-	-	-
Utilities																							
–Minor, other	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C
–Major	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	C	C
–Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C
COMMERCIAL																							
Eating and Drinking Establishments																							
–Brew Pub	-	-	-	-	-	-	-	-	C	P	~~C~~ P	P	P	P	P	C	C	C	-	-	-	-	-
–Coffee Shop	-	-	-	-	-	-	C	-	C	~~C~~ P	P	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Bistro	-	-	-	-	-	-	-	-	C	~~C~~ P	~~C~~ P	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Café	-	-	-	-	-	-	-	-	C	~~C~~ P	~~C~~ P	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurant and Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	C	-	-	C
–Wine/Cigar Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
Entertainment, Indoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	C	-	-	-
–Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Arcade Amusement Center/Amusement Arcade	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Bar or Nightclub	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Entertainment, Outdoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	C	-	-	-
–Batting Cages, Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Stables or Equestrian Facilities	C	C	C	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-
–Stadium or Arena	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-
Marine-Related Commercial (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	-	-	C	-	C	-	-	C
–Boat and Marine Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	P	-	-	C	-	-	-	-	-

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
–Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
Office																							
–Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
–Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
–Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
–Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	~~C~~ P	P	-	C	-	-	-	-	-
Overnight Accommodations																							
–Bed & Breakfast	-	-	-	-	-	-	C	C	C	~~C~~ P	P	P	P	P	-	-	-	-	-	-	-	-	-
–Dwelling Rental	-	C	C	C	C	C	C	C	C	-	-	-	P	P	-	-	-	-	-	-	-	-	-
–Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
–Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-
–Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
Parking, Commercial	-	-	-	-	-	-	-	C	-	C	- C	P	C	C	-	C	-	C	-	-	-	-	-
Retail Sales & Service, Sales-Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	- C	- P	P	P	P	- C	C	-	-	-	-	-	-	-
–Art Gallery	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	- C	- C	P	P	P	-	C	C	-	-	-	-	-	-
–Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Office Supplies & Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Personal-Service Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	- C	- C	P	P	P	-	C	-	-	-	-	-	-	-
–Art Studio	-	-	-	-	-	-	-	-	-	- P	- P	P	P	P	-	C	-	-	-	-	-	-	-
–Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	- P	~~C~~ P	-	P	-	C	-	-	-	-	-	-	-
–Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	- P	P	P	P	-	C	-	-	-	-	-	-	-
–Check Cashing/Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
–Educational Service Establishments	-	-	-	-	-	-	-	-	C	C	~~C~~ P	P	P	C	P	P	P	C	C	-	-	-	-
–Laundry & Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
–Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	~~C~~ P	P	P	P	P	-	C	-	-	-	-	-	-	-
–Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
–Personal Improvement Service	-	-	-	-	-	-	C	C	C	~~C~~ P	- P	P	P	P	-	C	-	-	-	-	-	-	-
–Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales & Service																							
–Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	C	P
–Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
–Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
–Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	- C	~~C~~ P	C	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	- C	P	C	-	-	P	-	-	-	-	-	-	-
–Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
INDUSTRIAL																							
Artisan	-	-	-	-	-	-	-	-	-	-	- C	~~C~~ P	C	-	-	P	P	-	P	-	-	-	-
–Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	~~C~~ P	C	-	C	P	P	-	P	-	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	~~C~~ P	-	-	-	P	P	-	P	-	-	-	-
–Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
–Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	- C	~~C~~ P	-	-	-	P	P	-	P	-	-	-	-

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
–Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Research Service	-	-	-	-	-	-	-	-	-	-	-	~~C~~ P	-	-	P	P	P	- P	P	-	-	-	-
Marine-Related Industrial	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	~~C~~ P	P	P	-	-	-	P
Warehouse & Freight (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
–Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
–Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
Wholesale Trade	-	-	-	-	-	-	-	-	-	-	-	~~C~~ P	-	-	-	P	P	~~C~~ P	P	-	-	-	-
Heavy Industrial (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
–Heavy Equipment Sales & Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- C	P	~~C~~ P	P	-	-	-	-
–Service of Heavy Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-
–Processing of Food & Related Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	~~C~~ P	P	P	-	-	-	-
OTHER																							
Aquaculture Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- P	~~C~~ P	- C	-	-	C	C
Community Gardens	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	C	C	C	C	C	C	C	C	C	C	C	C	-	-
Dock/Moorage Facility (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
–Docks for Single Family Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
– Docks for Single Family Homes on canals within Surfside or Jennings Cove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
Navigational Aids	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Telecommunication Facility																							
–Antenna Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
–Antenna (on existing structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
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. 19-013 was duly advertised by title only in the St. Lucie News Tribune on Sunday, March 17, 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 April 1, 2019; and was duly introduced, read by title only, and passed on second and final reading April 15, 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 XX day of April, 2019.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas C. Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RE: Amendment to Chapter 22 - Zoning
Article III – Basic Zoning Districts
Section 22-22 – Allowed Uses

DATE: March 20, 2019

STAFF REPORT

The City of Fort Pierce Planning Department is proposing a Zoning Text Amendment to Article III – Basic Zoning Districts, Section 22-22, Allowed Uses, of the City of Fort Pierce Code of Ordinances to allow some uses identified in the Use Table to be allowed by right, in lieu of needing a Conditional Use approval from City Commission. The Text Amendment would also allow some uses to be allowed with Conditional Use approval instead of being prohibited outright in certain zoning districts.

The purpose of the Text Amendment is to streamline the development process by providing for a broader range of uses to be allowed outright in certain zoning districts where the use itself is appropriate given the characteristics of each district and its location in the City. In particular, commercial and industrial uses have been expanded in such a manner so as to allow for a more streamlined review and development approval process. To this end, there are 44 instances where uses which are now only allowed with a Conditional use, or were prohibited outright, which are now being proposed to be deemed permitted by right. In addition, there are 14 instances where uses which are now prohibited outright are now being proposed to be allowed with Conditional use approval.

In addition to the above changes, the Text Amendment also serves to clarify how permitted and conditional uses are determined for properties in the Edgartown Settlement (ES) Zoning District, the Planned Development Zone (PD), and the Planned Unit Redevelopment Zone (PUR).

These proposed changes have been recommended by the Development Review Task Force as well as the Saint Lucie County Chamber of Commerce.

The Technical Review Committee (TRC) reviewed this item on January 17, 2019. Comments from each department and agency are attached.

At their meeting on February 12, 2019, the Planning Board unanimously voted to recommend approval of the request, as presented.

Staff recommends that the City Commission approve the request.

Attachments:
Proposed text amendment
TRC comments
Draft Ordinance

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
RESIDENTIAL																							
Household Living																							
–Detached House	P	P	P	P	P	P	P	P	C	C	C	-	-	C	-	-	-	-	-	-	C	-	-
–Duplex	-	-	-	-	-	C	P	P	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-
–Townhouse	-	-	-	-	-	C	P	P	P	C	C	-	-	C	-	-	-	-	-	-	-	-	-
–Multi-Dwelling Building	-	-	-	-	-	C	P	P	P	C	C	C	-	C	C	-	-	-	-	-	-	-	-
–Mobile or Manufactured Home	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Manufactured Home Park or Subdivision	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Mobile Home Park	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Vertical Mixed-Use Building	-	-	-	-	-	-	C	C	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-
Home Occupations (per requirements of Section 22-63)	P	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Group Living (except as noted below)	-	-	-	-	C	C	C	C	C	C	-	C	C	C	-	-	-	-	-	-	-	-	-
–Community Residential Home, Type 1 (1–6 residents)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Community Residential Home, Type 2 (7-14 residents)	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Dormitories, Fraternity and Sorority Houses	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PUBLIC AND CIVIC																							
Community/Cultural (except as noted below)	-	-	-	-	C	C	C	C	C	C	C	P	P	C	C	C	-	-	-	C	-	-	-
–Community Center	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Fraternal Organization/Lodge	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Library or Cultural Exhibit	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Environmental Research and Education Facilities	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Educational Facilities																							
–College or University	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-
–Elementary, Middle or High School	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
–Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		P	-	-	-	C	-
Government Facilities (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	C	C
–Post Office	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	C	-	-	-	-	-	-	-
–Safety Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	C
Medical Facilities (except as noted below)	-	-	-	-	C	C	C	-	C	C	-	C	-	C	-	-	-	-	-	-	-	-	-
–Hospital	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
Park and Open Space (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-
– Cemetery/Columbarium/ Mausoleum	C	C	C	C	C	C	-	-	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-
–Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	-	-
–Game and Wildlife Management Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
–Water Dependent Recreation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C
Passenger Terminal																							
–Airport/Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Rail/Bus Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
–Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
–Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
Religious Institution	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	-
Social Service Institution (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	C	C	-	-	-	-	-
–Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	C	-	-	-	-	-	-
Utilities																							
–Minor, other	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C
–Major	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	C	C
–Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C
COMMERCIAL																							
Eating and Drinking Establishments																							

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
–Brew Pub	-	-	-	-	-	-	-	-	C	P	~~C~~ P	P	P	P	P	C	C	C	-	-	-	-	-
–Coffee Shop	-	-	-	-	-	-	C	-	C	~~C~~ P	P	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Bistro	-	-	-	-	-	-	-	-	C	~~C~~ P	~~C~~ P	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Café	-	-	-	-	-	-	-	-	C	~~C~~ P	~~C~~ P	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurant and Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	C	-	-	C
–Wine/Cigar Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
Entertainment, Indoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	C	-	-	-
–Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Arcade Amusement Center/Amusement Arcade	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Bar or Nightclub	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Entertainment, Outdoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	C	-	-	-
–Batting Cages, Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Stables or Equestrian Facilities	C	C	C	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-
–Stadium or Arena	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-
Marine-Related Commercial (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	-	-	C	-	C	-	-	C
–Boat and Marine Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	P	-	-	C	-	-	-	-	-
–Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
Office																							
–Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
–Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
–Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
–Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	~~C~~ P	P	-	C	-	-	-	-	-
Overnight Accommodations																							
–Bed & Breakfast	-	-	-	-	-	-	C	C	C	~~C~~ P	P	P	P	P	-	-	-	-	-	-	-	-	-

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
–Dwelling Rental	-	C	C	C	C	C	C	C	C	-	-	-	P	P	-	-	-	-	-	-	-	-	-
–Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
–Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-
–Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
Parking, Commercial	-	-	-	-	-	-	-	C	-	C	- C	P	C	C	-	C	-	C	-	-	-	-	-
Retail Sales & Service, Sales-Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	- C	- P	P	P	P	- C	C	-	-	-	-	-	-	-
–Art Gallery	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	- C	- C	P	P	P	-	C	C	-	-	-	-	-	-
–Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Office Supplies & Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Personal-Service Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	- C	- C	P	P	P	-	C	-	-	-	-	-	-	-
–Art Studio	-	-	-	-	-	-	-	-	-	- P	- P	P	P	P	-	C	-	-	-	-	-	-	-
–Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	- P	~~C~~ P	-	P	-	C	-	-	-	-	-	-	-
–Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	- P	P	P	P	-	C	-	-	-	-	-	-	-
–Check Cashing/Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Educational Service Establishments	-	-	-	-	-	-	-	-	C	C	~~C~~ P	P	P	C	P	P	P	C	C	-	-	-	-
–Laundry & Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
–Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	~~C~~ P	P	P	P	P	-	C	-	-	-	-	-	-	-
–Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
–Personal Improvement Service	-	-	-	-	-	-	C	C	C	~~C~~ P	- P	P	P	P	-	C	-	-	-	-	-	-	-
–Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
Retail Sales & Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales & Service																							
–Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	C	P
–Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
–Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
–Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	- C	~~C~~ P	C	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	- C	P	C	-	-	P	-	-	-	-	-	-	-
–Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
INDUSTRIAL																							
Artisan	-	-	-	-	-	-	-	-	-	-	- C	~~C~~ P	C	-	-	P	P	-	P	-	-	-	-
–Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	~~C~~ P	C	-	C	P	P	-	P	-	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	~~C~~ P	-	-	-	P	P	-	P	-	-	-	-
–Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
–Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	- C	~~C~~ P	-	-	-	P	P	-	P	-	-	-	-
–Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Research Service	-	-	-	-	-	-	-	-	-	-	-	~~C~~ P	-	-	P	P	P	- P	P	-	-	-	-
Marine-Related Industrial	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	~~C~~ P	P	P	-	-	-	P
Warehouse & Freight (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
–Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
–Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
Wholesale Trade	-	-	-	-	-	-	-	-	-	-	-	~~C~~ P	-	-	-	P	P	~~C~~ P	P	-	-	-	-
Heavy Industrial (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
–Heavy Equipment Sales & Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- C	P	~~C~~ P	P	-	-	-	-
–Service of Heavy Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-
–Processing of Food & Related Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	~~C~~ P	P	P	-	-	-	-
OTHER																							
Aquaculture Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- P	~~C~~ P	- C	-	-	C	C
Community Gardens	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	C	C	C	C	C	C	C	C	C	C	C	C	-	-
Dock/Moorage Facility (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
–Docks for Single Family Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
– Docks for Single Family Homes on canals within Surfside or Jennings Cove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
Navigational Aids	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Telecommunication Facility																							
–Antenna Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
–Antenna (on existing structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Rebeca Guerra, AICP, Assistant Planning Director

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

Re : Chapter 22-22 Text Amendment
Allowed Uses

Date : January 15, 2019

RECEIVED
JAN 17 2019
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 January 4, 2019:

- [x] Text Amendment
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Amendment
- [ ] 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 conditions of approval

JRA/jra

Q:\ENGINEERING\Site Development Projects\Miscellaneous\Zoning Text Amendments\Section 22-22\Allowed Uses\Text Amendment Approval - 011519.docx

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

January 14, 2019

Project: **Text Amendment Chapter 22 Zoning**
Subject: **SURVEY REVIEW**
To: Rebeca Guerra
From: Rod Reed, PLS
SLC-Engineering Division

I have no comments.

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org

ST. LUCIE WORKS

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 1.17.19
Property Address: Zoning Text Amendment
Property Name:
Project Name:
Planner: Rebecca Guerra

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: 1/15/19

THE SUNRISE CITY
FORT PIERCE
Florida
POLICE DEPARTMENT
"In Honor We Serve"

Technical Review Committee meeting

January 17th, 2019

Case # 19-99800002

Zoning text amendment, Chapter 22, Admin provisions

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

June 2018



ST. LUCIE COUNTY

DEVELOPMENT REVIEW

TASK FORCE

St. Lucie EDC

ST. LUCIE COUNTY Chamber of Commerce

Building A Better Tomorrow.
TCBA Since 1974
TREASURE COAST BUILDERS ASSOCIATION
MARTIN · ST. LUCIE · INDIAN RIVER · OKEECHOBEE

TABLE OF CONTENTS

I. Introduction

II. Summary of Findings

III. Planning & Zoning

IV. Building Department

V. Utility Department

St. Lucie EDC

ST. LUCIE COUNTY Chamber of Commerce

Building A Better Tomorrow.
TCBA
Since 1974
TREASURE COAST BUILDERS ASSOCIATION
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I. INTRODUCTION

In October 2010, St. Lucie County's Economic Development Council and its Chamber of Commerce were asked by St. Lucie County's Administrator and Planning Director to evaluate the county's permitting and development processes for business. At that time, the Development Review Task Force was formed and in May of 2011, the task force shared their findings.

In August 2016, the Economic Development Council (EDC) discovered through meetings with their investors, regulatory processes in the City of Port St. Lucie were often called into question indicating there may be a need to establish a similar group to evaluate the City's permitting process. As a result, the EDC, the Chamber and the Treasure Coast Builders Association (TCBA) reestablished the Development Review Task Force.

Upon hearing of the reassembling of the group, Assistant City Manager Linda Cox, reached out to the Task Force to request an evaluation of the City of Fort Pierce's regulatory/permitting process.

The goal of the Task Force was identified as follows:

> Establish easily recognizable expectations for the benefit of both the applicant and the City's departments; eliminate any misconception, confusion, duplication, or unessential items in an effort to streamline regulatory processes; improve upon the experience for all parties in order to establish a pro-business atmosphere.

The Task Force subsequently met with Ms. Cox and several department heads from the City of Fort Pierce. A monthly meeting time was established and the group would convene to discuss each department individually to go over concerns held by either staff or members of the Task Force. The order was as follows; Planning & Zoning, Building, Fort Pierce Utility Authority, Public Works/ Engineering.

II. SUMMARY OF FINDINGS

A. As meetings progressed, several recommendations universal to the process independent of department were identified. The items listed below are those established by the Task Force to be of upmost importance for all parties and should be deemed imperative to the process.

1. All department policies should be available online to allow applicants the best chance to prepare applications that meet policy and reduce staff review/comment time.
2. All departments must have a defined, mapped and time-lined process for any type of application and these time-lines should be made available online.
3. A centralized system should be established allowing all departments and applicants the ability to track processes and progression in all departments.
4. Design standards must be clearly set forth and available online for all types of projects. Including projects in the CRA and Historic District
5. A position should be established within the city to help applicants navigate the various approval processes in order to better serve the public.
6. Additionally, a similar position at the Fort Pierce Utility Authority should be similarly maintained.
7. The Technical Review Committee (TRC) should serve as the project overview meeting and all departments should have representation at TRC. Input from the county should be submitted in a timeframe that closely matches the city's and their comments should be restricted to matters within their jurisdiction.

III. PLANNING AND ZONING

A. The Task Force recommends thresholds comparable to St. Lucie County thresholds for staff approval of projects be established.

1. Non-Residential site plan projects under 50,000 square feet should be approved by staff without requiring City Commission approval.
2. Residential site plans of 50 units or less should also be approved by staff without requiring City Commission approval..

B. The ability to fast track targeted industries or job creating projects should be established and relevant to the process.

C. The city should establish a voluntary, paid for, pre-application process with fees credited toward any future application fees.

D. A table of allowed uses within each zoning category should be available to the public and online with ITE codes.

E. The preliminary plat approval should be optional.

F. Platting requirements should follow state statute and local requirements eliminated.

G. Under the various zoning categories, an increase of permitted uses should be made in order to reduce the need for conditional use approvals.

IV. BUILDING DEPARTMENT

A. The ability to track the status of all projects among all departments online should be established.

B. The Task Force supports the hiring of a Licensing Investigator.

C. The approximate timeline for all permits should be made public.

D. The ability to apply for and receive a "foundation only" permit is vital to the congruency and timeframe of a project and should be available.

E. The Task Force recommends the hiring of a full-time inspector to increase service capabilities.

F. The availability of fast-tracking and after-hours inspections should be established.

G. A checklist for submittals should be established and available online.

H. Electronic submittal for certain projects should be available.

I. Update per CSR annually.

J. Allow the submittal of civil construction plan separate from the building permit process. These plans can be submitted to the building department, but should be reviewed by the engineering department. This will allow for applicants to begin civil construction while building plans are being developed and/or approved.

V. UTILITIES DEPARTMENT

1. A database that provides services available by address should be established.
2. A map of future use should be established.
3. Concessions for the initiation of economically viable corridors should be established.
4. Establish and maintain an economic development liaison.

TASK FORCE MEMBERS

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St. Lucie EDC

ST. LUCIE COUNTY Chamber of Commerce

Building A Better Tomorrow.
TCBA
Since 1974
TREASURE COAST BUILDERS ASSOCIATION
MARTIN · ST. LUCIE · INDIAN RIVER · OKEECHOBEE

City Commission Regular Meeting **12.e.**

Meeting Date: 04/01/2019

Re: Text Amendment - Chapter 22 - Required Signage

SUBJECT:

Legislative Hearing - Ordinance 19-015 amending Section 22-143(c) creating size, placement, responsibilities, and procedures for required signage for public hearings. FIRST READING

SUMMARY:

The proposed Text Amendment seeks to modify Section 22-143 regarding the posting of signage on any property seeking an amendment of the Zoning Atlas or an application for Conditional Use. Specifically, it is proposing simplify the information listed on the sign itself so as to provide the basic information necessary to the public in order to give notice of a pending application. Additionally, the Text Amendment looks to shift the responsibility of posting the required signage from City Staff to the applicant. The timing requirements for notice by signage set forth in Section 22-143 of City Code are not being changed as part of this amendment.

The signs themselves have been modified as well, changing from metal signs to corrugated plastic signage similarly used by the Code Enforcement Division. This will enable the applicant to post a sign easily by a variety of means so that it may be readily seen by the public from the right-of-way.

The goal of the changes is to streamline the sign installation process.

RECOMMENDATION:

Approval

ALTERNATIVES:

Provide Staff with Alternative text for Amendment
Deny

RESPONSIBLE STAFF:

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee and City Attorney

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Draft Ordinance
Staff Report
Proposed Text Amendment
Proposed Signage
TRC Comments
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/25/2019 02:56 PM

Form Started By: Rebeca Guerra
Started On: 03/19/2019 05:08 PM
Final Approval Date: 03/25/2019

ORDINANCE NO. 19-015

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, TO REPEAL CHAPTER 22, ARTICLE X, SECTION 22-143(C) "NOTICE BY SIGNS," TO ADOPT A NEW CHAPTER 22, ARTICLE X, SECTION 22-143(C) "NOTICE BY SIGNS," CREATING SIZE, PLACEMENT, RESPONSIBILITIES, AND PROCEDURES FOR POSTING OF REQUIRED SIGNAGE FOR PUBLIC HEARINGS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce on June 15, 1981, approved Ordinance H-186 that created Section 22-143, Public Hearings; and

WHEREAS, the intent of Ordinance H-186 was to establish procedures for the timely posting of properties undertaking amendments of the Zoning Atlas or applications for a Conditional Use; and

WHEREAS, signage for public hearings should be designed and placed on the subject property so as to be visible and readable to persons driving or walking by; and

WHEREAS, the timely placement of said signage for public hearings should be the responsibility of the applicant or his/her designated agent; and

WHEREAS, Section 22-143 has been amended from time to time since it was formally adopted on June 15, 1981, under Ordinance H-186; and

WHEREAS, the City of Fort Pierce Planning Board held a public meeting on February 12, 2019, to consider the land development code amendment and recommended approval of the amendment by a vote of 6 to 0; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Section 22-143(C) is hereby amended so that the same shall read as follows:

~~Section 22-143. – Public hearings.~~

~~(c) Notice by signs. After an application has been filed for an amendment of the zoning atlas or an application for conditional use, the department of planning and development shall post a sign or signs on the property concerned at least five (5) days prior to the planning board meeting thereon. The sign or signs shall not be less than ten (10) square feet in size and located where, in the judgment of the department, the sign or signs would be in the most conspicuous place to the passing public. The sign will state that rezoning~~

~~is proposed from one category to another and also the date of the public hearing before the city commission. The sign or signs shall be posted not less than ten (10) days prior to the public hearing. The city will only be responsible for erection of the sign or signs.~~

~~All notice by sign posting shall identify the existing zoning classification, the proposed zoning classification, if applicable, the type of use being requested, and in the date, time and location of the public hearing.~~

Section 22-143. – Public hearings.

(c) Notice by signs. After an application has been filed for an amendment of the Zoning Atlas or an application for Conditional Use, the applicant shall post a sign or signs on the property concerned at least five (5) days prior to the Planning Board meeting thereon. The sign or signs shall not be less than 18 x 24 inches in size as provided by the Planning Department; and located where, in the judgment of the Planning Department, the sign or signs would be in proximity to the subject property and in the most conspicuous place to the passing public. The sign or signs shall be posted not less than ten (10) days prior to the public hearing.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
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. 19-015 was duly advertised by title only in the St. Lucie News Tribune on Sunday, March 17, 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 April 1, 2019; and was duly introduced, read by title only, and passed on second and final reading April 15, 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 XX day of April, 2019.

_____

Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____

Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas C. Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RE: Amendment to Chapter 22 - Zoning
Article X – Administrative Provisions
Section 22-143

DATE: March 20, 2019

STAFF REPORT

The proposed Text Amendment seeks to modify Section 22-143 regarding the posting of signage on any property seeking an amendment of the Zoning Atlas or an application for Conditional Use. Specifically, it is proposing simplify the information listed on the sign itself so as to provide the basic information necessary to the public in order to give notice of a pending application. Additionally, the Text Amendment looks to shift the responsibility of posting the required signage from City Staff to the applicant. The timing requirements for notice by signage set forth in Section 22-143 of City Code are not being changed as part of this amendment.

The signs themselves have been modified as well, changing from metal signs to corrugated plastic signage similarly used by the Code Enforcement Division. This will enable the applicant to post a sign easily by a variety of means so that it may be readily seen by the public from the right-of-way.

The Technical Review Committee (TRC) reviewed this item on January 17, 2019. Comments from each department and agency are attached.

At their meeting on February 12, 2019, the Planning Board unanimously voted to recommend approval of the request, with the addition that signage be installed in such a manner so as to be in proximity to the subject property.

Staff recommends that the City Commission approve the request, as modified by the Planning Board.

Attachments:
Proposed text amendment
Proposed signage
TRC comments
Draft Ordinance

Chapter 22 - Zoning

ARTICLE X. - ADMINISTRATIVE PROVISIONS

Sec. 22-143. - Public hearings.

~~(c) Notice by signs. After an application has been filed for an amendment of the zoning atlas or an application for conditional use, the department of planning and development shall post a sign or signs on the property concerned at least five (5) days prior to the planning board meeting thereon. The sign or signs shall not be less than ten (10) square feet in size and located where, in the judgment of the department, the sign or signs would be in the most conspicuous place to the passing public. The sign will state that rezoning is proposed from one category to another and also the date of the public hearing before the city commission. The sign or signs shall be posted not less than ten (10) days prior to the public hearing. The city will only be responsible for erection of the sign or signs.~~

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REZONING

An application has been received for this property.

For more information:

(772) 467-3737

FORT PIERCE, FL
THE SUNRISE CITY

CONDITIONAL USE

An application has been received for this property.

For more information:

(772) 467-3737

FORT PIERCE, FL
THE SUNRISE CITY

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Rebeca Guerra, AICP, Assistant Planning Director

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

Re : Chapter 22-143 Text Amendment
Signage

Date : January 15, 2019

RECEIVED
JAN 17 2019
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 January 4, 2019:

- [x] Text Amendment
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Amendment
- [ ] 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 conditions of approval

JRA/jra

Q:\ENGINEERING\Site Development Projects\Miscellaneous\Zoning Text Amendments\Section 22-143\Text Amendment Approval - 011519.docx

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

January 14, 2019

Project: **Text Amendment Chapter 22 Zoning Article III**
Subject: **SURVEY REVIEW**
To: Rebeca Guerra
From: Rod Reed, PLS
SLC-Engineering Division

I have no comments

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
JAN 17 2019
CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 1.17.19
Property Address: Zoning Text Amendment
Property Name:
Project Name:
Planner: Rebecca Guerra

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: 1/15/19

THE SUNRISE CITY
FORT PIERCE
Florida
POLICE DEPARTMENT
"In Honor We Serve"

Technical Review Committee meeting

January 17th, 2019

Case # 19-99800004

Zoning text amendment, Chapter 22, Admin provisions

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
Florida
PUBLIC WORKS
DEPARTMENT

TO : Rebecca Guerra, Assistant Planning Director

FROM : Mike Reals, Director of Public Works

RE : **TRC PROJECT NUMBER #19-99800004**
TEXT AMMENDMENT TO CHAPTER 22

DATE : February 5, 2019

The Public Works Department is in full support of the proposed text amendment as presented. Public Works responds to the request from Planning with the specific information on where to place the sign, when to place the sign as well as the text to appear on the sign. This process is labor intensive and poses challenges on timely placement when multiple requests are received at one time. The signs are printed and prepared in the compound and then sent out for installation by the sign technician. They are bulky, heavy and cumbersome to install by one person and oftentimes require several trips to the compound before all are installed.

This office respectfully request that the City Commission and Planning Board support the recommendation from staff.

Please contact this office if you have any questions.

cc: Rebecca Grohall, Planning Director

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)	2250256	NOTICE OF PUBLIC HEARING	

Pub Dates
March 17, 2019
March 31, 2019

Sworn to and subscribed before me this day of, April 01, 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.

STATE BRIEFS

Missing Texas boy found in Florida with dad

SANFORD – A 9-year-old Texas boy missing for more than a year was found safe in Florida with his father.

Sanford police say Joshua Graham was taken from Texas by his father in 2017. Authorities said 52-year-old Kenneth Graham did not have custody of his son and did not tell the boy's mother he was taking him. According to authorities, they located the father and son Saturday while investigating a suspicious vehicle.

The child had been reported missing earlier this week. Police did not say why he was not reported sooner. The boy is under the care of child welfare officials until he can be reunited with his mother.

The Orlando Sentinel reports criminal charges may be forthcoming by Texas officials.

Woman charged with slaying in orange grove

LAKELAND – A Florida woman was charged with first-degree murder after authorities say she shot a 21-year-old in the back of the head as he drove through an orange grove.

Polk County Sheriff's Office Homicide detectives have arrested 28-year-old Heather Tyler with the crime, saying she and Joseph Witherington were hanging out last week and went for a drive. Authorities offered no motive, but said Tyler shot Witherington twice as he drove. Authorities said she then took his wallet and burned her clothes that had his blood on them. She is also charged with witness tampering.

She was booked into the Polk County Jail late Friday. It's unclear if she had an attorney to comment on the charges.

Animal rights attorney testifies in trial

OKLAHOMA CITY – An attorney for the animal rights organization People for the Ethical Treatment of Animal was the first defense witness for a former Oklahoma zookeeper and gubernatorial candidate accused of trying to arrange the killing of a critic who ran an animal sanctuary in Florida.

PETA attorney Brittany Peet testified Friday in the murder-for-hire trial of Joseph Maldonado-Passage, who is also known as "Joe Exotic."

Peet said Maldonado-Passage told her he wanted out of the industry and to become a bartender in Central America as the defense seeks to show he was never serious about trying to arrange the death of Carole Baskin.

Prosecutors say Maldonado-Passage offered $10,000 to an undercover FBI agent to kill Baskin, who had criticized Maldonado-Passage's treatment of animals. Baskin was not harmed.

Maldonado-Passage faces more than 20 years in prison if convicted. The trial is to resume Monday.

Contractor fined $4.6M for SunPass problems

TALLAHASSEE – Florida Transportation officials say they fined a contractor $4.6 million for problems with the state's toll road system last year.

The Florida Department of Transportation announced the fine for Conduent State & Local Solutions in a news release Friday. The agency also replaced its director of toll systems.

FDOT Secretary Kevin Thibault says he wants Florida's Turnpike Enterprise to assess maximum performance penalties allowed under its contract with Conduent.

Conduent won the estimated $600 million contract to take over Florida's SunPass program despite concerns over the New Jersey company's troubled history. Millions of toll transactions got delayed as a result of a billing system upgrade last June. When the transactions finally began to show up, some customers incurred bank overdraft fees as a result.

Gov. Ron DeSantis authorized FDOT to continue waiving fees and penalties.

— *Associated Press*

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1-800-758-2769 Ext 25706
E-Mail: FlaPlannedGiving@uss.salvationarmy.org

Name _____
Address _____
City, State, Zip _____
Date(s) of Birth _____
Phone _____

TR-GCI0164791-02 Treasure Coast 3-21-19

CITY OF FORT PIERCE AMENDMENT TO CHAPTER 22 - ZONING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 22-143 of the Code of Ordinances of the City of Fort Pierce, and Sections 166.041 (3)(a) of the Florida State Statutes, will on Monday, April 1, 2019, and Monday, April 15, 2019, hold Public Hearings on the enactment of the proposed ordinances on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meetings which begin at 6:30 p.m., to consider review and approval of the following:

1) ORDINANCE NO. 19-013 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 22, ARTICLE III, SECTION 22-22, AMENDING THE USE TABLE TO ALLOW CERTAIN COMMERCIAL AND INDUSTRIAL USES TO BE ALLOWED BY RIGHT IN LIEU OF REQUIRING A CONDITIONAL USE APPROVAL; AMENDING THE USE TABLE TO ALLOW CERTAIN COMMERCIAL AND INDUSTRIAL USES TO BE ALLOWED WITH A CONDITIONAL USE APPROVAL IN LIEU OF BEING PROHIBITED OUTRIGHT; AMENDING THE USE TABLE BY CREATING A NEW USE CATEGORY "SERVICE OF HEAVY EQUIPMENT" AND PROVIDING FOR ITS ALLOWANCE IN CERTAIN ZONING DISTRICTS; ESTABLISHING HOW PERMITTED AND CONDITIONAL USES ARE DETERMINED FOR PROPERTIES IN THE EDGARTOWN SETTLEMENT ZONING DISTRICT, THE PLANNED DEVELOPMENT ZONE, AND THE PLANNED UNIT REDEVELOPMENT ZONE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

2) ORDINANCE NO. 19-015 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, TO REPEAL CHAPTER 22, ARTICLE X, SECTION 22-143(C) "NOTICE BY SIGNS," TO ADOPT A NEW CHAPTER 22, ARTICLE X, SECTION 22-143(C) "NOTICE BY SIGNS," CREATING SIZE, PLACEMENT, RESPONSIBILITIES, AND PROCEDURES FOR POSTING OF REQUIRED SIGNAGE FOR PUBLIC HEARINGS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

3) ORDINANCE NO. 19-016 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA TO REPEAL CHAPTER 22, ARTICLE IV, SECTION 22-58 "SITE PLAN REVIEW;" TO ADOPT A NEW CHAPTER 22, ARTICLE IV, SECTION 22-58 "MAJOR AND MINOR SITE PLAN APPLICATION," ESTABLISHING NEW THRESHOLDS FOR SITE PLAN REVIEWS, CREATING MAJOR AND MINOR SITE PLAN REVIEW CLASSIFICATIONS, ESTABLISHING APPLICATION SUBMITTAL REQUIREMENTS FOR MAJOR SITE PLANS, CLARIFYING REVIEW PROCESSES BY THE TECHNICAL REVIEW COMMITTEE, PLANNING, BOARD AND CITY COMMISSION FOR MAJOR SITE PLANS, AND CREATING A NEW MINOR SITE PLAN REVIEW PROCESS AND ASSOCIATED APPLICATION REQUIREMENTS; TO AMEND THE FOLLOWING SUBSECTIONS OF CHAPTER 22, ARTICLE III, FOR CONSISTENCY WITH NEW THRESHOLDS OF SITE PLAN REVIEWS: SUBSECTION 22-27(C)(1) "MEDIUM DENSITY RESIDENTIAL ZONE (R-4)," SUBSECTION 22-27.1(C)(1) "HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL ZONE (R-4A)," SUBSECTION 22-28(C)(1) "HIGH DENSITY RESIDENTIAL ZONE (R-5)," SUBSECTION 22-29(C)(1) "OFFICE COMMERCIAL ZONE (C-1)," SUBSECTION 22-30(C)(1) "NEIGHBORHOOD COMMERCIAL ZONE (C-2)," SUBSECTION 22-31(C)(1) "GENERAL COMMERCIAL ZONE (C-3)," SUBSECTION 22-32(C)(2) "CENTRAL COMMERCIAL ZONE (C-4)," SUBSECTION 22-33(C)(1) "TOURIST COMMERCIAL ZONE (C-5)," SUBSECTION 22-33.1(C)(1) "MARINE COMMERCIAL ZONE (C-6)," SUBSECTION 22-34(C)(1) "LIGHT INDUSTRIAL ZONE (I-1)," SUBSECTION 22-34.1(C)(1) "HEAVY INDUSTRIAL ZONE (I-3)," SUBSECTION 22-35(D)(1) "MARINE INDUSTRIAL ZONE (I-2)," SUBSECTION 22-35.1(E)(1) "COMMERCIAL PARKWAY ZONE (CP-1)," SUBSECTION 22-36(C)(1) "GENERAL AND RECREATIONAL OPEN SPACE ZONE (OS-1);" PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the ordinances. Said ordinances 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. TR-2259286

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Glass Department and craft glass containers
Does not include craft stained glass

Ceramic, Resin & Pottery Decor
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Wicker Department
Decorative storage, boxes, trays, metal & cloth

Decorative Lanterns, Birdcages & Terrariums

Metal Tabletop Decor
Enamel & galvanized decor

Decorative Table Clocks Spheres & Globes

Candles, Candle Holders, Sconces, LED Candles, Fragrance Cubes & Warmers, Potpourri & Diffusers Priced $2.99 & Up Does not include oils or "Your Price" items

Knobs, Pulls, Handles, Hooks & Decorative Hardware

Lamps & Lampshades

Floral Containers & Vases
Ceramic, glass, pottery, resin, wood & metal
Does not include "Your Price" items

Easter, Summer and items labeled The Spring Shop™ are not included in Home Decor sale.

YOU JUST NEED TO PURCHASE "ONE" SALE ITEM TO RECEIVE OUR BEST PRICE!

EASTER PARTY, CRAFTS & DECORATIONS 40% OFF
Plush Animals, Paper Plates & Napkins, Home Decor, Baskets, Plastic Eggs, Crafts and More
Does not include candy or fabric

SUMMER TOYS 40% OFF
Includes Little Wishes®

Items Labeled THE SPRING SHOP™ 40% OFF
Fashion Items in Tableware, Garden, Wall Decor, Home Decor, Storage and More

FLORAL 50% OFF
Categories Listed
Does not include Seasonal Department or items labeled "floral accents"

Ribbon & Trims by the Roll
Ribbon, bows, tulle & deco mesh in our Wedding, Floral and Fabric Departments
Does not include ribbon, trim or tulle sold by the yard

Stem Naturals
Bouquets, sticks, pods, grains, fillers and grasses
Does not include feathers

Garlands, Swags, Wreaths & Teardrops
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Items Labeled Studio His & Hers®
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City Commission Regular Meeting **12.f.**

Meeting Date: 04/01/2019

Re: Text Amendment - Chapter 22 - Site Plan Thresholds

SUBJECT:

Legislative Hearing - Ordinance 19-016 amending Chapter 22 of the Code of Ordinances for site plan reviews.

SUMMARY:

This is a Zoning Text Amendment to Article IV – Supplementary Regulations, Section 22-58 Major & Minor Site Plan Applications, of the City of Fort Pierce Code of Ordinances to increase the square foot thresholds for administrative review and approval of commercial and industrial site plans from 4,000 square feet to 50,000 square feet. The Text Amendment would also increase the administrative review threshold for multi-family residential projects from 20 to 50 units as well as establishing the same minimum thresholds for other residential projects. Public or private institutional developments which do not exceed one acre in land are also proposed to be eligible for administrative review. To this end, site plan reviews will be subject to approval from either a Major or Minor Site Plan Application.

The proposed Text Amendment also seeks to clarify the minimum submittal requirements for Major or Minor Site Plan Applications and delineate the process through which these applications are reviewed by the Technical Review Committee, Planning Board, and City Commission. In brief, all Site Plan applications will be reviewed by the Technical Review Committee. The distinction between both types of applications, however, is that Major Site Plans will require Planning Board review and City Commission approval, while Minor Site Plans may be ultimately approved by the Planning Director after it has been determined that the application is in compliance with City Code and no outstanding documents, actions, or information are needed.

These new thresholds were proposed by the Development Review Task Force in June of 2018 as part of an evaluation of the City's regulatory/permitting process. Their recommendations have been discussed with the City Commission and this Text Amendment now seeks to formally adopt the previous consensus.

RECOMMENDATION:

Approve

ALTERNATIVES:

Provide input on the modification of minimum thresholds
Deny

RESPONSIBLE STAFF:

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee and City Attorney

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Draft Ordinance
Staff Report
Proposed Text Amendment
TRC Comments
Task Force Recommendations
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/25/2019 02:55 PM

Form Started By: Rebeca Guerra
Started On: 03/19/2019 06:21 PM
Final Approval Date: 03/25/2019

ORDINANCE NO. 19-016

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA TO REPEAL CHAPTER 22, ARTICLE IV, SECTION 22-58 "SITE PLAN REVIEW;" TO ADOPT A NEW CHAPTER 22, ARTICLE IV, SECTION 22-58 "MAJOR AND MINOR SITE PLAN APPLICATION," ESTABLISHING NEW THRESHOLDS FOR SITE PLAN REVIEWS, CREATING MAJOR AND MINOR SITE PLAN REVIEW CLASSIFICATIONS, ESTABLISHING APPLICATION SUBMITTAL REQUIREMENTS FOR MAJOR SITE PLANS, CLARIFYING REVIEW PROCESSES BY THE TECHNICAL REVIEW COMMITTEE, PLANNING, BOARD AND CITY COMMISSION FOR MAJOR SITE PLANS, AND CREATING A NEW MINOR SITE PLAN REVIEW PROCESS AND ASSOCIATED APPLICATION REQUIREMENTS; TO AMEND THE FOLLOWING SUBSECTIONS OF CHAPTER 22, ARTICLE III, FOR CONSISTENCY WITH NEW THRESHOLDS OF SITE PLAN REVIEWS: SUBSECTION 22-27(C)(1) "MEDIUM DENSITY RESIDENTIAL ZONE (R-4)," SUBSECTION 22-27.1(C)(1) "HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL ZONE (R-4A)," SUBSECTION 22-28(C)(1) "HIGH DENSITY RESIDENTIAL ZONE (R-5)," SUBSECTION 22-29(C)(1) "OFFICE COMMERCIAL ZONE (C-1)," SUBSECTION 22-30(C)(1) "NEIGHBORHOOD COMMERCIAL ZONE (C-2)," SUBSECTION 22-31(C)(1) "GENERAL COMMERCIAL ZONE (C-3)," SUBSECTION 22-32(C)(2) "CENTRAL COMMERCIAL ZONE (C-4)," SUBSECTION 22-33(C)(1) "TOURIST COMMERCIAL ZONE (C-5)," SUBSECTION 22-33.1(C)(1) "MARINE COMMERCIAL ZONE (C-6)," SUBSECTION 22-34(C)(1) "LIGHT INDUSTRIAL ZONE (I-1)," SUBSECTION 22-34.1(C)(1) "HEAVY INDUSTRIAL ZONE (I-3)," SUBSECTION 22-35(D)(1) "MARINE INDUSTRIAL ZONE (I-2)," SUBSECTION 22-35.1(E)(1) "COMMERCIAL PARKWAY ZONE (CP-1)," SUBSECTION 22-36(C)(1) "GENERAL AND RECREATIONAL OPEN SPACE ZONE (OS-1);" PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce on June 15, 1981, approved Ordinance H-186 that created Section 22-58, Design Review; and

WHEREAS, development proposals shall be reviewed for consistency with the City's design review guidelines and development standards; and

WHEREAS, changes to the City's Design Review process have been recommended by the Growth Management Task Force in June of 2018 as part of an evaluation of the City's regulatory and permitting process; and

WHEREAS, Section 22-58 has been amended from time to time since it was formally adopted on June 15, 1981, under Ordinance H-186; and

WHEREAS, the City of Fort Pierce Planning Board held a public meeting on February 12, 2019, to consider the land development code amendment and recommended denial of the amendment by a vote of 5 to 1; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Article III, Section 22-58(c)(1) is hereby amended so that the same shall read as follows:

ARTICLE III. - BASIC ZONING DISTRICTS

Section 22-27. - Medium Density Residential Zone (R-4).

(c) Other applicable use standards.

(1) All multifamily housing developments ~~with twenty (20) or more dwelling units~~ shall be subject to site plan review procedures specified in Section 22-58.

SECTION 2. Article III, Section 22-27.1(c)(1) is hereby amended so that the same shall read as follows:

ARTICLE III. - BASIC ZONING DISTRICTS

Section 22-27.1. - Hutchinson Island Medium Density Residential Zone (R-4A).

(c) Other applicable use standards.

(1) All multifamily housing developments ~~with twenty (20) or more dwelling units~~ shall be subject to site plan review procedures specified in Section 22-58.

SECTION 3. Article III, Section 22-28(c)(1) is hereby amended so that the same shall read as follows:

ARTICLE III. - BASIC ZONING DISTRICTS

Section 22-28. - High Density Residential Zone (R-5).

(c) Other applicable use standards.

(1) All multifamily housing developments ~~with twenty (20) or more dwelling units~~ shall be subject to site plan review procedures specified in Section 22-58.

SECTION 4. Article III, Section 22-29(c)(1) is hereby amended so that the same shall read as follows:

ARTICLE III. - BASIC ZONING DISTRICTS

Section 22-29. - Office Commercial Zone (C-1).

(c) Other applicable use standards.

(1) Site plan review ~~shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area~~ shall be required as outlined in Section 22-58.

SECTION 5. Article III, Section 22-30(c)(1) is hereby amended so that the same shall read as follows:

ARTICLE III. - BASIC ZONING DISTRICTS

Section 22-30. - Neighborhood Commercial Zone (C-2).

(c) Other applicable use standards.

(1) Site plan review shall be required ~~for multifamily housing developments with twenty (20) or more dwelling units and for other uses which have buildings with more than four thousand (4,000) square feet of floor area~~ as outlined in Section 22-58.

SECTION 6. Article III, Section 22-31(c)(1) is hereby amended so that the same shall read as follows:

ARTICLE III. - BASIC ZONING DISTRICTS

Section 22-31. - General Commercial Zone (C-3).

(c) Other applicable use standards.

(1) Site plan review shall be required ~~for uses which have buildings with more than four thousand (4,000) square feet of floor area~~ as outlined in Section 22-58.

SECTION 7. Article III, Section 22-32(c)(2) is hereby amended so that the same shall read as follows:

ARTICLE III. - BASIC ZONING DISTRICTS

Section 22-32. - Central Commercial Zone (C-4).

(c) Other applicable use standards.

(2) Site plan review shall be required ~~for all uses which have buildings with more than four thousand (4,000) square feet of floor area~~ as outlined in Section 22-58.

SECTION 8. Article III, Section 22-33(c)(1) is hereby amended so that the same shall read as follows:

ARTICLE III. - BASIC ZONING DISTRICTS

Section 22-33. - Tourist Commercial Zone (C-5).

(c) Other applicable use standards.

(1) Site plan review shall be required ~~for multifamily housing developments and for other uses which have buildings with more than four thousand (4,000) feet of floor area~~ as outlined in Section 22-58.

SECTION 9. Article III, Section 22-33.1(c)(1) is hereby amended so that the same shall read as follows:

ARTICLE III. - BASIC ZONING DISTRICTS

Section 22-33.1. - Marine Commercial Zone (C-6).

(c) Other applicable use standards.

(1) Site plan review shall be required ~~for all uses which have buildings with more than four thousand (4,000) square feet of floor area~~ as outlined in Section 22-58.

SECTION 10. Article III, Section 22-34(c)(1) is hereby amended so that the same shall read as follows:

ARTICLE III. - BASIC ZONING DISTRICTS

Section 22-34. - Light Industrial Zone (I-1).

(c) Other applicable use standards.

(1) Site plan review shall be required ~~for all uses which have buildings with more than four thousand (4,000) square feet of floor area~~ as outlined in Section 22-58.

SECTION 11. Article III, Section 22-34.1(c)(1) is hereby amended so that the same shall read as follows:

ARTICLE III. - BASIC ZONING DISTRICTS

Section 22-34.1. - Heavy Industrial Zone (I-3).

(c) Other applicable use standards.

(1) Site plan review shall be required ~~for all uses which have buildings with more than four thousand (4,000) square feet of floor area~~ as outlined in Section 22-58.

SECTION 12. Article III, Section 22-35(d)(1) is hereby amended so that the same shall read as follows:

ARTICLE III. - BASIC ZONING DISTRICTS

Section 22-35. - Marine Industrial Zone (I-2).

(d) Other applicable use standards.

(1) Site plan review shall be required ~~for all uses which have buildings with more than four thousand (4,000) square feet of floor area~~ as outlined in Section 22-58.

SECTION 13. Article III, Section 22-35.1(e)(1) is hereby amended so that the same shall read as follows:

ARTICLE III. - BASIC ZONING DISTRICTS

Section 22-35.1. - Commercial Parkway Zone (CP-1).

(e) Other applicable use standards.

(1) Site plan review shall be required ~~for all uses which have buildings with more than four thousand (4,000) square feet of floor area~~ as outlined in Section 22-58.

SECTION 13. Article III, Section 22-35.1(c)(1) is hereby amended so that the same shall read as follows:

ARTICLE III. - BASIC ZONING DISTRICTS

Section 22-36. - General and Recreational Open Space Zone (OS-1).

(c) Other applicable use standards.

(1) Site plan review shall be required ~~for all uses which have buildings with more than four thousand (4,000) square feet of floor area~~ as outlined in Section 22-58.

SECTION 14. Section 22-58 is hereby amended so that the same shall read as follows:

~~Section 22-58. - Site plan review.~~

~~(a) Purpose. Site plan review is intended for developments other than planned unit developments which due to their size or other characteristics require special review to determine their compatibility with the surrounding area and suitability for on-site activities consistent with the natural features of the property.~~

~~(b) Site plan review required. Site plans in accordance with the provisions of this section are generally required for the following types of development:~~

~~(1) Multifamily construction exceeding twenty (20) living units on one lot, group of lots or parcel of land;~~

~~(2) Commercial, industrial or public development where the principal structure exceeds four thousand (4,000) square feet of gross floor area;~~

~~(3) Conditional uses including innovative residential developments regardless of number of units or gross floor area;~~

~~(4) Uses otherwise requiring site plan review will be exempt from the requirement of such review where there is no new construction associated with the use or such construction is limited to: a. Changes in the interior of an existing building; and b. Repair of an existing structure when there is no expansion of the gross floor area.~~

~~(5) Site plan review shall be required for any manmade change to improved or unimproved real estate in FH zones notwithstanding other provisions of this chapter, including but not limited to, buildings or other structures, dredging, filling, grading, paving or excavation. Applications for site plan review shall be reviewed to assure that proposed construction will minimize flooding. The test of minimizing~~

~~flooding where flood elevation data is not available is a local judgment and includes use of historical data, mean high tide line information, photographs of past flooding and other relevant material, where available.~~

~~(c) Performance bond. The city commission may require as a condition for approval that the applicant furnish a development bond up to, and not to exceed, the cost of the required improvements.~~

~~(d) Application for site plan review. A property owner or his designated representative may initiate a request for site plan review by filing an application with the department of planning and development, using forms prescribed by the city. This application will be accompanied by the following information:~~

~~(1) Statements of ownership and control of the proposed development and statements describing in detail the character and intended use of the development.~~

~~(2) A general location map which shows the approximate location of streets, street signals and vehicular access points to streets along streets abutting the proposed development, rights-of-way, zoning districts, existing land uses and important physical features (including drainage ways) within five hundred (500) feet of property proposed for development.~~

~~(3) A survey prepared by a Florida registered land surveyor certifying the gross acreage within the property, excluding aquatic areas.~~

~~(4) A site plan showing the date, scale, north arrow and:~~

~~a. Boundaries of the project and any existing streets, watercourses, easements, mean high tide lines, ordinary high water lines and section lines;~~

~~b. Locations, general dimensions and uses of all buildings and structures, including overhangs, porches, balconies and building heights;~~

~~c. Access and traffic flow for both vehicular and pedestrian traffic;~~

~~d. Off-street parking and loading areas;~~

~~e. Recreation facility locations;~~

~~f. All screens and buffers;~~

~~g. Refuse collection areas;~~

~~h. Location of existing telephone and power poles and access to utilities and points of utility hookups;~~

~~i. Location and size of all signs; and~~

~~j. Tabulation of acreage devoted to various land uses; ground coverage by structures; impervious surface coverage; off-street parking and loading spaces; and gross density for residential uses.~~

~~(5) A general landscaping plan which meets the requirements of article XII of this chapter.~~

~~(6) A storm drainage plan which indicates the techniques used to control drainage. The plan shall include:~~

~~a. Location and elevations of all existing and proposed drainage facilities within the site plan area and adjacent vicinity for one hundred (100) feet in all directions;~~

~~b. Retention areas and exfiltration systems;~~

~~c. Length, width, depth and direction of flow for all canals and ditches;~~

~~d. Storm sewers and appurtenances;~~

~~e. Contour lines at one-foot intervals; and~~

~~f. A note indicating that all storm drainage facilities shall conform to Chapters 17 and 18 of the Fort Pierce Code of Ordinances and the "standard specifications" adopted by the city commission on February 13, 1973.~~

~~(7) A plan providing, where applicable, for the protection of the beach and dune system. The plan shall include these requirements:~~

~~a. Demonstration of compliance with the coastal construction control line established pursuant to Chapter 161, Florida Statutes;~~

~~b. All beach access points are to be provided as beach/dune walkovers in accordance with the requirements of the Florida Department of Natural Resources;~~

~~c. No construction which threatens the stability of the primary dune or beach itself shall be permitted;~~

~~d. No rigid shore protection structures shall be permitted except when used as part of a comprehensive plan for beach restoration and when nonstructural alternatives are unavailable;~~

e. Demonstration of dune restoration measures conforming to the requirements of the Florida Department of Natural Resources.

(8) A lighting plan which shows illumination of all interior and immediately adjoining streets as follows:

a. At least one (1) average footcandle for streets classified as collector classified as collector, arterial or higher;

b. At least five-tenths average footcandle for streets other than as described in the immediately foregoing subsection;

c. At least one (1) average footcandle for specially designated pedestrian walkways.

The uniformity ratio for lighting required by this section shall be an average/minimum ratio of ten (10) to one (1). There shall be included with the lighting plan a statement of a registered engineer or architect showing calculations demonstrating compliance with this section to the city engineer and such statement shall be subject to the city engineer's approval. Subsequently a certificate of occupancy may not be issued until there is filed with the director a certificate from a registered engineer or architect of design that the lighting installation meets the requirements of this section.

(9) A design review plan which meets the requirements of Section 22-59.

(e) Conceptual development plan procedure. Prior to, but not in lieu of, submission of a complete application and site plan the applicant may, solely at his own election, adopt the following procedure:

(1) A conceptual development plan may be submitted to the department of planning and development, which shall schedule a meeting for its consideration by the city planning board. The conceptual development plan shall include a map showing the general layout of the proposed development, statements describing in detail the character and intended use of the development and information bearing on the ownership and control of the proposed use;

(2) The city planning board shall review the conceptual development plan and make recommendations as appropriate for its approval or disapproval;

(3) The city commission shall hold a hearing and approve or disapprove the conceptual development plan or approve it with conditions.

(f) Site plan approval. When site plan approval is required by the district, type or size of the development and is not otherwise exempt from site plan review, the following procedure and requirement shall be followed:

~~(1) An application for site plan review shall be submitted for the proposed development to the department of planning and development;~~

~~(2) The department of planning and development will review the proposed site plan to insure that it conforms to all city codes and ordinances. If there are no violations it will be forwarded to the city planning board with a report on its compliance with the comprehensive plan and its conformance to any conceptual development plan for the development which has previously been reviewed by the city commission;~~

~~(3) The city planning board shall review the proposed site plan and make a recommendation to the city commission. If the board recommends disapproval, the reason shall be stated;~~

~~(4) The city commission shall hold a hearing and approve or disapprove the proposed site plan. Prior approval of a conceptual development plan shall not prevent the city commission from disapproving a final application in the event it determined that such application does not conform to the standards and requirements of this section.~~

~~(g) The city planning board shall consider whether the following standards have been met in its review of the application:~~

~~(1) The site has an adequate amount of space for any yards, buildings, drives, parking, loading and unloading areas, storage facilities, utilities or other facilities which are required by city ordinances or desired by the applicant.~~

~~(2) A suitable site layout will be used for access points, on-site drives, parking, loading and unloading areas, refuse collection and disposal points, sidewalks, bike paths or other transportation facilities required by city ordinances or desired by the applicant. Suitability, in part, shall be determined by the potential impact of these facilities on safety, traffic flow and control and emergency vehicle movements.~~

~~(3) Development plans for the property will adequately overcome any limitations resulting from the topography, soils, flooding or other physical characteristics of the site. Potential problems will be eliminated or reduced to the extent necessary for avoiding hazardous situations.~~

~~(4) The placement of buildings, utilities, other facilities and landscaping will be appropriate for on-site activities. The placement of facilities in waterfront areas will take into account the impact on views and vistas from adjacent roads, residential areas and nearby tourist oriented commercial uses and waterfront access points.~~

~~(5) Uses having potential air-polluting sources such as stacks, burning facilities, concentrations of motor vehicles and dust-generating processes shall be located and designed to provide adequate separation of these sources from other development and especially residential neighborhoods, institutional uses and outdoor recreation areas. Any adverse air quality impacts of the use will be reduced to the extent practical.~~

~~(6) The storm drainage plan, to the extent practical, will attempt to follow the principle that the water falling on a given site should be absorbed to the extent that after development the quantity and rate of water leaving the site would not be significantly different than if the site had remained undeveloped. Techniques that capitalize on and are consistent with natural resources and processes will be used whenever possible. In part, the intent of the plan should be to minimize the adverse cumulative effects of development in an area on drainage.~~

~~(7) The storm drainage plan shall include provisions needed to control water and wind erosion during and after construction associated with the development. Runoff from impervious surfaces or other potential polluting sources in developments with three (3) or more acres of impervious area should be directed to retention areas or through vegetated areas as needed to allow sedimentation and filtration of contaminants to occur before runoff enters canals, rivers or wetland areas. Any adverse water quality impacts of the use will be reduced to the extent practical.~~

~~(h) The city commission shall not approve the site plan if:~~

~~(1) It does not conform to all applicable provisions of the zoning ordinance;~~

~~(2) The health, safety and general welfare of the public are not properly provided for.~~

~~(i) Any change or modification in an approved site plan which is not exempt from the requirements of this section shall require approval of the city commission and shall follow the same procedure required for original approval, except that the director of development may authorize minor amendments to an approved site plan which are not otherwise exempt from site plan review pursuant to this section. Such minor amendments shall be consistent with the intent and purpose of the comprehensive plan and this ordinance and shall be the minimum necessary to overcome the particular difficulty which necessitated such amendment. Such minor amendment shall not:~~

~~(1) Change the use or character of the development;~~

~~(2) Increase the overall coverage or height of structures by more than ten (10) per cent;~~

~~(3) Reduce the approved open space or increase the impervious surface by more than ten (10) per cent;~~

~~(4) Increase density or the total number of dwelling units or the intensity of the development.~~

~~All such minor amendments shall not become effective until a completed application form and filing fee have been received by the director of development and the director shall have advised the city commission of his administrative approval at the earliest practical opportunity; and such determination shall then become effective, unless the city commission thereupon finds that the proposed amendment is substantial, not minor, in nature, whereupon the amendment shall then be reviewed by the same procedure required for original approval as set forth in this section.~~

~~(j) Site plan approval shall terminate twelve (12) months after approval by the city commission if construction of buildings or structures has not been started. If, subsequent to this initial twelve-month period, a valid construction permit is not maintained, the site plan shall be deemed invalid or terminated. Site plan extensions of time may be granted by the city commission prior to the expiration of a site plan upon a showing of good cause and when such extension will promote public health, safety and general welfare. Any request for an extension to a site plan must be submitted in writing to the director of planning for review no later than thirty (30) days prior to expiration of the site plan.~~

Sec. 22-59. - Major and minor site plan application.

(a) Major Site Plans

(1) General. A Major Site Plan is one which is:

a. A residential project which exceeds 50 total dwelling units, or

b. A non-residential or mixed-use development over 50,000 square feet in area.

(2) Pre-application conference required. Prior to filing for Major Site Plan review, the developer and/or consultant shall meet with the City Planning Department, and any other relevant departments, to discuss the development review. No person may rely upon any comment concerning a proposed development, or any expression of any nature about the proposal made by any participant at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

(3) Submittal requirements.

a. Application. Application forms for any Site Plan review shall be available from the City Planning Department. A completed application shall be signed by all owners, or their agent, of the property subject to the proposal, and notarized. Signatures by other parties will be accepted only with notarized proof of authorization by the owners. In a case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation. The completed application form shall be accompanied by appropriate review fees, a vicinity map, a Site Plan, and by any other information required by the City Planning Department.

b. Vicinity map. The vicinity map shall indicate the general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and all adjacent land uses.

c. Site Plan. A Site Plan shall include, at minimum, the following items. The Planning Director shall have the discretion to request additional information, studies, or plans dependent on the nature of the development being proposed.

i. Name, location, owner, and designer/consultant of the proposed development.

ii. Present zoning for subject site.

iii. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties as well as access and traffic flow for both vehicular and pedestrian traffic.

iv. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.

v. Area, dimensions, and boundaries of the site.

vi. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, gutters, and streets.

vii. Location of existing telephone and power poles and access to utilities and points of utility hookups.

viii. Location and dimensions of all existing and proposed parking areas and loading areas, along with a lighting plan which shows illumination of all

parking areas, as well as interior and immediately adjoining streets, at levels consistent with City Code.

ix. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).

x. Location and size of any lakes, ponds, canals, or other waters and waterways along with watercourses, easements, mean high tide lines, ordinary high water lines and section lines.

xi. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.

xii. Location of dumpsters with details of any enclosures.

xiii. Locations, general dimensions, and uses of all buildings and structures, including overhangs, porches, balconies and building heights.

xiv. A storm drainage plan which indicates the techniques used to control drainage. The plan shall include:

1) Location and elevations of all existing and proposed drainage facilities within the site plan area and adjacent vicinity for one hundred (100) feet in all directions;

2) Retention areas and exfiltration systems;

3) Length, width, depth and direction of flow for all canals and ditches;

4) Storm sewers and appurtenances;

5) Contour lines at one-foot intervals; and

6) A note indicating that all storm drainage facilities shall conform to Chapters 17 and 18 of the Fort Pierce Code of Ordinances and the "Standard Specifications" adopted by the City Commission on February 13, 1973.

xv. A plan providing, where applicable, for the protection of the beach and dune system. The plan shall include these requirements:

1) Demonstration of compliance with the coastal construction control line established pursuant to Chapter 161, Florida Statutes;

2) All beach access points are to be provided as beach/dune walkovers in accordance with the requirements of the Florida Department of Natural Resources;

3) No construction which threatens the stability of the primary dune or beach itself shall be permitted;

4) No rigid shore protection structures shall be permitted except when used as part of a comprehensive plan for beach restoration and when nonstructural alternatives are unavailable;

5) Demonstration of dune restoration measures conforming to the requirements of the Florida Department of Natural Resources

xvi. A Design Review Plan which meets the requirements of Section 22-59.

xvii. For residential, hotel, motel, bed & breakfast, mobile home park, or other comparable use Site Plans:

1) Tabulation of gross acreage.

2) Tabulation of density.

3) Number of dwelling units proposed.

4) Location and percent of total open space and recreation areas.

5) Percent of lot covered by buildings.

6) Floor area of dwelling units.

7) Number of proposed parking spaces.

8) Street layout.

9) Layout of mobile home stands (for mobile home parks only).

10) Stormwater management plan.

11) Recreation facility locations.

(4) Technical Review Committee. Once review has been completed, the City Planning Department shall then route the application to each reviewing department and other agencies that are part of the Technical Review Committee or are determined necessary for intergovernmental review. Each reviewer shall then submit written comments to the City Planning Department by the Technical Review Committee's meeting date. The Technical Review Committee shall be held on the third Thursday of each month where comments from reviewing departments and

other agencies shall be used to determine whether the application complies with the requirements of this Code or if revisions or additional information is needed in order to proceed.

(5) Planning Board. Once the City Planning Department has determined the application is ready to proceed, the Department will prepare a staff report and recommendation for consideration by the City Planning Board. Notice of the public hearing shall be consistent with Section 22-143 of this Chapter.

(6) City Commission. The City Planning Department will prepare a staff report and recommendation for consideration by the Planning Board. The Planning Board may choose to approve, with or without conditions, deny, or table the item. In no case, however, may a Major Site Plan proceed to City Commission without action from the Planning Board. Notice of the public hearing shall be consistent with Section 22-143 of this Chapter.

(7) City Commission public hearing.

a. At the public hearing, the City Commission shall hear from all interested parties regarding whether the Major Site Plan Application complies with the requirements of this Code. The City Commission shall consider the application, the written comments of each responding department and agency, the compliance recommendation of the City Planning Department, and the comments presented to the Planning Board and City Commission.

b. The City Commission may choose to approve the Major Site Plan, with or without conditions, deny the Site Plan, withdraw the Site Plan, or continue the public hearing.

c. During the public hearing, the City Commission may decide that additional information is necessary to complete its review and may continue the public hearing for this purpose. A continuance shall be to a time certain and shall be announced at the public hearing. Not more than one continuance shall be granted for this purpose.

(b) Minor site plan

(1) General. A Minor Site Plan is one which is:

a. A single-family, duplex, triplex, townhouse, multi-dwelling building, manufactured home, or multi-family residential project of between 2 and 49 units, inclusive, or

b. A non-residential or mixed-use development under 50,000 square feet in area.

(2) Pre-application conference. Prior to filing for Minor Site Plan review, the developer and/or consultant shall meet with the City Planning Department, and any other relevant departments, to discuss the development review. No person may rely upon any comment concerning a proposed development, or any expression of any nature about the proposal made by any participant at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form. The Planning Director may have the option to waive the pre-application conference for any Minor Site Plan Application.

(3) Submittal requirements. Application forms for a Minor Site Plan review shall be available from the City Planning Department. A completed application shall be signed by all owners, or their agent, of the property subject to the proposal, and notarized. Signatures by other parties will be accepted only with notarized proof of authorization by the owners. In a case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation. The completed application form shall be accompanied by appropriate review fees, a vicinity map, a Site Plan, and by any other information required by the City Planning Department. The vicinity map and Site Plan shall be submitted in compliance with Section 55-58(a)(3) of this Chapter.

(4) Technical Review Committee. Once review has been completed, the City Planning Department shall then route the application to each reviewing department and other agencies that are part of the Technical Review Committee or are determined necessary for intergovernmental review. The Minor Site Plan Application shall be reviewed consistent with Section 55-58(a)(4) of this Chapter.

(5) Action on Minor Site Plan. The City Planning Department shall determine if the Minor Site Plan is either in compliance or not in compliance with City Code and ready to proceed.

a. If in compliance, and there are no outstanding documents, actions, or information needed, the Minor Site Plan shall be deemed approved.

b. If not in compliance, the Planning Director shall specify the reasons therefore, how the application may be brought into compliance, and convey this information to the applicant. Within 180 days of said conveyance the applicant may submit documents, actions, or information to comply with the requirements. In this event,

the compliance review recommendation(s) of the Department shall be amended accordingly. If an application does not achieve compliance within the 180 days referenced above, the entire application shall be void.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
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. 19-016 was duly advertised by title only in the St. Lucie News Tribune on Sunday, March 17, 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 April 1, 2019; and was duly introduced, read by title only, and passed on second and final reading April 15, 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 XX day of April, 2019.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas C. Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RE: Amendment to Chapter 22 - Zoning
Article III – Basic Zoning Districts
Section 22-58 – Major and minor site plan applications

DATE: March 20, 2019

STAFF REPORT

This is a Zoning Text Amendment to Article IV – Supplementary Regulations, Section 22-58 Major & Minor Site Plan Applications, of the City of Fort Pierce Code of Ordinances to increase the square foot thresholds for administrative review and approval of commercial and industrial site plans from 4,000 square feet to 50,000 square feet. The Text Amendment would also increase the administrative review threshold for multi-family residential projects from 20 to 50 units as well as establishing the same minimum thresholds for other residential projects. Public or private institutional developments which do not exceed one acre in land are also proposed to be eligible for administrative review. To this end, site plan reviews will be subject to approval from either a Major or Minor Site Plan Application.

The proposed Text Amendment also seeks to clarify the minimum submittal requirements for Major or Minor Site Plan Applications and delineate the process through which these applications are reviewed by the Technical Review Committee, Planning Board, and City Commission. In brief, all Site Plan applications will be reviewed by the Technical Review Committee. The distinction between both types of applications, however, is that Major Site Plans will require Planning Board review and City Commission approval, while Minor Site Plans may be ultimately approved by the Planning Director after it has been determined that the application is in compliance with City Code and no outstanding documents, actions, or information are needed.

These new thresholds were proposed by the Development Review Task Force in June of 2018 as part of an evaluation of the City's regulatory/permitting process. Their recommendations have been discussed with the City Commission and this Text Amendment now seeks to formally adopt the previous consensus.

The Technical Review Committee reviewed this item on January 17, 2019. Comments from each department and agency are attached.

At their meeting on February 12, 2019, the Planning Board voted 5-1 to recommend denial of the proposed Text Amendment. As a result, per Section 22-128(4), the proposed amendment "...shall not become effective except by a four-fifths vote by the City Commission.

Staff recommends that the City Commission approve the request.

Attachments:
Proposed Text Amendment
Technical Review Committee Comments
St. Lucie County Development Review Task Force Recommendations
Draft Ordinance

Section 22-59. - Major and minor site plan application.

(a) Major Site Plans

(1) General. A Major Site Plan is one which is:

a. A residential project which exceeds 50 total dwelling units, or

b. A non-residential or mixed-use development over 50,000 square feet in area.

(2) Pre-application conference required. Prior to filing for Major Site Plan review, the developer and/or consultant shall meet with the City Planning Department, and any other relevant departments, to discuss the development review. No person may rely upon any comment concerning a proposed development, or any expression of any nature about the proposal made by any participant at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

(3) Submittal requirements.

a. Application. Application forms for any Site Plan review shall be available from the City Planning Department. A completed application shall be signed by all owners, or their agent, of the property subject to the proposal, and notarized. Signatures by other parties will be accepted only with notarized proof of authorization by the owners. In a case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation. The completed application form shall be accompanied by appropriate review fees, a vicinity map, a Site Plan, and by any other information required by the City Planning Department.

b. Vicinity map. The vicinity map shall indicate the general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and all adjacent land uses.

c. Site Plan. A Site Plan shall include, at minimum, the following items. The Planning Director shall have the discretion to request additional information, studies, or plans dependent on the nature of the development being proposed.

i. Name, location, owner, and designer/consultant of the proposed development.

ii. Present zoning for subject site.

iii. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties as well as access and traffic flow for both vehicular and pedestrian traffic.

iv. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.

v. Area, dimensions, and boundaries of the site.

vi. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, gutters, and streets.

vii. Location of existing telephone and power poles and access to utilities and points of utility hookups.

viii. Location and dimensions of all existing and proposed parking areas and loading areas, along with a lighting plan which shows illumination of all parking areas, as well as interior and immediately adjoining streets, at levels consistent with City Code.

ix. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).

x. Location and size of any lakes, ponds, canals, or other waters and waterways along with watercourses, easements, mean high tide lines, ordinary high water lines and section lines.

xi. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.

xii. Location of dumpsters with details of any enclosures.

xiii. Locations, general dimensions, and uses of all buildings and structures, including overhangs, porches, balconies and building heights.

xiv. A storm drainage plan which indicates the techniques used to control drainage. The plan shall include:

1) Location and elevations of all existing and proposed drainage facilities within the site plan area and adjacent vicinity for one hundred (100) feet in all directions;

2) Retention areas and exfiltration systems;

3) Length, width, depth and direction of flow for all canals and ditches;

4) Storm sewers and appurtenances;

5) Contour lines at one-foot intervals; and

6) A note indicating that all storm drainage facilities shall conform to Chapters 17 and 18 of the Fort Pierce Code of Ordinances and the "Standard Specifications" adopted by the City Commission on February 13, 1973.

xv. A plan providing, where applicable, for the protection of the beach and dune system. The plan shall include these requirements:

1) Demonstration of compliance with the coastal construction control line established pursuant to Chapter 161, Florida Statutes;

2) All beach access points are to be provided as beach/dune walkovers in accordance with the requirements of the Florida Department of Natural Resources;

3) No construction which threatens the stability of the primary dune or beach itself shall be permitted;

4) No rigid shore protection structures shall be permitted except when used as part of a comprehensive plan for beach restoration and when nonstructural alternatives are unavailable;

5) Demonstration of dune restoration measures conforming to the requirements of the Florida Department of Natural Resources

xvi. A Design Review Plan which meets the requirements of Section 22-59.

xvii. For residential, hotel, motel, bed & breakfast, mobile home park, or other comparable use Site Plans:

1) Tabulation of gross acreage.

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3) Number of dwelling units proposed.

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10) Stormwater management plan.

11) Recreation facility locations.

(4) Technical Review Committee. Once review has been completed, the City Planning Department shall then route the application to each reviewing department and other agencies that are part of the Technical Review Committee or are determined necessary for intergovernmental review. Each reviewer shall then submit written comments to the City Planning Department by the Technical Review Committee's meeting date. The Technical Review Committee shall be held on the third Thursday of each month where comments from reviewing departments and other agencies shall be used to determine whether the application complies with the requirements of this Code or if revisions or additional information is needed in order to proceed.

(5) Planning Board. Once the City Planning Department has determined the application is ready to proceed, the Department will prepare a staff report and recommendation for consideration by the City Planning Board. Notice of the public hearing shall be consistent with Section 22-143 of this Chapter.

(6) City Commission. The City Planning Department will prepare a staff report and recommendation for consideration by the Planning Board. The Planning Board may choose to approve, with or without conditions, deny, or table the item. In no case, however, may a Major Site Plan proceed to City Commission without action from the Planning Board. Notice of the public hearing shall be consistent with Section 22-143 of this Chapter.

(7) City Commission public hearing.

a. At the public hearing, the City Commission shall hear from all interested parties regarding whether the Major Site Plan Application complies with the requirements of this Code. The City Commission shall consider the application, the written comments of each responding department and agency, the compliance recommendation of the City Planning Department, and the comments presented to the Planning Board and City Commission.

b. The City Commission may choose to approve the Major Site Plan, with or without conditions, deny the Site Plan, withdraw the Site Plan, or continue the public hearing.

c. During the public hearing, the City Commission may decide that additional information is necessary to complete its review and may continue the public hearing for this purpose. A continuance shall be to a time certain and shall be announced at the public hearing. Not more than one continuance shall be granted for this purpose.

(b) Minor site plan

(1) General. A Minor Site Plan is one which is:

a. A single-family, duplex, triplex, townhouse, multi-dwelling building, manufactured home, or multi-family residential project of between 2 and 49 units, inclusive, or

b. A non-residential or mixed-use development under 50,000 square feet in area.

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b. If not in compliance, the Planning Director shall specify the reasons therefore, how the application may be brought into compliance, and convey this information to the applicant. Within 180 days of said conveyance the applicant may submit documents, actions, or information to comply with the requirements. In this event, the compliance review recommendation(s) of the Department shall be amended accordingly. If an application does not achieve compliance within the 180 days referenced above, the entire application shall be void.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Rebeca Guerra, AICP, Assistant Planning Director

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

RECEIVED
JAN 17 2019
CITY OF FORT PIERCE
PLANNING & ZONING

RE : Chapter 22-22 Text Amendment
Allowed Uses

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:

- [x] Text Amendment
- [ ] 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 review of the amendment, we have determined that the requested text amendment does not require engineering review or approval. This amendment should be solely approved by the City Commission and Planning staff.

- [ ] Recommend
- [ ] Do Not Recommend
- [ ] Approval of Amendment
- [ ] 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/jra
Q:\ENGINEERING\Site Development Projects\Miscellaneous\Zoning Text Amendments\Section 22\Text Amendment No Review Required - 011719.docx

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: All Members of the TRC

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Director of Planning

RE: TRC PROJECT NUMBER #19-99800003 (TEXT AMENDMENT TO CHAPTER 22)

DATE: JANUARY 4, 2019

Zoning Text Amendment – Chapter 22

The attached draft takes a first attempt at increasing the square foot thresholds for administrative review and approval of site plans. The current threshold is 4,000 square feet and the Growth Management Task Force suggested increasing the thresholds. This report has been discussed with the City Commission and seeks to formally adopt their previous consensus.

January 16, 2019

Project: **Zoning Text Amendment**
To: Rebeca A. Guerra
From: Grant Chambers
SLC-Engineering Division

1. The County has concerns regarding the raising the thresholds for Site Plan Review. The proposed thresholds could potentially allow for developments on County roadways to go through approval processes with the City before any traffic and access impacts can be properly addressed by the County. Applicants will typically wait to submit applications for driveway and Right-of-Way permits until they are set to begin construction. The County is looking for clarification on what the review process would be for projects falling below these thresholds.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

RECEIVED
JAN 17 2019
CITY OF FORT PIERCE
PLANNING & ZONING

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 1.17.19
Property Address: Text Amd – Chapter 22 Zoning, Article 3 – Basic Zoning Districts, Sect. 22-23 Allowed Uses
Property Name:
Project Name:
Planner: Rebecca Guerra

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: 1/15/19

THE SUNRISE CITY
FORT PIERCE
Florida
POLICE DEPARTMENT
"In Honor We Serve"

Technical Review Committee meeting

January 17th, 2019

Case # 19-99800003

Zoning text amendment, Chapter 22

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Director of Planning
FROM:	Kori Benton, Senior Planner
DATE:	January 17, 2019
SUBJECT:	**City of Fort Pierce Proposed Zoning Text Amendment – Chapter 22 Site Plan Approval - Threshold** Technical Review Project: # 19-99800003

The St. Lucie County Planning & Development Services Department has completed a review of the January 4, 2019 distribution of Technical Review Project# 19-99800003.

Background

The City of Fort Pierce is coordinating with the Development Review Task force to evaluate the City's Land Development Code and review procedures for development. The subject proposal seeks to increase the square foot thresholds for administrative review and approval of site plans. The current threshold is 4,000 square feet and the Growth Management Task Force suggested increasing the thresholds. This report has been discussed with the City of Fort Pierce Commission and seeks to formally adopt their previous consensus.

The report notes that, "The Task Force recommends thresholds comparable to St. Lucie County thresholds for staff approval of projects be established.

1. Non-Residential site plan projects under 50,000 square feet should be approved by staff without requiring City Commission approval.
2. Residential site plans of 50 units or less should also be approved by staff without requiring City Commission approval."

Review Comments

1. St. Lucie County's has designated non-residential development between 6,000 – 50,000 sq. ft., and multi-family residential development of less than fifty (50) units, that does not involve platting. This designation, per LDC Section 11.02.02, is coupled with review procedures as contained within LDC Section 11.02.03. - Review of Applications for Minor Site Plans, standards for review as found in LDC Section 11.02.07. - Standards for Site Plan Review, and detailed submittal as detailed in LDC Section 11.02.09. - Submittals for Minor and Major Site Plans.

    - The submittal requirements, review standards, and review procedure for Minor Site Plans is in substantial alignment with the guidelines for "Major Site Plan", however the final decision authority is administrative, with the Director of Development.
    - The review process includes evaluation of the application by the Development Review Committee (DRC), review standards accounting for Consistency With Local Ordinances and Comprehensive Plan, Effect on Nearby Properties, Adequacy of Public Facilities (including concurrency review and required certificate of capacity), Adequacy of Fire Protection, Adequacy of School Facilities, and Environmental Impact.

- Upon review and certification by the DRC, and final decision by the Director of Development as to the Site Plan and Certificate of Capacity, an "Order" containing detail of the project, conditions of approval (where applicable), and certificate of capacity, is signed and recorded in St. Lucie County Public Records.

2. The City of Fort Pierce is encouraged to evaluate the proposed amendment and consider coupling the amendment with procedures, submittal requirements, standards of review, accounting mechanisms for approved projects, and other support detail to ensure a detailed application procedure is presented and utilized for processing such development applications.
    - Due to the potential impacts to public facilities, including many County maintained facilities such as roadways, the amendment is encouraged to retain/include coordination with the Technical Review Committee (TRC) for application review.
    - The City may consider reviewing sections of the LDC pertaining to topics such as concurrency review, Environmental Assessment requirements for applications, Traffic Impact Analysis preparation by applicants, wetland impacts/preservation, tree protection, vehicle queuing and stacking requirements for projects, etc. to determine whether ancillary updates or amendments should be coupled with this proposal. As the amendment is currently presented, there may be limited opportunity to request such analysis or integrate conditions of approval for projects under 50,000 sq. ft., in the absence of complimentary policy amendments or adoption.

3. The referenced or applicable sections of St. Lucie County Code pertaining to this threshold window are attached for reference.

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.

June 2018



ST. LUCIE COUNTY

DEVELOPMENT REVIEW

TASK FORCE

St. Lucie EDC

ST. LUCIE COUNTY Chamber of Commerce

Building A Better Tomorrow.
TCBA Since 1974
TREASURE COAST BUILDERS ASSOCIATION
MARTIN · ST. LUCIE · INDIAN RIVER · OKEECHOBEE

TABLE OF CONTENTS

I. Introduction

II. Summary of Findings

III. Planning & Zoning

IV. Building Department

V. Utility Department

St. Lucie EDC

ST. LUCIE COUNTY Chamber of Commerce

Building A Better Tomorrow.
TCBA
Since 1974
TREASURE COAST BUILDERS ASSOCIATION
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I. INTRODUCTION

In October 2010, St. Lucie County's Economic Development Council and its Chamber of Commerce were asked by St. Lucie County's Administrator and Planning Director to evaluate the county's permitting and development processes for business. At that time, the Development Review Task Force was formed and in May of 2011, the task force shared their findings.

In August 2016, the Economic Development Council (EDC) discovered through meetings with their investors, regulatory processes in the City of Port St. Lucie were often called into question indicating there may be a need to establish a similar group to evaluate the City's permitting process. As a result, the EDC, the Chamber and the Treasure Coast Builders Association (TCBA) reestablished the Development Review Task Force.

Upon hearing of the reassembling of the group, Assistant City Manager Linda Cox, reached out to the Task Force to request an evaluation of the City of Fort Pierce's regulatory/permitting process.

The goal of the Task Force was identified as follows:

> Establish easily recognizable expectations for the benefit of both the applicant and the City's departments; eliminate any misconception, confusion, duplication, or unessential items in an effort to streamline regulatory processes; improve upon the experience for all parties in order to establish a pro-business atmosphere.

The Task Force subsequently met with Ms. Cox and several department heads from the City of Fort Pierce. A monthly meeting time was established and the group would convene to discuss each department individually to go over concerns held by either staff or members of the Task Force. The order was as follows; Planning & Zoning, Building, Fort Pierce Utility Authority, Public Works/ Engineering.

II. SUMMARY OF FINDINGS

A. As meetings progressed, several recommendations universal to the process independent of department were identified. The items listed below are those established by the Task Force to be of upmost importance for all parties and should be deemed imperative to the process.

1. All department policies should be available online to allow applicants the best chance to prepare applications that meet policy and reduce staff review/comment time.
2. All departments must have a defined, mapped and time-lined process for any type of application and these time-lines should be made available online.
3. A centralized system should be established allowing all departments and applicants the ability to track processes and progression in all departments.
4. Design standards must be clearly set forth and available online for all types of projects. Including projects in the CRA and Historic District
5. A position should be established within the city to help applicants navigate the various approval processes in order to better serve the public.
6. Additionally, a similar position at the Fort Pierce Utility Authority should be similarly maintained.
7. The Technical Review Committee (TRC) should serve as the project overview meeting and all departments should have representation at TRC. Input from the county should be submitted in a timeframe that closely matches the city's and their comments should be restricted to matters within their jurisdiction.

III. PLANNING AND ZONING

A. The Task Force recommends thresholds comparable to St. Lucie County thresholds for staff approval of projects be established.

1. Non-Residential site plan projects under 50,000 square feet should be approved by staff without requiring City Commission approval.
2. Residential site plans of 50 units or less should also be approved by staff without requiring City Commission approval..

B. The ability to fast track targeted industries or job creating projects should be established and relevant to the process.

C. The city should establish a voluntary, paid for, pre-application process with fees credited toward any future application fees.

D. A table of allowed uses within each zoning category should be available to the public and online with ITE codes.

E. The preliminary plat approval should be optional.

F. Platting requirements should follow state statute and local requirements eliminated.

G. Under the various zoning categories, an increase of permitted uses should be made in order to reduce the need for conditional use approvals.

IV. BUILDING DEPARTMENT

A. The ability to track the status of all projects among all departments online should be established.

B. The Task Force supports the hiring of a Licensing Investigator.

C. The approximate timeline for all permits should be made public.

D. The ability to apply for and receive a "foundation only" permit is vital to the congruency and timeframe of a project and should be available.

E. The Task Force recommends the hiring of a full-time inspector to increase service capabilities.

F. The availability of fast-tracking and after-hours inspections should be established.

G. A checklist for submittals should be established and available online.

H. Electronic submittal for certain projects should be available.

I. Update per CSR annually.

J. Allow the submittal of civil construction plan separate from the building permit process. These plans can be submitted to the building department, but should be reviewed by the engineering department. This will allow for applicants to begin civil construction while building plans are being developed and/or approved.

V. UTILITIES DEPARTMENT

1. A database that provides services available by address should be established.
2. A map of future use should be established.
3. Concessions for the initiation of economically viable corridors should be established.
4. Establish and maintain an economic development liaison.

TASK FORCE MEMBERS

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St. Lucie EDC

ST. LUCIE COUNTY Chamber of Commerce

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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)	2250256	NOTICE OF PUBLIC HEARING	

Pub Dates
March 17, 2019
March 31, 2019

Sworn to and subscribed before me this day of, April 01, 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.

STATE BRIEFS

Missing Texas boy found in Florida with dad

SANFORD – A 9-year-old Texas boy missing for more than a year was found safe in Florida with his father.

Sanford police say Joshua Graham was taken from Texas by his father in 2017. Authorities said 52-year-old Kenneth Graham did not have custody of his son and did not tell the boy's mother he was taking him. According to authorities, they located the father and son Saturday while investigating a suspicious vehicle.

The child had been reported missing earlier this week. Police did not say why he was not reported sooner. The boy is under the care of child welfare officials until he can be reunited with his mother.

The Orlando Sentinel reports criminal charges may be forthcoming by Texas officials.

Woman charged with slaying in orange grove

LAKELAND – A Florida woman was charged with first-degree murder after authorities say she shot a 21-year-old in the back of the head as he drove through an orange grove.

Polk County Sheriff's Office Homicide detectives have arrested 28-year-old Heather Tyler with the crime, saying she and Joseph Witherington were hanging out last week and went for a drive. Authorities offered no motive, but said Tyler shot Witherington twice as he drove. Authorities said she then took his wallet and burned her clothes that had his blood on them. She is also charged with witness tampering.

She was booked into the Polk County Jail late Friday. It's unclear if she had an attorney to comment on the charges.

Animal rights attorney testifies in trial

OKLAHOMA CITY – An attorney for the animal rights organization People for the Ethical Treatment of Animal was the first defense witness for a former Oklahoma zookeeper and gubernatorial candidate accused of trying to arrange the killing of a critic who ran an animal sanctuary in Florida.

PETA attorney Brittany Peet testified Friday in the murder-for-hire trial of Joseph Maldonado-Passage, who is also known as "Joe Exotic."

Peet said Maldonado-Passage told her he wanted out of the industry and to become a bartender in Central America as the defense seeks to show he was never serious about trying to arrange the death of Carole Baskin.

Prosecutors say Maldonado-Passage offered $10,000 to an undercover FBI agent to kill Baskin, who had criticized Maldonado-Passage's treatment of animals. Baskin was not harmed.

Maldonado-Passage faces more than 20 years in prison if convicted. The trial is to resume Monday.

Contractor fined $4.6M for SunPass problems

TALLAHASSEE – Florida Transportation officials say they fined a contractor $4.6 million for problems with the state's toll road system last year.

The Florida Department of Transportation announced the fine for Conduent State & Local Solutions in a news release Friday. The agency also replaced its director of toll systems.

FDOT Secretary Kevin Thibault says he wants Florida's Turnpike Enterprise to assess maximum performance penalties allowed under its contract with Conduent.

Conduent won the estimated $600 million contract to take over Florida's SunPass program despite concerns over the New Jersey company's troubled history. Millions of toll transactions got delayed as a result of a billing system upgrade last June. When the transactions finally began to show up, some customers incurred bank overdraft fees as a result.

Gov. Ron DeSantis authorized FDOT to continue waiving fees and penalties.

— *Associated Press*

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Name _____
Address _____
City, State, Zip _____
Date(s) of Birth _____
Phone _____

TR-GCI0164791-02 Treasure Coast 3-21-19

CITY OF FORT PIERCE AMENDMENT TO CHAPTER 22 - ZONING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 22-143 of the Code of Ordinances of the City of Fort Pierce, and Sections 166.041 (3)(a) of the Florida State Statutes, will on Monday, April 1, 2019, and Monday, April 15, 2019, hold Public Hearings on the enactment of the proposed ordinances on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meetings which begin at 6:30 p.m., to consider review and approval of the following:

1) ORDINANCE NO. 19-013 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 22, ARTICLE III, SECTION 22-22, AMENDING THE USE TABLE TO ALLOW CERTAIN COMMERCIAL AND INDUSTRIAL USES TO BE ALLOWED BY RIGHT IN LIEU OF REQUIRING A CONDITIONAL USE APPROVAL; AMENDING THE USE TABLE TO ALLOW CERTAIN COMMERCIAL AND INDUSTRIAL USES TO BE ALLOWED WITH A CONDITIONAL USE APPROVAL IN LIEU OF BEING PROHIBITED OUTRIGHT; AMENDING THE USE TABLE BY CREATING A NEW USE CATEGORY "SERVICE OF HEAVY EQUIPMENT" AND PROVIDING FOR ITS ALLOWANCE IN CERTAIN ZONING DISTRICTS; ESTABLISHING HOW PERMITTED AND CONDITIONAL USES ARE DETERMINED FOR PROPERTIES IN THE EDGARTOWN SETTLEMENT ZONING DISTRICT, THE PLANNED DEVELOPMENT ZONE, AND THE PLANNED UNIT REDEVELOPMENT ZONE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

2) ORDINANCE NO. 19-015 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, TO REPEAL CHAPTER 22, ARTICLE X, SECTION 22-143(C) "NOTICE BY SIGNS," TO ADOPT A NEW CHAPTER 22, ARTICLE X, SECTION 22-143(C) "NOTICE BY SIGNS," CREATING SIZE, PLACEMENT, RESPONSIBILITIES, AND PROCEDURES FOR POSTING OF REQUIRED SIGNAGE FOR PUBLIC HEARINGS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

3) ORDINANCE NO. 19-016 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA TO REPEAL CHAPTER 22, ARTICLE IV, SECTION 22-58 "SITE PLAN REVIEW;" TO ADOPT A NEW CHAPTER 22, ARTICLE IV, SECTION 22-58 "MAJOR AND MINOR SITE PLAN APPLICATION," ESTABLISHING NEW THRESHOLDS FOR SITE PLAN REVIEWS, CREATING MAJOR AND MINOR SITE PLAN REVIEW CLASSIFICATIONS, ESTABLISHING APPLICATION SUBMITTAL REQUIREMENTS FOR MAJOR SITE PLANS, CLARIFYING REVIEW PROCESSES BY THE TECHNICAL REVIEW COMMITTEE, PLANNING, BOARD AND CITY COMMISSION FOR MAJOR SITE PLANS, AND CREATING A NEW MINOR SITE PLAN REVIEW PROCESS AND ASSOCIATED APPLICATION REQUIREMENTS; TO AMEND THE FOLLOWING SUBSECTIONS OF CHAPTER 22, ARTICLE III, FOR CONSISTENCY WITH NEW THRESHOLDS OF SITE PLAN REVIEWS: SUBSECTION 22-27(C)(1) "MEDIUM DENSITY RESIDENTIAL ZONE (R-4)," SUBSECTION 22-27.1(C)(1) "HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL ZONE (R-4A)," SUBSECTION 22-28(C)(1) "HIGH DENSITY RESIDENTIAL ZONE (R-5)," SUBSECTION 22-29(C)(1) "OFFICE COMMERCIAL ZONE (C-1)," SUBSECTION 22-30(C)(1) "NEIGHBORHOOD COMMERCIAL ZONE (C-2)," SUBSECTION 22-31(C)(1) "GENERAL COMMERCIAL ZONE (C-3)," SUBSECTION 22-32(C)(2) "CENTRAL COMMERCIAL ZONE (C-4)," SUBSECTION 22-33(C)(1) "TOURIST COMMERCIAL ZONE (C-5)," SUBSECTION 22-33.1(C)(1) "MARINE COMMERCIAL ZONE (C-6)," SUBSECTION 22-34(C)(1) "LIGHT INDUSTRIAL ZONE (I-1)," SUBSECTION 22-34.1(C)(1) "HEAVY INDUSTRIAL ZONE (I-3)," SUBSECTION 22-35(D)(1) "MARINE INDUSTRIAL ZONE (I-2)," SUBSECTION 22-35.1(E)(1) "COMMERCIAL PARKWAY ZONE (CP-1)," SUBSECTION 22-36(C)(1) "GENERAL AND RECREATIONAL OPEN SPACE ZONE (OS-1);" PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the ordinances. Said ordinances 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. TR-2259286

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City Commission Regular Meeting **13.a.**

Meeting Date: 04/01/2019

Re:

SUBJECT:

Consideration of FPUA's FY 2018 Final Budget Amendment

SUMMARY:

In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 176 (12), John Tompeck, Director of Utilities has forwarded the FY 2018 Final Budget Amendment for consideration and approval by the City Commission.

RECOMMENDATION:

By majority vote, waive the thirty-day period for disapproval and approve FY 2018 Final Budget Amendment as submitted.

ALTERNATIVES:

By four-fifths (4/5) vote, disapprove or decrease any line item expenditures or amendments thereto. If no disapproval occurs, the budget and amendments there to shall be deemed approved as submitted within thirty (30) days.

RESPONSIBLE STAFF:

John Tompeck, Director of Utilities

COORDINATED WITH:

Linda W. Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

Cover Memo

FPUA Final Budget Amendment

Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/25/2019 02:53 PM

Form Started By: Linda Cox Started On: 03/21/2019 08:43 AM

Final Approval Date: 03/25/2019

Fort Pierce Utilities Authority

MEMORANDUM

To: Fort Pierce City Commission

From: Nina B. Penick, CPA
FPUA Director of Financial Services

Through: John K. Tompeck, P.E.
FPUA Director of Utilities

Date: March 20, 2019

Subject: City Commission Agenda Request for April 1, 2019 Meeting
FY 2018 Final Budget Amendment

In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 176 (12), I am requesting approval of FPUA's FY 2018 Final Budget Amendment during the April 1, 2019, City Commission meeting.

If you have any questions or need additional information, please contact me.

Attachment: Final Budget Amendment
Presentation

Email: City Manager
City Clerk

FORT PIERCE UTILITIES AUTHORITY

Fort Pierce, Florida

FPUA
COMMUNITY PROUD

FINAL BUDGET AMENDMENT

FISCAL YEAR 2018

RESOLUTION NO. UA 2019-01

A RESOLUTION AMENDING THE BUDGET OF FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017 AND ENDING SEPTEMBER 30, 2018.

BE IT RESOLVED BY FORT PIERCE UTILITIES AUTHORITY:

SECTION I: That in accordance with City of Fort Pierce Charter, Article XII, Section 176 and Section 178, Fort Pierce Utilities Authority of the City of Fort Pierce, Florida, hereby amends its budget for fiscal year 2018 for the operation of the utilities systems for the City of Fort Pierce, Florida, by adjusting various budget items as set forth in the attached schedule consisting of 39 pages.

SECTION II: Attached hereto and incorporated herein by reference is the 39 page schedule referred to above.

SECTION III: That it shall be the duty of the Director of Fort Pierce Utilities Authority to adjust the accounts and perform necessary transfers among the accounts to conform to the amended budget.

SECTION IV: That this Resolution shall be in full force and effect upon adoption by the Fort Pierce Utilities Authority Board and the City Commission of the City of Fort Pierce, Florida, and shall be effective retroactive to September 30, 2018.

This Resolution is adopted this 19th day of March, 2019.

ATTEST:

Deputy Secretary

(FPUA Seal)

FORT PIERCE UTILITIES AUTHORITY

BY: _____

Chairman

APPROVED AS TO FORM & CORRECTNESS:

BY: _____

Fort Pierce Utilities Authority Attorney

Fort Pierce Utilities Authority

Memorandum

To: John K. Tompeck, P.E., Director of Utilities

From: Nina B. Penick, CPA, Director of Financial Services

Date: March 13, 2019

Subject: **Resolution No. UA 2019-01, Final Budget Amendment for FY 2018**

RECOMMENDATION:

Adopt Resolution No. UA 2019-01, a resolution amending the budget of Fort Pierce Utilities Authority of the City of Fort Pierce, Florida for the Fiscal Year beginning October 1, 2017 and ending September 30, 2018.

SUMMARY/SUPPORTING INFORMATION:

Presented for the Board's review and approval is the Final Budget Amendment for FY 2018.

The Final Budget Amendment reflects revenues in the amount of $103,490,573, a decrease of $4,412,331 (4.1%) as compared to the Amended FY 2018 Budget, which was approved by the Board on July 3, 2018. As well, the Final Budget Amendment reflects expenses in the amount of $102,813,578 (budget basis), a decrease of $7,757,138 (7.0%) from the Amended FY 2018 Budget figure of $110,570,716. Also presented in the budget amendment summary is a recap of FPUA's expenses as presented in the financial statements and the calculation of the Change in Net Position. The difference between the two presentations is that capitalized salary, benefit and overhead costs are included in the budgeted expenditures, but are excluded from expenses for financial statement reporting purposes, in accordance with Generally Accepted Accounting Principles.

Increase in Net Position

FPUA's financial statements reflect an increase in net position for FY 2018 in the amount of $2,147,110 as compared to the $110,812 decrease projected in the Amended FY 2018 Budget. Lower than projected expenses more than offset the revenue shortfall.

Unit Sales and Revenues

As shown in the table below, unit sales were below the amended projections for all Utilities except Natural Gas. Natural Gas experienced unit sales which were slightly higher than the amended projections for FY 2018.

	Amended Budget	Actual	Increase (Decrease)	Percent
Electric (MWh)	556,800	547,319	(9,481)	(1.7%)
Water (*)	2,678,500	2,591,643	(86,857)	(3.2%)
Wastewater (*)	1,558,500	1,534,354	(24,146)	(1.5%)
Natural Gas (ccf)	4,268,000	4,302,063	34,063	0.8%

* Thousands of Gallons

Revenues fell short of budget primarily due to lower than projected purchased power and gas cost recoveries.

Expenses

Lower than projected budgetary expenses, in the amount of $7,757,138 (7.0%), was the result of the following variances:

- Lower than projected purchased power and gas costs in the amount of $6,880,558.
- Retirement was higher than projected by $1,360,674 due to changes in actuarial assumptions and our need to remain in compliance with GASB Statement #68.
- Contingency of $1,000,000 was budgeted but not expended in FY 2018.
- Other expenses which fell short of projections include Depreciation, Maintenance/Service Contracts, Salaries & Wages, Utility Bad Debt Expense, and Chemicals of $506,857, $244,732, $229,212, $160,601 and $115,474 respectively.

Summary

Fiscal Year 2018 was another year of maintaining effective cost controls and improving efficiency at FPUA, while continuing to respond to public needs and providing quality service.

ALTERNATIVES (IF ANY):

None

ATTACHMENTS:

Resolution No. UA 2019-01

FORT PIERCE UTILITIES AUTHORITY
FY 2018 FINAL BUDGET AMENDMENT
SUMMARY

	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
REVENUES			
ELECTRIC	$ 71,201,984	$ 64,884,346	$ (6,317,638)
WATER	17,100,959	17,692,411	591,452
NATURAL GAS	5,092,566	4,790,379	(302,187)
WASTEWATER	11,766,002	13,357,912	1,591,910
MOEC	477,282	464,567	(12,715)
FPUAnet	517,500	473,026	(44,474)
TCEC	1,746,611	1,827,932	81,321
TOTAL REVENUES	$ 107,902,904	$ 103,490,573	$ (4,412,331)
EXPENSES PER THE FINANCIAL STATEMENTS			
ELECTRIC	$ 70,076,028	$ 62,561,959	$ (7,514,069)
WATER	18,017,183	18,903,543	886,360
NATURAL GAS	4,910,320	4,629,723	(280,597)
WASTEWATER	12,364,343	12,598,316	233,973
MOEC	477,282	464,567	(12,715)
FPUAnet	421,949	357,423	(64,526)
TCEC	1,746,611	1,827,932	81,321
TOTAL EXPENSES	$ 108,013,716	$ 101,343,463	$ (6,670,253)
INCREASE (DECREASE) IN NET POSITION			
ELECTRIC	$ 1,125,956	$ 2,322,387	$ 1,196,431
WATER	(916,224)	(1,211,132)	(294,908)
NATURAL GAS	182,246	160,656	(21,590)
WASTEWATER	(598,341)	759,596	1,357,937
MOEC	-	-	-
FPUAnet	95,551	115,603	20,052
TCEC	-	-	-
CHANGE IN NET POSITION	$ (110,812)	$ 2,147,110	$ 2,257,922

ALLOCATION DISTRIBUTION
FY 2018

DEPARTMENT		CAPITAL	ELECTRIC	WATER	GAS	WASTEWATER	OTHER	TOTAL
01	MOEC	$ -	$ -	$ -	$ -	$ -	$ 464,567	$ 464,567
02	TCEC	-	-	-	-	-	1,827,932	1,827,932
10	BOARD	5,773	47,113	28,795	5,531	25,129		112,341
11	DIRECTOR OF UTILITIES	17,393	158,588	96,924	18,617	84,585		376,107
12	ATTORNEY	7,783	54,662	33,408	6,417	29,155		131,425
15	HUMAN RESOURCES	48,301	115,267	106,704	17,575	82,338		370,185
18	SAFETY	13,739	73,446	44,888	8,623	39,174		179,870
21	FINANCE	93,925	683,319	417,627	80,218	364,457		1,639,546
22	MATERIALS MANAGEMENT	227,222	184,789	165,981	79,537	50,521		708,050
31	UTILITY SUPPORT SERVICES	9,281	55,619	51,487	8,480	39,730		164,597
32	INFORMATION TECHNOLOGY SERVICES	161,721	924,046	855,407	140,891	660,069		2,742,134
35	FACILITIES	37,235	221,751	403,113	34,927	144,525		841,551
41	COMMUNITY RELATIONS	-	81,974	50,101	9,623	43,722		185,420
43	CUSTOMER SERVICE	-	894,147	546,480	104,968	476,906		2,022,501
51	DIRECTOR OF ELECTRIC & GAS SYSTEMS	8,467	301,784					310,251
52	POWER GENERATION	-	654					654
53	ELECTRIC PURCHASES FOR RESALE	-	41,402,405					41,402,405
54	ELECTRIC TRANSMISSION & DISTRIBUTION	408,813	6,778,684					7,187,497
55	ELECTRIC OPERATIONS	37,559	2,015,140					2,052,699
56	ELECTRIC & GAS ENGINEERING	7,454	970,595					978,049
61	DIRECTOR OF WATER/ WASTEWATER SYSTEMS	-		117,645		78,430		196,075
62	WATER RESOURCES	10		7,435,060				7,435,070
64	WATER DISTRIBUTION	104,669		5,462,143				5,566,812
66	WATER/WASTEWATER ENGINEERING	162,409		630,399		420,266		1,213,074
74	GAS OPERATIONS	58,835			1,839,992			1,898,827
75	NATURAL GAS PURCHASES FOR RESALE	-			1,817,037			1,817,037
82	WATER RECLAMATION	3,568				3,697,882		3,701,450
84	WASTEWATER COLLECTION	51,803				4,897,907		4,949,710
93	FPUAnet COMMUNICATIONS	684					357,423	358,107
99	ADMINISTRATIVE & GENERAL	3,471	7,597,976	2,457,381	457,287	1,463,520		11,979,635
TOTALS		$ 1,470,115	$ 62,561,959	$ 18,903,543	$ 4,629,723	$ 12,598,316	$ 2,649,922	$ 102,813,578

OPERATIONS AND MAINTENANCE EXPENSE ANALYSIS BY OBJECT CODE

OBJECT CODE		ACTUAL FY 2016	ACTUAL FY 2017	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018
	PERSONNEL SERVICES				
1010	SALARIES & WAGES	$ 13,632,308	$ 13,540,823	$ 14,304,997	$ 14,075,785
1020	OVERTIME	764,294	725,485	783,900	780,338
	PERSONNEL SERVICES TOTAL	14,396,602	14,266,308	15,088,897	14,856,123
	EMPLOYEE BENEFITS				
4050	RETIREMENT	3,178,113	4,183,259	2,507,460	3,868,134
4060	FICA	1,063,422	1,082,848	1,146,292	1,097,382
4070	EMPLOYEES' INSURANCE	3,660,567	3,340,076	3,550,000	4,020,275
4090	VACATION PAY EXPENSE	(23,822)	38,747	-	11,322
4100	SICK PAY EXPENSE	64,397	127,292	-	35,227
4110	NET OPEB EXPENSE	30,000	31,000	31,000	157,890
4600	WORKERS' COMPENSATION	222,227	238,467	275,032	252,061
4640	UNEMPLOYMENT CLAIMS	4,970	5,516	10,000	4,967
	EMPLOYEE BENEFITS TOTAL	8,199,874	9,047,205	7,519,784	9,447,258
	CONTRACTUAL SERVICES				
2110	ADVERTISING	58,214	35,218	45,395	33,876
2122	RENTALS	44,653	59,426	69,067	60,056
2131	MAINTENANCE OF BUILDINGS	96,655	86,488	109,615	59,976
2132	MAINTENANCE OF VEHICLES	144,954	102,185	157,218	140,999
2133	MAINTENANCE OF EQUIPMENT	141,774	92,926	170,980	172,343
2139	MAINTENANCE/SERVICE CONTRACTS	2,104,366	2,828,595	3,099,670	2,854,938
2140	POSTAGE	176,440	202,148	218,209	173,096
2151	PRINTING	64,624	62,952	84,330	59,993
2161	PROFESSIONAL FEES - AUDIT	39,835	53,100	45,400	40,900
2164	PROFESSIONAL FEES - CONS/ENG	253,048	320,279	184,309	182,815
2165	TEMPORARY LABOR	153,009	20,008	40,856	49,531
2166	PROFESSIONAL FEES - OTHER	237,275	258,205	264,703	225,397
2170	TRAINING	221,876	235,956	316,849	237,079
2171	TRAVEL	7,198	16,460	19,565	14,130
2172	CAR ALLOWANCE	138,126	133,213	141,401	132,726
2190	COMMUNICATIONS	167,900	169,550	171,100	175,106
2200	UTILITIES	1,801,829	1,914,679	2,060,450	1,995,670
2230	EMPLOYEE RELATIONS	30,910	41,274	46,670	45,089
2240	BUSINESS RELATIONS	12,776	5,545	6,757	3,134
2250	COMMUNITY RELATIONS	64,819	89,000	126,395	114,266
2260	MEMBERSHIPS - PROFESSIONAL	60,156	61,125	69,480	63,175
2262	MEMBERSHIPS - CIVIC	1,938	3,553	7,287	3,821
2290	BILLING - HOUSING AUTHORITY	9,422	6,765	6,000	3,935
	CONTRACTUAL SERVICES TOTAL	6,031,797	6,798,650	7,461,706	6,842,051
	PURCHASES FOR RESALE				
3360	PURCHASES FOR RESALE	43,782,977	45,522,831	50,206,446	43,288,650
	PURCHASES FOR RESALE TOTAL	43,782,977	45,522,831	50,206,446	43,288,650

OPERATIONS AND MAINTENANCE EXPENSE ANALYSIS BY OBJECT CODE

OBJECT CODE		ACTUAL FY 2016	ACTUAL FY 2017	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018
	COMMODITIES				
3311	OFFICE SUPPLIES	74,665	85,047	81,003	74,967
3313	SUBSCRIPTIONS	7,933	6,122	8,968	14,440
3316	OPERATING SUPPLIES	1,415,577	1,377,429	1,708,647	1,629,610
3320	CHEMICALS	970,214	780,576	1,038,000	922,526
3331	VEHICLE SUPPLIES	285,532	310,022	376,376	406,225
3340	SMALL TOOLS	102,047	88,300	119,568	114,065
	COMMODITIES TOTAL	2,855,968	2,647,496	3,332,562	3,161,833
	FIXED & SUNDRY				
4010	COST OF GOODS SOLD	76,314	64,294	75,000	68,328
4015	SALES DISCOUNTS	10,868	8,844	10,000	6,738
4020	CASH (OVER) SHORT	302	(211)	150	(3,130)
4080	EMPLOYEE SUGGESTIONS & AWARDS	10,911	11,981	14,965	8,699
4509	OTHER TAXES	35,997	36,097	38,104	38,104
4510	GROSS RECEIPTS TAX	1,622,331	1,632,499	1,742,000	1,687,560
4520	LICENSES & PERMITS	51,522	166,445	38,928	57,824
4531	CIVIC CONTRIBUTIONS	204,683	253,919	208,082	223,944
4610	PROPERTY & LIAB./INS & UNINSUR	467,255	586,976	472,779	462,152
4666	INVENTORY ADJUSTMENTS	48,724	23,043	4,000	(3,421)
4700	UTILITY BAD DEBT EXPENSE	284,589	261,696	320,400	159,799
5730	BANK CHARGES	359,857	316,234	342,000	331,173
9005	DUPLICATE CHARGES	(51,259)	(51,768)	(52,000)	(48,866)
	FIXED & SUNDRY TOTAL	3,122,094	3,310,049	3,214,408	2,988,904
	INTEREST EXPENSES				
5721	INTEREST - BONDS	3,604,781	3,416,642	3,205,293	3,205,293
5723	INTEREST - DEPOSITS	9,839	10,857	12,600	23,083
5725	CAPITALIZED INTEREST	(180,767)	(126,355)	(135,000)	(174,683)
5729	INTEREST OTHER	103	-	-	359
5731	AMORTIZATION OF BOND DISCOUNT	11,077	23,950	23,337	23,337
	INTEREST EXPENSES TOTAL	3,445,033	3,325,094	3,106,230	3,077,389
	MISCELLANEOUS				
5710	STORM EXPENSES	-	297,236	-	18,928
9000	CITY DISTRIBUTION	5,809,302	5,968,785	6,138,783	6,138,645
9010	CONTINGENCY	-	-	1,000,000	-
9030	DEPRECIATION	13,097,597	12,774,414	13,500,000	12,993,143
9050	EXTRAORDINARY EXPENSE	9,232	1,886	1,900	654
	MISCELLANEOUS TOTAL	18,916,131	19,042,321	20,640,683	19,151,370
	GRAND TOTAL	$ 100,750,476	$ 103,959,954	$ 110,570,716	$ 102,813,578

ELECTRIC REVENUES

	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
SALES OF ELECTRICITY:			
RESIDENTIAL SALES:			
INSIDE CITY	$ 23,355,000	$ 22,957,381	$ (397,619)
OUTSIDE CITY	5,817,000	5,648,497	(168,503)
GENERAL SERVICE:			
INSIDE CITY	29,692,500	29,398,665	(293,835)
OUTSIDE CITY	5,275,000	5,268,471	(6,529)
POWER COST ADJUSTMENT:			
RESIDENTIAL	1,693,000	(968,116)	(2,661,116)
GENERAL SERVICE	2,029,000	(1,209,331)	(3,238,331)
UNBILLED SERVICE REVENUE	-	414,200	414,200
RENTAL LIGHTS:			
RESIDENTIAL	74,000	75,531	1,531
GENERAL SERVICE	1,105,000	1,128,004	23,004
STREET & TRAFFIC SIGNALS	497,000	508,296	11,296
TOTAL	69,537,500	63,221,598	(6,315,902)
OTHER OPERATING REVENUES:			
MISCELLANEOUS SERVICE REVENUE	994,000	1,064,936	70,936
TOTAL OPERATING REVENUES	70,531,500	64,286,534	(6,244,966)
NON-OPERATING REVENUES			
INVESTMENT INCOME	203,000	227,625	24,625
GRANT REVENUE	4,723	4,724	1
REVENUE FOR CITY BILLING	82,761	82,761	-
MISCELLANEOUS INCOME	270,000	270,401	401
GAIN (LOSS) ON DISPOSITION OF PROPERTY	10,000	(134,464)	(144,464)
TOTAL NON-OPERATING REVENUES	570,484	451,047	(119,437)
REVENUES BEFORE CAPITAL CONTRIBUTIONS	71,101,984	64,737,581	(6,364,403)
CONTRIBUTED CAPITAL - CASH	100,000	146,765	46,765
TOTAL REVENUES	$ 71,201,984	$ 64,884,346	$ (6,317,638)

NATURAL GAS REVENUES

	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
SALES OF GAS:			
RESIDENTIAL SALES:			
INSIDE CITY	$ 1,105,000	$ 1,060,094	$ (44,906)
OUTSIDE CITY	173,000	174,178	1,178
GENERAL SERVICE:			
INSIDE CITY	1,986,000	2,033,761	47,761
OUTSIDE CITY	480,000	478,871	(1,129)
CONTRACT SALES			
COMMERCIAL	425,000	211,518	(213,482)
INDUSTRIAL		187,191	187,191
HEAT ONLY:			
RESIDENTIAL	8,000	6,968	(1,032)
GENERAL SERVICE	2,000	2,088	88
PURCHASED GAS ADJUSTMENT:			
RESIDENTIAL	46,000	(24,591)	(70,591)
GENERAL SERVICE	745,000	512,147	(232,853)
COMPRESSED NATURAL GAS	-	-	-
UNBILLED SERVICE REVENUE	-	7,500	7,500
TOTAL	4,970,000	4,649,725	(320,275)
OTHER OPERATING REVENUES:			
MISCELLANEOUS SERVICE REVENUE	61,000	61,343	343
TOTAL OPERATING REVENUES	5,031,000	4,711,068	(319,932)
NON-OPERATING REVENUES			
INVESTMENT INCOME	12,000	14,684	2,684
REVENUE FOR CITY BILLING	9,716	9,716	-
GAS PIPING & APPLIANCE SALES	56,500	73,086	16,586
GAS PIPING & APPLIANCE COSTS	(30,000)	(44,776)	(14,776)
MISCELLANEOUS INCOME	350	317	(33)
GAIN ON DISPOSITION OF PROPERTY	7,000	7,000	-
TOTAL NON-OPERATING REVENUES	55,566	60,027	4,461
REVENUES BEFORE CAPITAL CONTRIBUTIONS	5,086,566	4,771,095	(315,471)
CONTRIBUTED CAPITAL - CASH	6,000	19,284	13,284
TOTAL REVENUES	$ 5,092,566	$ 4,790,379	$ (302,187)

WATER REVENUES

	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
SALES OF WATER:			
RESIDENTIAL SALES:			
INSIDE CITY	$ 4,893,000	$ 4,833,809	$ (59,191)
OUTSIDE CITY	1,816,000	1,820,473	4,473
GENERAL SERVICE:			
INSIDE CITY	5,797,000	5,726,499	(70,501)
OUTSIDE CITY	2,600,000	2,485,777	(114,223)
UNBILLED SERVICE REVENUE	-	154,700	154,700
SALES FOR RESALE	953,000	893,884	(59,116)
FIRE PROTECTION	153,000	155,552	2,552
TOTAL	16,212,000	16,070,694	(141,306)
OTHER OPERATING REVENUES:			
MISCELLANEOUS SERVICE REVENUE	249,000	276,059	27,059
TOTAL OPERATING REVENUES	16,461,000	16,346,753	(114,247)
NON-OPERATING REVENUES			
INVESTMENT INCOME	38,700	46,271	7,571
GRANT REVENUE	11,178	146,271	135,093
REVENUE FOR CITY BILLING	50,581	50,581	-
MISCELLANEOUS INCOME	1,500	11,648	10,148
TOTAL NON-OPERATING REVENUES	101,959	254,771	152,812
REVENUES BEFORE CAPITAL CONTRIBUTIONS	16,562,959	16,601,524	38,565
CAPITAL CONTRIBUTIONS			
CAPITAL IMPROVEMENT CHARGES	150,000	300,035	150,035
CONTRIBUTED CAPITAL - CASH	275,000	420,076	145,076
CONTRIBUTED CAPITAL - NONCASH	113,000	370,776	257,776
TOTAL CAPITAL CONTRIBUTIONS	538,000	1,090,887	552,887
TOTAL REVENUES	$ 17,100,959	$ 17,692,411	$ 591,452

WASTEWATER REVENUES

	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
WASTEWATER CHARGES:			
RESIDENTIAL:			
INSIDE CITY	$ 4,947,000	$ 4,891,994	$ (55,006)
OUTSIDE CITY	588,000	583,072	(4,928)
GENERAL SERVICE:			
INSIDE CITY	5,666,000	5,594,298	(71,702)
OUTSIDE CITY	1,081,000	1,076,983	(4,017)
REVENUE FROM ST. LUCIE COUNTY	436,000	421,171	(14,829)
UNBILLED SERVICE REVENUE	-	95,000	95,000
TOTAL	12,718,000	12,662,518	(55,482)
OTHER OPERATING REVENUES:			
OTHER WASTEWATER REVENUES	52,000	1,298,104	1,246,104
TOTAL OPERATING REVENUES	12,770,000	13,960,622	1,190,622
NON-OPERATING REVENUES			
INVESTMENT INCOME	31,000	38,212	7,212
GRANT REVENUE	58,515	295,945	237,430
REVENUE FOR CITY BILLING	44,142	44,142	-
MISCELLANEOUS INCOME	1,000	1,095	95
GAIN (LOSS) ON DISPOSITION OF PROPERTY	-	-	-
TOTAL NON-OPERATING REVENUES	134,657	379,394	244,737
REVENUES BEFORE CAPITAL CONTRIBUTIONS	12,904,657	14,340,016	1,435,359
CAPITAL CONTRIBUTIONS			
CAPITAL IMPROVEMENT CHARGES	(955,000)	(859,083)	95,917
CONTRIBUTED CAPITAL - CASH	(202,000)	(202,079)	(79)
CONTRIBUTED CAPITAL - NONCASH	18,345	79,058	60,713
TOTAL CAPITAL CONTRIBUTIONS	(1,138,655)	(982,104)	156,551
TOTAL REVENUES	$ 11,766,002	$ 13,357,912	$ 1,591,910

MANATEE OBSERVATION & EDUCATION CENTER REVENUES

	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
FPUA CONTRIBUTION	$ 208,082	$ 208,944	$ 862
GIFT SHOP SALES	160,000	143,029	(16,971)
BOAT TOURS	35,000	34,051	(949)
DONATIONS	5,000	3,631	(1,369)
ADMISSIONS	19,500	18,706	(794)
TEACHING INCOME & CAMPS	23,000	24,446	1,446
MEMBERSHIPS	5,000	80	(4,920)
FUND RAISING INCOME	5,000	2,193	(2,807)
TOTAL OPERATING REVENUES	460,582	435,080	(25,502)
NON-OPERATING REVENUES			
GRANTS	10,000	9,580	(420)
INVESTMENT AND OTHER INCOME	1,200	1,014	(186)
GAIN (LOSS) ON DISPOSITION OF PROPERTY	5,500	5,319	(181)
TOTAL NON-OPERATING REVENUES	16,700	15,913	(787)
CONTRIBUTED CAPITAL - NONCASH	-	13,574	13,574
TOTAL REVENUES	$ 477,282	$ 464,567	$ (12,715)

FPUAnet COMMUNICATIONS REVENUES

	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
DEDICATED INTERNET ACCESS	$ 180,000	$ 158,195	$ (21,805)
COMMON CARRIER TELECOM SERVICES	133,000	133,222	222
FIBER BANDWIDTH CONNECTIONS	140,000	120,050	(19,950)
DARK FIBER TRANSMISSION	34,000	33,926	(74)
WIRELESS BROADBAND INTERNET ACCESS	21,000	19,095	(1,905)
WIRELESS BANDWIDTH CONNECTIONS	5,500	5,501	1
TOTAL OPERATING REVENUES	513,500	469,989	(43,511)
CONTRIBUTED CAPITAL - CASH	4,000	3,037	(963)
TOTAL REVENUES	$ 517,500	$ 473,026	$ (44,474)

TREASURE COAST ENERGY CENTER REVENUES

	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
NON-OPERATING REVENUES			
FMPA O&M CONTRACT INCOME	$ 1,746,611	$ 1,827,932	$ 81,321
TOTAL NON-OPERATING REVENUES	1,746,611	1,827,932	81,321
TOTAL REVENUES	$ 1,746,611	$ 1,827,932	$ 81,321

DEPT. 01 - MANATEE OBSERVATION & EDUCATION CENTER

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 170,853	$ 162,749	$ (8,104)
1020	OVERTIME	700	225	(475)
2110	ADVERTISING	9,600	10,016	416
2131	MAINTENANCE OF BUILDINGS	2,300	2,311	11
2133	MAINTENANCE OF EQUIPMENT	700	1,099	399
2139	MAINTENANCE/SERVICE CONTRACTS	22,850	23,200	350
2140	POSTAGE	850	265	(585)
2151	PRINTING	1,700	1,677	(23)
2166	PROFESSIONAL FEES - OTHER	400	210	(190)
2170	TRAINING	300	75	(225)
2172	CAR ALLOWANCE	3,575	3,575	-
2190	COMMUNICATIONS	2,700	2,463	(237)
2200	UTILITIES	8,900	8,646	(254)
2230	EMPLOYEE/VOLUNTEER RELATIONS	4,350	4,347	(3)
2260	MEMBERSHIPS - PROFESSIONAL	545	525	(20)
2262	MEMBERSHIPS - CIVIC	130	75	(55)
3311	OFFICE SUPPLIES	2,300	1,093	(1,207)
3316	OPERATING SUPPLIES	57,500	50,542	(6,958)
3331	VEHICLE SUPPLIES	350	191	(159)
4010	COST OF GOODS SOLD	75,000	68,328	(6,672)
4015	SALES DISCOUNTS	10,000	6,738	(3,262)
4020	CASH (OVER) SHORT	150	(338)	(488)
4050	RETIREMENT	30,742	43,643	12,901
4060	FICA	13,124	12,236	(888)
4070	EMPLOYEES' INSURANCE	35,770	41,162	5,392
4090	VACATION PAY EXPENSE	-	854	854
4100	SICK PAY EXPENSE	-	(5,541)	(5,541)
4110	NET OPEB EXPENSE	354	1,803	1,449
4520	LICENSES & PERMITS	50	50	-
4600	WORKERS' COMPENSATION	318	294	(24)
4610	PROPERTY & LIAB/INS & UNINSUR	3,826	3,653	(173)
4666	INVENTORY ADJUSTMENTS	3,000	1,181	(1,819)
5730	BANK CHARGES	7,000	9,072	2,072
9000	DISTRIBUTION TO CITY OF FT. PIERCE	345	207	(138)
9030	DEPRECIATION EXPENSE	7,000	7,941	941
	TOTALS	$ 477,282	$ 464,567	$ (12,715)

DEPT. 02 - TREASURE COAST ENERGY CENTER

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,022,618	$ 996,064	$ (26,554)
1020	OVERTIME	206,900	224,777	17,877
2172	CAR ALLOWANCE	10,320	10,320	-
3316	OPERATING SUPPLIES	1,530	1,128	(402)
4050	RETIREMENT	208,144	289,363	81,219
4060	FICA	94,058	87,959	(6,099)
4070	EMPLOYEES' INSURANCE	162,031	184,970	22,939
4090	VACATION PAY EXPENSE	-	(13,268)	(13,268)
4100	SICK PAY EXPENSE	-	(1,206)	(1,206)
4110	NET OPEB EXPENSE	1,532	7,803	6,271
4600	WORKERS' COMPENSATION	37,053	36,222	(831)
4610	PROPERTY & LIAB./INS. & UNINSUR.	500	500	-
4640	UNEMPLOYMENT CLAIMS	1,925	3,300	1,375
		$ 1,746,611	$ 1,827,932	$ 81,321

DEPT. 10 - BOARD

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 18,005	$ 18,005	$ -
2170	TRAINING	16,000	12,103	(3,897)
2171	TRAVEL	7,500	4,399	(3,101)
2172	CAR ALLOWANCE	12,000	12,000	-
2240	BUSINESS RELATIONS	520	528	8
2262	MEMBERSHIPS - CIVIC	1,395	1,318	(77)
4060	FICA	1,377	1,658	281
4070	EMPLOYEES' INSURANCE	54,574	61,914	7,340
4600	WORKERS' COMPENSATION	318	296	(22)
4610	PROPERTY & LIAB./INS. & UNINSUR.	120	120	-
	TOTALS	$ 111,809	$ 112,341	$ 532

DEPT. 11 - DIRECTOR OF UTILITIES

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 237,669	$ 237,831	$ 162
2139	MAINTENANCE/SERVICE CONTRACTS	1,200	1,821	621
2140	POSTAGE	-	43	43
2164	PROFESSIONAL FEES - CONSULT/ENG.	2,500	-	(2,500)
2170	TRAINING	5,826	5,114	(712)
2171	TRAVEL	2,800	2,730	(70)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	800	67	(733)
2230	EMPLOYEE RELATIONS	9,100	8,299	(801)
2240	BUSINESS RELATIONS	2,000	730	(1,270)
2250	COMMUNITY RELATIONS	50	23	(27)
2260	MEMBERSHIPS - PROFESSIONAL	1,000	105	(895)
2262	MEMBERSHIPS - CIVIC	1,000	-	(1,000)
3311	OFFICE SUPPLIES	1,500	1,239	(261)
3313	SUBSCRIPTIONS	100	57	(43)
4050	RETIREMENT	42,590	59,640	17,050
4060	FICA	18,182	16,071	(2,111)
4070	EMPLOYEES' INSURANCE	26,912	29,497	2,585
4080	EMPLOYEE SUGGESTIONS & AWARDS	1,000	-	(1,000)
4090	VACATION PAY EXPENSE	-	550	550
4100	SICK PAY EXPENSE	-	2,363	2,363
4110	NET OPEB EXPENSE	236	1,202	966
4600	WORKERS' COMPENSATION	377	351	(26)
4610	PROPERTY & LIAB./INS. & UNINSUR.	1,851	1,799	(52)
9030	DEPRECIATION EXPENSE	2,000	1,415	(585)
	TOTALS	$ 363,853	$ 376,107	$ 12,254

DEPT. 12 - ATTORNEY

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 104,715	$ 104,715	$ -
2166	PROFESSIONAL FEES - OTHER	26,010	9,396	(16,614)
2170	TRAINING	100	795	695
2171	TRAVEL	208	-	(208)
4070	EMPLOYEES' INSURANCE	15,851	16,420	569
4600	WORKERS' COMPENSATION	107	99	(8)
	TOTALS	$ 146,991	$ 131,425	$ (15,566)

DEPT. 15 - HUMAN RESOURCES

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 188,327	$ 189,798	$ 1,471
1020	OVERTIME	100	113	13
2110	ADVERTISING	4,000	735	(3,265)
2139	MAINTENANCE/SERVICE CONTRACTS	1,400	1,338	(62)
2140	POSTAGE	200	94	(106)
2151	PRINTING	100	60	(40)
2164	PROFESSIONAL FEES - CONS/ENG	20,000	2,000	(18,000)
2166	PROFESSIONAL FEES - OTHER	40,000	26,382	(13,618)
2170	TRAINING	20,000	4,697	(15,303)
2171	TRAVEL	106	207	101
2172	CAR ALLOWANCE	3,300	3,300	-
2190	COMMUNICATIONS	900	900	-
2230	EMPLOYEE RELATIONS	650	1,136	486
2260	MEMBERSHIPS - PROFESSIONAL	1,000	589	(411)
3311	OFFICE SUPPLIES	5,000	4,723	(277)
3313	SUBSCRIPTIONS	2,000	2,535	535
4050	RETIREMENT	33,766	54,452	20,686
4060	FICA	14,415	13,597	(818)
4070	EMPLOYEES' INSURANCE	47,127	55,790	8,663
4080	EMPLOYEE SUGGESTIONS & AWARDS	11,965	8,119	(3,846)
4090	VACATION PAY EXPENSE	-	(515)	(515)
4100	SICK PAY EXPENSE	-	(5,210)	(5,210)
4110	NET OPEB EXPENSE	354	1,803	1,449
4600	WORKERS' COMPENSATION	191	178	(13)
4610	PROPERTY & LIAB/INS & UNINSUR	2,043	1,949	(94)
9030	DEPRECIATION EXPENSE	2,000	1,415	(585)
	TOTALS	$ 398,944	$ 370,185	$ (28,759)

DEPT. 18 - SAFETY

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 86,024	$ 84,977	$ (1,047)
2132	MAINTENANCE OF VEHICLES	100	109	9
2139	MAINTENANCE/SERVICE CONTRACTS	11,000	5,025	(5,975)
2140	POSTAGE	210	26	(184)
2151	PRINTING	50	-	(50)
2166	PROFESSIONAL FEES - OTHER	2,000	2,246	246
2170	TRAINING	12,100	15,416	3,316
2171	TRAVEL	-	15	15
2190	COMMUNICATIONS	1,000	1,344	344
2230	EMPLOYEE RELATIONS	2,000	1,068	(932)
2260	MEMBERSHIPS - PROFESSIONAL	150	140	(10)
3311	OFFICE SUPPLIES	1,500	2,225	725
3313	SUBSCRIPTIONS	1,450	-	(1,450)
3316	OPERATING SUPPLIES	28,000	9,228	(18,772)
3331	VEHICLE SUPPLIES	1,100	675	(425)
4050	RETIREMENT	15,416	19,575	4,159
4060	FICA	6,581	6,218	(363)
4070	EMPLOYEES' INSURANCE	19,677	20,328	651
4080	EMPLOYEE SUGGESTIONS & AWARDS	2,000	580	(1,420)
4090	VACATION PAY EXPENSE	-	1,906	1,906
4100	SICK PAY EXPENSE	-	2,135	2,135
4110	NET OPEB EXPENSE	118	601	483
4600	WORKERS' COMPENSATION	314	292	(22)
4610	PROPERTY & LIAB./INS. & UNINSUR.	1,458	1,373	(85)
9030	DEPRECIATION EXPENSE	5,000	4,368	(632)
	TOTALS	$ 197,248	$ 179,870	$ (17,378)

DEPT. 21 - FINANCE

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 692,563	$ 684,995	$ (7,568)
1020	OVERTIME	1,300	1,269	(31)
2110	ADVERTISING	4,000	3,452	(548)
2139	MAINTENANCE/SERVICE CONTRACTS	1,100	991	(109)
2140	POSTAGE	200	57	(143)
2151	PRINTING	100	80	(20)
2161	PROFESSIONAL FEES - AUDIT	45,400	40,900	(4,500)
2164	PROFESSIONAL FEES - CONSULT/ENG.	31,000	29,061	(1,939)
2165	TEMPORARY LABOR	24,000	17,823	(6,177)
2166	PROFESSIONAL FEES - OTHER	20,000	19,670	(330)
2170	TRAINING	12,000	11,398	(602)
2171	TRAVEL	100	165	65
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	1,400	1,643	243
2230	EMPLOYEE RELATIONS	500	503	3
2260	MEMBERSHIPS - PROFESSIONAL	1,500	1,163	(337)
3311	OFFICE SUPPLIES	6,500	6,880	380
3313	SUBSCRIPTIONS	320	408	88
4020	CASH (OVER) SHORT	-	(2,534)	(2,534)
4050	RETIREMENT	124,340	198,891	74,551
4060	FICA	53,081	50,387	(2,694)
4070	EMPLOYEES' INSURANCE	167,679	202,758	35,079
4090	VACATION PAY EXPENSE	-	10,487	10,487
4100	SICK PAY EXPENSE	-	14,940	14,940
4110	NET OPEB EXPENSE	1,532	7,803	6,271
4520	LICENSES & PERMITS	100	100	-
4600	WORKERS' COMPENSATION	828	1,194	366
4610	PROPERTY & LIAB./INS. & UNINSUR.	8,079	7,801	(278)
4640	UNEMPLOYMENT CLAIMS	6,413	-	(6,413)
5730	BANK CHARGES	335,000	322,101	(12,899)
	TOTALS	$ 1,544,195	$ 1,639,546	$ 95,351

DEPT. 22 - MATERIALS MANAGEMENT

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 336,290	$ 339,704	$ 3,414
1020	OVERTIME	4,700	6,226	1,526
2122	RENTALS	2,450	1,531	(919)
2132	MAINTENANCE OF VEHICLES	2,520	7,071	4,551
2133	MAINTENANCE OF EQUIPMENT	3,000	23,539	20,539
2139	MAINTENANCE/SERVICE CONTRACTS	14,100	8,781	(5,319)
2140	POSTAGE	227	181	(46)
2151	PRINTING	500	569	69
2170	TRAINING	5,000	3,280	(1,720)
2171	TRAVEL	246	10	(236)
2190	COMMUNICATIONS	3,600	3,939	339
2200	UTILITIES	27,900	27,358	(542)
2230	EMPLOYEE RELATIONS	70	224	154
2260	MEMBERSHIPS - PROFESSIONAL	260	83	(177)
3311	OFFICE SUPPLIES	2,000	1,136	(864)
3316	OPERATING SUPPLIES	8,000	5,193	(2,807)
3331	VEHICLE SUPPLIES	18,000	17,561	(439)
3340	SMALL TOOLS	3,081	4,002	921
4050	RETIREMENT	61,105	88,809	27,704
4060	FICA	26,086	22,241	(3,845)
4070	EMPLOYEES' INSURANCE	88,237	101,274	13,037
4090	VACATION PAY EXPENSE	-	(512)	(512)
4100	SICK PAY EXPENSE	-	(8,030)	(8,030)
4110	NET OPEB EXPENSE	707	3,601	2,894
4520	LICENSES & PERMITS	400	50	(350)
4600	WORKERS' COMPENSATION	4,700	4,375	(325)
4610	PROPERTY & LIAB/INS & UNINSUR	30,711	27,070	(3,641)
4666	INVENTORY ADJUSTMENTS	1,000	(4,602)	(5,602)
9030	DEPRECIATION EXPENSE	24,000	23,386	(614)
	TOTALS	$ 668,890	$ 708,050	$ 39,160

DEPT. 31 - DIRECTOR OF UTILITY SUPPORT SERVICES

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 95,862	$ 93,262	$ (2,600)
2151	PRINTING	-	40	40
2170	TRAINING	1,500	92	(1,408)
2171	TRAVEL	1,040	1,040	-
2172	CAR ALLOWANCE	5,160	3,835	(1,325)
2190	COMMUNICATIONS	700	582	(118)
2230	EMPLOYEE RELATIONS	50	90	40
2240	BUSINESS RELATIONS	-	116	116
2260	MEMBERSHIPS - PROFESSIONAL	600	347	(253)
3311	OFFICE SUPPLIES	300	1,972	1,672
3316	OPERATING SUPPLIES	100	-	(100)
4050	RETIREMENT	17,178	27,008	9,830
4060	FICA	7,333	7,039	(294)
4070	EMPLOYEES' INSURANCE	7,938	20,062	12,124
4090	VACATION PAY EXPENSE	-	5,058	5,058
4100	SICK PAY EXPENSE	-	807	807
4110	NET OPEB EXPENSE	118	601	483
4600	WORKERS' COMPENSATION	63	59	(4)
4610	PROPERTY & LIAB./INS. & UNINSUR.	954	937	(17)
4640	UNEMPLOYMENT CLAIMS	1,650	1,650	-
	TOTALS	$ 140,546	$ 164,597	$ 24,051

DEPT. 32 - INFORMATION TECHNOLOGY SERVICES

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 933,807	$ 926,319	$ (7,488)
1020	OVERTIME	6,000	5,914	(86)
2132	MAINTENANCE OF VEHICLES	3,680	1,148	(2,532)
2133	MAINTENANCE OF EQUIPMENT	3,000	1,805	(1,195)
2139	MAINTENANCE/SERVICE CONTRACTS	600,000	493,652	(106,348)
2140	POSTAGE	500	47	(453)
2151	PRINTING	150	88	(62)
2166	PROFESSIONAL FEES - OTHER	-	6,268	6,268
2170	TRAINING	38,000	29,103	(8,897)
2171	TRAVEL	750	663	(87)
2172	CAR ALLOWANCE	9,348	9,048	(300)
2190	COMMUNICATIONS	13,200	14,386	1,186
2230	EMPLOYEE RELATIONS	900	610	(290)
2260	MEMBERSHIPS - PROFESSIONAL	450	1,640	1,190
3311	OFFICE SUPPLIES	2,300	2,503	203
3313	SUBSCRIPTIONS	3,500	11,099	7,599
3316	OPERATING SUPPLIES	464,555	451,795	(12,760)
3331	VEHICLE SUPPLIES	1,400	1,767	367
3340	SMALL TOOLS	750	745	(5)
4050	RETIREMENT	159,561	256,409	96,848
4060	FICA	71,895	68,800	(3,095)
4070	EMPLOYEES' INSURANCE	227,279	263,293	36,014
4090	VACATION PAY EXPENSE	-	9,487	9,487
4100	SICK PAY EXPENSE	-	1,257	1,257
4110	NET OPEB EXPENSE	2,004	10,207	8,203
4600	WORKERS' COMPENSATION	1,044	969	(75)
4610	PROPERTY & LIAB./INS. & UNINSUR.	11,313	11,781	468
9030	DEPRECIATION EXPENSE	220,000	161,331	(58,669)
	TOTALS	$ 2,775,386	$ 2,742,134	$ (33,252)

DEPT. 35 - FACILITIES

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 224,653	$ 233,830	$ 9,177
1020	OVERTIME	6,100	4,676	(1,424)
2122	RENTALS	3,000	2,407	(593)
2131	MAINTENANCE OF BUILDINGS	54,024	23,389	(30,635)
2132	MAINTENANCE OF VEHICLES	2,100	1,799	(301)
2139	MAINTENANCE/SERVICE CONTRACTS	160,000	159,094	(906)
2140	POSTAGE	10,000	5,127	(4,873)
2151	PRINTING	114	40	(74)
2170	TRAINING	6,000	993	(5,007)
2171	TRAVEL	1,150	1,258	108
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	4,000	4,032	32
2200	UTILITIES	83,800	78,364	(5,436)
2230	EMPLOYEE RELATIONS	100	13	(87)
2250	COMMUNITY RELATIONS	100,000	91,758	(8,242)
2260	MEMBERSHIPS - PROFESSIONAL	458	452	(6)
3311	OFFICE SUPPLIES	2,393	2,881	488
3316	OPERATING SUPPLIES	15,000	18,535	3,535
3331	VEHICLE SUPPLIES	5,000	7,285	2,285
3340	SMALL TOOLS	1,561	718	(843)
4050	RETIREMENT	41,351	78,807	37,456
4060	FICA	17,653	21,282	3,629
4070	EMPLOYEES' INSURANCE	52,739	59,534	6,795
4090	VACATION PAY EXPENSE	-	7,191	7,191
4100	SICK PAY EXPENSE	-	4,587	4,587
4110	NET OPEB EXPENSE	589	3,000	2,411
4520	LICENSES & PERMITS	-	150	150
4600	WORKERS' COMPENSATION	3,773	3,513	(260)
4610	PROPERTY & LIAB/INS & UNINSUR	4,084	3,953	(131)
9030	DEPRECIATION EXPENSE	21,000	17,723	(3,277)
	TOTALS	$ 825,802	$ 841,551	$ 15,749

DEPT. 41 - COMMUNITY RELATIONS

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 65,280	$ 65,280	$ -
2110	ADVERTISING	16,120	8,735	(7,385)
2151	PRINTING	17,400	16,022	(1,378)
2166	PROFESSIONAL FEES - OTHER	1,000	-	(1,000)
2170	TRAINING	1,500	308	(1,192)
2172	CAR ALLOWANCE	3,025	3,025	-
2190	COMMUNICATIONS	1,000	968	(32)
2230	EMPLOYEE RELATIONS	14,800	14,290	(510)
2240	BUSINESS RELATIONS	2,000	924	(1,076)
2250	COMMUNITY RELATIONS	25,000	21,190	(3,810)
2260	MEMBERSHIPS - PROFESSIONAL	300	-	(300)
2262	MEMBERSHIPS - CIVIC	1,943	845	(1,098)
3311	OFFICE SUPPLIES	1,800	1,540	(260)
3316	OPERATING SUPPLIES	1,100	4,861	3,761
4050	RETIREMENT	11,698	18,898	7,200
4060	FICA	4,994	4,834	(160)
4070	EMPLOYEES' INSURANCE	15,439	17,731	2,292
4090	VACATION PAY EXPENSE	-	526	526
4100	SICK PAY EXPENSE	-	4,821	4,821
4110	NET OPEB EXPENSE	118	-	(118)
4600	WORKERS' COMPENSATION	63	59	(4)
4610	PROPERTY & LIAB/INS & UNINSUR	559	563	4
	TOTALS	$ 185,139	$ 185,420	$ 281

DEPT. 43 - CUSTOMER SERVICE

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 939,562	$ 913,671	$ (25,891)
1020	OVERTIME	11,200	13,514	2,314
2122	RENTALS	1,600	1,449	(151)
2133	MAINTENANCE OF EQUIPMENT	2,000	657	(1,343)
2139	MAINTENANCE/SERVICE CONTRACTS	25,000	41,514	16,514
2140	POSTAGE	200,000	166,323	(33,677)
2151	PRINTING	50,000	30,584	(19,416)
2165	TEMPORARY LABOR	14,306	14,305	(1)
2166	PROFESSIONAL FEES - OTHER	80,000	90,653	10,653
2170	TRAINING	7,000	2,136	(4,864)
2171	TRAVEL	200	23	(177)
2172	CAR ALLOWANCE	8,525	6,444	(2,081)
2190	COMMUNICATIONS	11,700	11,316	(384)
2230	EMPLOYEE RELATIONS	1,800	4,903	3,103
2250	COMMUNITY RELATIONS	1,300	1,250	(50)
2260	MEMBERSHIPS - PROFESSIONAL	1,000	380	(620)
2262	MEMBERSHIPS - CIVIC	700	668	(32)
2290	BILLING HOUSING AUTHORITY	6,000	3,935	(2,065)
3311	OFFICE SUPPLIES	18,000	16,888	(1,112)
3313	SUBSCRIPTIONS	120	-	(120)
3316	OPERATING SUPPLIES	9,000	1,195	(7,805)
4020	CASH (OVER) SHORT	-	(258)	(258)
4050	RETIREMENT	149,785	233,445	83,660
4060	FICA	72,733	67,103	(5,630)
4070	EMPLOYEES' INSURANCE	324,363	354,826	30,463
4090	VACATION PAY EXPENSE	-	(4,765)	(4,765)
4100	SICK PAY EXPENSE	-	(10,295)	(10,295)
4110	NET OPEB EXPENSE	2,947	15,610	12,663
4600	WORKERS' COMPENSATION	1,654	1,541	(113)
4610	PROPERTY & LIAB./INS. & UNINSUR.	11,980	13,335	1,355
4640	UNEMPLOYMENT CLAIMS	12	17	5
9030	DEPRECIATION EXPENSE	49,000	30,134	(18,866)
	TOTALS	$ 2,001,487	$ 2,022,501	$ 21,014

DEPT. 51 - DIRECTOR OF ELECTRIC & GAS SYSTEMS

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 143,746	$ 146,989	$ 3,243
2151	PRINTING	-	20	20
2164	PROFESSIONAL FEES - CONSULT/ENG.	30,000	32,544	2,544
2170	TRAINING	5,500	5,132	(368)
2171	TRAVEL	950	326	(624)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	1,100	1,048	(52)
2230	EMPLOYEE RELATIONS	3,500	317	(3,183)
2240	BUSINESS RELATIONS	100	115	15
2250	COMMUNITY RELATIONS	45	45	-
2260	MEMBERSHIPS - PROFESSIONAL	40,000	39,879	(121)
2262	MEMBERSHIPS - CIVIC	850	915	65
3311	OFFICE SUPPLIES	600	-	(600)
3313	SUBSCRIPTIONS	300	-	(300)
4050	RETIREMENT	25,759	40,661	14,902
4060	FICA	10,997	9,662	(1,335)
4070	EMPLOYEES' INSURANCE	20,549	23,266	2,717
4090	VACATION PAY EXPENSE	-	(2,506)	(2,506)
4100	SICK PAY EXPENSE	-	4,722	4,722
4110	NET OPEB EXPENSE	118	601	483
4600	WORKERS' COMPENSATION	313	292	(21)
4610	PROPERTY & LIAB./INS. & UNINSUR.	1,081	1,063	(18)
	TOTALS	$ 290,668	$ 310,251	$ 19,583

DEPT. 52 - POWER GENERATION

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
9050	EXTRAORDINARY EXPENSE	$ 1,900	$ 654	$ (1,246)
	TOTALS	$ 1,900	$ 654	$ (1,246)

DEPT. 53 - ELECTRIC PURCHASES FOR RESALE

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
3360	PURCHASES FOR RESALE	$ 48,000,000	$ 41,402,405	$ (6,597,595)
	TOTALS	$ 48,000,000	$ 41,402,405	$ (6,597,595)

DEPT. 54 - ELECTRIC TRANSMISSION & DISTRIBUTION

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,731,792	$ 1,642,696	$ (89,096)
1020	OVERTIME	171,000	181,135	10,135
2122	RENTALS	15,000	10,018	(4,982)
2132	MAINTENANCE OF VEHICLES	31,218	42,313	11,095
2133	MAINTENANCE OF EQUIPMENT	18,000	13,861	(4,139)
2139	MAINTENANCE/SERVICE CONTRACTS	619,675	420,941	(198,734)
2140	POSTAGE	500	519	19
2151	PRINTING	555	20	(535)
2164	PROFESSIONAL FEES - CONSULT/ENG.	1,200	1,200	-
2166	PROFESSIONAL FEES - OTHER	20,000	17,567	(2,433)
2170	TRAINING	41,687	50,165	8,478
2171	TRAVEL	1,072	329	(743)
2190	COMMUNICATIONS	8,000	9,036	1,036
2200	UTILITIES	101,100	101,195	95
2230	EMPLOYEE RELATIONS	3,500	3,338	(162)
2260	MEMBERSHIPS - PROFESSIONAL	500	-	(500)
3311	OFFICE SUPPLIES	2,458	3,048	590
3313	SUBSCRIPTIONS	318	-	(318)
3316	OPERATING SUPPLIES	257,700	220,805	(36,895)
3331	VEHICLE SUPPLIES	80,000	73,487	(6,513)
3340	SMALL TOOLS	20,000	20,982	982
4050	RETIREMENT	337,051	486,561	149,510
4060	FICA	145,564	147,533	1,969
4070	EMPLOYEES' INSURANCE	315,339	341,635	26,296
4090	VACATION PAY EXPENSE	-	(8,573)	(8,573)
4100	SICK PAY EXPENSE	-	(19,839)	(19,839)
4110	NET OPEB EXPENSE	2,711	13,808	11,097
4520	LICENSES & PERMITS	-	40	40
4600	WORKERS' COMPENSATION	59,395	53,722	(5,673)
4610	PROPERTY & LIAB/INS & UNINSUR	114,739	118,776	4,037
9005	DUPLICATE CHARGES - CREDIT	(52,000)	(48,866)	3,134
9030	DEPRECIATION EXPENSE	4,209,000	3,290,045	(918,955)
	TOTALS	$ 8,257,074	$ 7,187,497	$ (1,069,577)

DEPT. 55 - ELECTRIC OPERATIONS

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 921,368	$ 956,377	$ 35,009
1020	OVERTIME	82,000	72,529	(9,471)
2122	RENTALS	5,000	4,295	(705)
2132	MAINTENANCE OF VEHICLES	5,500	9,514	4,014
2133	MAINTENANCE OF EQUIPMENT	3,000	1,293	(1,707)
2139	MAINTENANCE/SERVICE CONTRACTS	1,000	866	(134)
2140	POSTAGE	100	-	(100)
2151	PRINTING	900	645	(255)
2165	TEMPORARY LABOR	-	17,403	17,403
2170	TRAINING	34,000	37,555	3,555
2172	CAR ALLOWANCE	8,708	8,707	(1)
2190	COMMUNICATIONS	10,300	11,469	1,169
2230	EMPLOYEE RELATIONS	600	348	(252)
2240	BUSINESS RELATIONS	100	27	(73)
2260	MEMBERSHIPS - PROFESSIONAL	150	75	(75)
3311	OFFICE SUPPLIES	2,000	1,511	(489)
3316	OPERATING SUPPLIES	45,000	25,895	(19,105)
3331	VEHICLE SUPPLIES	40,000	45,164	5,164
3340	SMALL TOOLS	2,000	5,968	3,968
4050	RETIREMENT	151,837	304,462	152,625
4060	FICA	76,758	89,850	13,092
4070	EMPLOYEES' INSURANCE	319,663	360,392	40,729
4090	VACATION PAY EXPENSE	-	9,454	9,454
4100	SICK PAY EXPENSE	-	(11,626)	(11,626)
4110	NET OPEB EXPENSE	2,829	14,408	11,579
4520	LICENSES & PERMITS	1,000	650	(350)
4600	WORKERS' COMPENSATION	20,567	19,290	(1,277)
4610	PROPERTY & LIAB./INS. & UNINSUR.	16,176	15,726	(450)
9030	DEPRECIATION EXPENSE	59,000	50,452	(8,548)
	TOTALS	$ 1,809,556	$ 2,052,699	$ 243,143

DEPT. 56 - ELECTRIC & GAS ENGINEERING

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 574,308	$ 561,501	$ (12,807)
2132	MAINTENANCE OF VEHICLES	1,000	1,500	500
2139	MAINTENANCE/SERVICE CONTRACTS	500	556	56
2140	POSTAGE	50	17	(33)
2151	PRINTING	100	120	20
2164	PROFESSIONAL FEES - CONS/ENG	25,000	2,288	(22,712)
2170	TRAINING	25,000	16,781	(8,219)
2171	TRAVEL	600	546	(54)
2172	CAR ALLOWANCE	13,000	10,811	(2,189)
2190	COMMUNICATIONS	4,800	5,454	654
2230	EMPLOYEE RELATIONS	600	352	(248)
2240	BUSINESS RELATIONS	100	34	(66)
2260	MEMBERSHIPS - PROFESSIONAL	1,200	620	(580)
3311	OFFICE SUPPLIES	5,000	2,965	(2,035)
3313	SUBSCRIPTIONS	100	281	181
3316	OPERATING SUPPLIES	4,500	2,917	(1,583)
3331	VEHICLE SUPPLIES	4,000	5,709	1,709
4050	RETIREMENT	100,211	155,966	55,755
4060	FICA	43,935	41,664	(2,271)
4070	EMPLOYEES' INSURANCE	132,173	143,027	10,854
4090	VACATION PAY EXPENSE	-	(5,788)	(5,788)
4100	SICK PAY EXPENSE	-	8,370	8,370
4110	NET OPEB EXPENSE	1,061	5,404	4,343
4600	WORKERS' COMPENSATION	3,413	3,178	(235)
4610	PROPERTY & LIAB/INS & UNINSUR	6,669	6,466	(203)
9030	DEPRECIATION EXPENSE	13,000	7,310	(5,690)
	TOTALS	$ 960,320	$ 978,049	$ 17,729

DEPT. 61 - DIRECTOR OF WATER/WASTEWATER SYSTEMS

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 118,477	$ 118,477	$ -
2164	PROFESSIONAL FEES - CONSULT/ENG.	2,500	1,138	(1,362)
2170	TRAINING	2,000	1,434	(566)
2171	TRAVEL	500	240	(260)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	800	1,000	200
2240	BUSINESS RELATIONS	-	26	26
2260	MEMBERSHIPS - PROFESSIONAL	1,500	347	(1,153)
3311	OFFICE SUPPLIES	1,000	595	(405)
3313	SUBSCRIPTIONS	250	-	(250)
4050	RETIREMENT	21,231	34,341	13,110
4060	FICA	9,063	9,256	193
4070	EMPLOYEES' INSURANCE	15,904	18,010	2,106
4090	VACATION PAY EXPENSE	-	1,123	1,123
4100	SICK PAY EXPENSE	-	3,356	3,356
4110	NET OPEB EXPENSE	118	601	483
4600	WORKERS' COMPENSATION	63	59	(4)
4610	PROPERTY & LIAB./INS. & UNINSUR.	931	912	(19)
	TOTALS	$ 179,497	$ 196,075	$ 16,578

DEPT. 62 - WATER RESOURCES

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,214,842	$ 1,218,577	$ 3,735
1020	OVERTIME	114,200	99,297	(14,903)
2110	ADVERTISING	-	210	210
2122	RENTALS	3,641	2,395	(1,246)
2131	MAINTENANCE OF BUILDINGS	-	1,000	1,000
2132	MAINTENANCE OF VEHICLES	15,000	11,407	(3,593)
2133	MAINTENANCE OF EQUIPMENT	50,000	42,777	(7,223)
2139	MAINTENANCE/SERVICE CONTRACTS	276,834	261,344	(15,490)
2140	POSTAGE	424	270	(154)
2151	PRINTING	2,872	1,727	(1,145)
2164	PROFESSIONAL FEES - CONS/ENG	40,000	29,116	(10,884)
2166	PROFESSIONAL FEES - OTHER	22,973	12,884	(10,089)
2170	TRAINING	15,000	3,255	(11,745)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	9,400	10,898	1,498
2200	UTILITIES	991,600	957,817	(33,783)
2230	EMPLOYEE RELATIONS	800	971	171
2240	BUSINESS RELATIONS	100	36	(64)
2260	MEMBERSHIPS - PROFESSIONAL	800	370	(430)
2262	MEMBERSHIPS - CIVIC	645	-	(645)
3311	OFFICE SUPPLIES	5,410	4,894	(516)
3313	SUBSCRIPTIONS	325	-	(325)
3316	OPERATING SUPPLIES	310,000	306,255	(3,745)
3320	CHEMICALS	910,000	803,729	(106,271)
3331	VEHICLE SUPPLIES	30,000	35,090	5,090
3340	SMALL TOOLS	10,000	4,578	(5,422)
3360	PURCHASES FOR RESALE	3,446	-	(3,446)
4050	RETIREMENT	214,827	329,978	115,151
4060	FICA	101,672	97,029	(4,643)
4070	EMPLOYEES' INSURANCE	294,308	340,780	46,472
4090	VACATION PAY EXPENSE	-	7,369	7,369
4100	SICK PAY EXPENSE	-	11,308	11,308
4110	NET OPEB EXPENSE	2,829	14,409	11,580
4520	LICENSES & PERMITS	350	20,198	19,848
4600	WORKERS' COMPENSATION	24,318	22,888	(1,430)
4610	PROPERTY & LIAB/INS & UNINSUR	112,837	99,908	(12,929)
9030	DEPRECIATION EXPENSE	2,237,000	2,677,146	440,146
	TOTALS	$ 7,021,613	$ 7,435,070	$ 413,457

DEPT. 64 - WATER DISTRIBUTION

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,258,165	$ 1,256,481	$ (1,684)
1020	OVERTIME	71,400	66,929	(4,471)
2110	ADVERTISING	123	-	(123)
2122	RENTALS	1,126	571	(555)
2132	MAINTENANCE OF VEHICLES	30,000	15,877	(14,123)
2133	MAINTENANCE OF EQUIPMENT	14,806	7,313	(7,493)
2139	MAINTENANCE/SERVICE CONTRACTS	275,000	192,345	(82,655)
2140	POSTAGE	48	58	10
2151	PRINTING	1,624	554	(1,070)
2166	PROFESSIONAL FEES - OTHER	7,884	4,616	(3,268)
2170	TRAINING	16,936	5,803	(11,133)
2171	TRAVEL	243	59	(184)
2190	COMMUNICATIONS	14,600	14,268	(332)
2200	UTILITIES	24,400	24,121	(279)
2230	EMPLOYEE RELATIONS	500	1,366	866
2260	MEMBERSHIPS - PROFESSIONAL	507	380	(127)
3311	OFFICE SUPPLIES	5,631	5,916	285
3313	SUBSCRIPTIONS	112	-	(112)
3316	OPERATING SUPPLIES	187,272	195,281	8,009
3331	VEHICLE SUPPLIES	97,526	98,392	866
3340	SMALL TOOLS	54,640	53,922	(718)
4050	RETIREMENT	210,348	337,997	127,649
4060	FICA	101,712	98,252	(3,460)
4070	EMPLOYEES' INSURANCE	397,742	451,981	54,239
4090	VACATION PAY EXPENSE	-	(5,906)	(5,906)
4100	SICK PAY EXPENSE	-	22,606	22,606
4110	NET OPEB EXPENSE	3,298	16,797	13,499
4520	LICENSES & PERMITS	7,500	5,297	(2,203)
4600	WORKERS' COMPENSATION	28,928	25,046	(3,882)
4610	PROPERTY & LIAB/INS & UNINSUR	51,850	52,759	909
9030	DEPRECIATION EXPENSE	2,537,000	2,617,731	80,731
	TOTALS	$ 5,400,921	$ 5,566,812	$ 165,891

DEPT. 66 - WATER/WASTEWATER ENGINEERING

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 626,209	$ 613,277	$ (12,932)
1020	OVERTIME	1,600	529	(1,071)
2132	MAINTENANCE OF VEHICLES	1,600	1,531	(69)
2133	MAINTENANCE OF EQUIPMENT	1,000	-	(1,000)
2139	MAINTENANCE/SERVICE CONTRACTS	12,050	12,118	68
2140	POSTAGE	100	1	(99)
2151	PRINTING	65	60	(5)
2164	PROFESSIONAL FEES - CONS/ENG	-	79,350	79,350
2166	PROFESSIONAL FEES - OTHER	563	-	(563)
2170	TRAINING	17,700	8,711	(8,989)
2171	TRAVEL	108	37	(71)
2172	CAR ALLOWANCE	14,190	13,359	(831)
2190	COMMUNICATIONS	4,500	5,569	1,069
2200	UTILITIES	25,700	24,912	(788)
2230	EMPLOYEE RELATIONS	750	612	(138)
2260	MEMBERSHIPS - PROFESSIONAL	1,300	230	(1,070)
2262	MEMBERSHIPS - CIVIC	624	-	(624)
3311	OFFICE SUPPLIES	3,000	2,364	(636)
3316	OPERATING SUPPLIES	2,100	1,661	(439)
3331	VEHICLE SUPPLIES	11,000	8,728	(2,272)
3340	SMALL TOOLS	286	28	(258)
4050	RETIREMENT	112,503	174,678	62,175
4060	FICA	48,027	44,722	(3,305)
4070	EMPLOYEES' INSURANCE	148,394	172,034	23,640
4090	VACATION PAY EXPENSE	-	2,941	2,941
4100	SICK PAY EXPENSE	-	15,569	15,569
4110	NET OPEB EXPENSE	1,297	6,606	5,309
4520	LICENSES & PERMITS	-	700	700
4600	WORKERS' COMPENSATION	4,642	4,322	(320)
4610	PROPERTY & LIAB/INS & UNINSUR	8,215	7,840	(375)
9030	DEPRECIATION EXPENSE	12,000	10,585	(1,415)
	TOTALS	$ 1,059,523	$ 1,213,074	$ 153,551

DEPT. 74 - GAS OPERATIONS

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 822,181	$ 751,245	$ (70,936)
1020	OVERTIME	15,800	18,233	2,433
2110	ADVERTISING	8,412	9,694	1,282
2122	RENTALS	1,104	1,271	167
2132	MAINTENANCE OF VEHICLES	10,000	7,658	(2,342)
2133	MAINTENANCE OF EQUIPMENT	7,381	5,640	(1,741)
2139	MAINTENANCE/SERVICE CONTRACTS	36,000	37,644	1,644
2140	POSTAGE	4,000	68	(3,932)
2151	PRINTING	6,800	7,555	755
2164	PROFESSIONAL FEES - CONS/ENG	5,000	900	(4,100)
2166	PROFESSIONAL FEES - OTHER	2,000	1,679	(321)
2170	TRAINING	15,000	10,544	(4,456)
2171	TRAVEL	1,592	908	(684)
2172	CAR ALLOWANCE	4,730	4,849	119
2190	COMMUNICATIONS	10,300	12,369	2,069
2200	UTILITIES	13,500	13,116	(384)
2230	EMPLOYEE RELATIONS	350	400	50
2240	BUSINESS RELATIONS	265	-	(265)
2260	MEMBERSHIPS - PROFESSIONAL	15,000	14,850	(150)
3311	OFFICE SUPPLIES	3,121	2,686	(435)
3316	OPERATING SUPPLIES	92,800	81,391	(11,409)
3331	VEHICLE SUPPLIES	25,000	32,105	7,105
3340	SMALL TOOLS	18,000	18,609	609
4050	RETIREMENT	133,811	175,971	42,160
4060	FICA	64,106	48,407	(15,699)
4070	EMPLOYEES' INSURANCE	205,732	236,257	30,525
4090	VACATION PAY EXPENSE	-	5,008	5,008
4100	SICK PAY EXPENSE	-	4,286	4,286
4110	NET OPEB EXPENSE	1,768	9,005	7,237
4520	LICENSES & PERMITS	1,000	3,137	2,137
4600	WORKERS' COMPENSATION	47,088	45,150	(1,938)
4610	PROPERTY & LIAB/INS & UNINSUR	11,281	10,902	(379)
9030	DEPRECIATION EXPENSE	288,000	327,290	39,290
	TOTALS	$ 1,871,122	$ 1,898,827	$ 27,705

DEPT. 75 - NATURAL GAS PURCHASES FOR RESALE

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
3360	PURCHASES FOR RESALE	$ 2,100,000	$ 1,817,037	$ (282,963)
	TOTALS	$ 2,100,000	$ 1,817,037	$ (282,963)

DEPT. 82 - WATER RECLAMATION

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 760,666	$ 715,837	$ (44,829)
1020	OVERTIME	41,900	21,224	(20,676)
2110	ADVERTISING	1,040	-	(1,040)
2122	RENTALS	12,000	9,349	(2,651)
2131	MAINTENANCE OF BUILDINGS	2,000	-	(2,000)
2132	MAINTENANCE OF VEHICLES	6,500	6,141	(359)
2133	MAINTENANCE OF EQUIPMENT	27,000	23,163	(3,837)
2139	MAINTENANCE/SERVICE CONTRACTS	400,000	456,943	56,943
2140	POSTAGE	300	-	(300)
2151	PRINTING	100	20	(80)
2164	PROFESSIONAL FEES - CONSULT/ENG.	6,000	-	(6,000)
2165	TEMPORARY LABOR	2,550	-	(2,550)
2166	PROFESSIONAL FEES - OTHER	35,000	32,438	(2,562)
2170	TRAINING	7,750	4,127	(3,623)
2171	TRAVEL	-	1,166	1,166
2172	CAR ALLOWANCE	5,880	6,164	284
2190	COMMUNICATIONS	7,600	8,508	908
2200	UTILITIES	541,500	512,737	(28,763)
2230	EMPLOYEE RELATIONS	850	1,031	181
2240	BUSINESS RELATIONS	572	516	(56)
2260	MEMBERSHIPS - PROFESSIONAL	1,000	1,000	-
3311	OFFICE SUPPLIES	4,590	2,722	(1,868)
3316	OPERATING SUPPLIES	75,000	78,684	3,684
3320	CHEMICALS	100,000	96,887	(3,113)
3331	VEHICLE SUPPLIES	10,000	11,522	1,522
3340	SMALL TOOLS	3,250	74	(3,176)
4050	RETIREMENT	127,725	214,038	86,313
4060	FICA	61,396	63,323	1,927
4070	EMPLOYEES' INSURANCE	194,758	215,586	20,828
4090	VACATION PAY EXPENSE	-	(4,275)	(4,275)
4100	SICK PAY EXPENSE	-	(93)	(93)
4110	NET OPEB EXPENSE	1,886	9,606	7,720
4520	LICENSES & PERMITS	1,000	580	(420)
4600	WORKERS' COMPENSATION	18,181	12,442	(5,739)
4610	PROPERTY & LIAB/INS & UNINSUR	39,270	35,814	(3,456)
9030	DEPRECIATION EXPENSE	1,162,000	1,164,176	2,176
	TOTALS	$ 3,659,264	$ 3,701,450	$ 42,186

DEPT. 84 - WASTEWATER COLLECTION

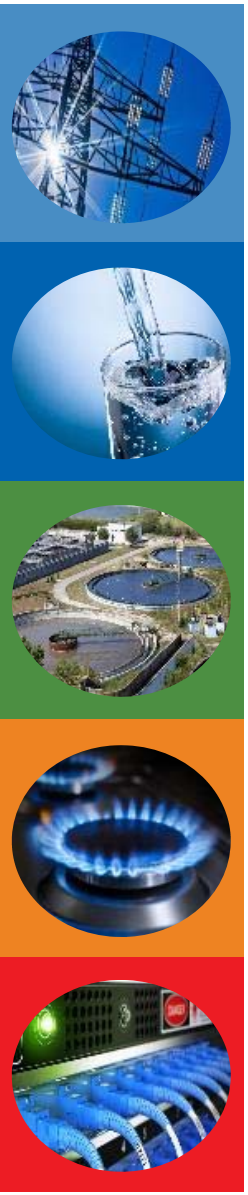
CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 904,123	$ 937,441	$ 33,318
1020	OVERTIME	49,000	63,748	14,748
2122	RENTALS	24,146	25,798	1,652
2132	MAINTENANCE OF VEHICLES	48,000	34,931	(13,069)
2133	MAINTENANCE OF EQUIPMENT	40,000	51,103	11,103
2139	MAINTENANCE/SERVICE CONTRACTS	340,000	357,071	17,071
2151	PRINTING	200	92	(108)
2166	PROFESSIONAL FEES - OTHER	1,873	1,289	(584)
2170	TRAINING	7,500	5,383	(2,117)
2172	CAR ALLOWANCE	5,880	4,679	(1,201)
2190	COMMUNICATIONS	8,400	9,020	620
2200	UTILITIES	242,000	247,356	5,356
2230	EMPLOYEE RELATIONS	600	684	84
2260	MEMBERSHIPS - PROFESSIONAL	260	-	(260)
3311	OFFICE SUPPLIES	3,200	3,879	679
3316	OPERATING SUPPLIES	133,000	143,867	10,867
3320	CHEMICALS	28,000	21,910	(6,090)
3331	VEHICLE SUPPLIES	53,000	68,549	15,549
3340	SMALL TOOLS	6,000	4,439	(1,561)
4050	RETIREMENT	158,371	219,647	61,276
4060	FICA	72,914	61,277	(11,637)
4070	EMPLOYEES' INSURANCE	218,497	249,424	30,927
4090	VACATION PAY EXPENSE	-	1,161	1,161
4100	SICK PAY EXPENSE	-	(2,076)	(2,076)
4110	NET OPEB EXPENSE	2,240	11,409	9,169
4520	LICENSES & PERMITS	6,928	7,061	133
4600	WORKERS' COMPENSATION	15,684	14,602	(1,082)
4610	PROPERTY & LIAB/INS & UNINSUR	30,694	35,664	4,970
9030	DEPRECIATION EXPENSE	2,400,000	2,370,302	(29,698)
	TOTALS	$ 4,800,510	$ 4,949,710	$ 149,200

DEPT. 93 - FPUAnet COMMUNICATIONS

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 112,892	$ 105,687	$ (7,205)
2110	ADVERTISING	2,100	1,034	(1,066)
2139	MAINTENANCE/SERVICE CONTRACTS	8,000	8,286	286
2140	POSTAGE	500	-	(500)
2151	PRINTING	1,000	20	(980)
2164	PROFESSIONAL FEES - CONSULT/ENG.	15,000	-	(15,000)
2166	PROFESSIONAL FEES - OTHER	1,000	99	(901)
2170	TRAINING	3,450	2,679	(771)
2171	TRAVEL	400	9	(391)
2172	CAR ALLOWANCE	2,800	1,650	(1,150)
2190	COMMUNICATIONS	1,700	1,860	160
2200	UTILITIES	50	48	(2)
2230	EMPLOYEE RELATIONS	300	187	(113)
2240	BUSINESS RELATIONS	1,000	82	(918)
3311	OFFICE SUPPLIES	1,400	1,307	(93)
3313	SUBSCRIPTIONS	73	60	(13)
3316	OPERATING SUPPLIES	1,990	5,222	3,232
3360	PURCHASES FOR RESALE	103,000	69,208	(33,792)
4050	RETIREMENT	18,110	24,894	6,784
4060	FICA	8,636	6,982	(1,654)
4070	EMPLOYEES' INSURANCE	41,325	38,324	(3,001)
4090	VACATION PAY EXPENSE	-	(5,685)	(5,685)
4100	SICK PAY EXPENSE	-	(1,984)	(1,984)
4110	NET OPEB EXPENSE	236	1,202	966
4520	LICENSES & PERMITS	600	605	5
4600	WORKERS' COMPENSATION	1,637	1,628	(9)
4610	PROPERTY & LIAB./INS. & UNINSUR.	1,558	1,488	(70)
4700	UTILITY BAD DEBT EXPENSE	300	157	(143)
9000	DISTRIBUTION TO CITY OF FORT PIERCE	27,892	27,892	-
9030	DEPRECIATION EXPENSE	65,000	65,166	166
	TOTALS	$ 421,949	$ 358,107	$ (63,842)

DEPT. 99 - ADMINISTRATIVE & GENERAL

CODE	DESCRIPTION	AMENDED BUDGET FY 2018	FINAL BUDGET FY 2018	DIFFERENCE INCREASE (DECREASE)
2122	RENTALS	$ -	$ 972	$ 972
2131	MAINTENANCE OF BUILDINGS	51,291	33,276	(18,015)
2133	MAINTENANCE OF EQUIPMENT	1,093	93	(1,000)
2139	MAINTENANCE/SERVICE CONTRACTS	293,961	371,408	77,447
2164	PROFESSIONAL FEES - CONSULT/ENG.	6,109	5,218	(891)
2166	PROFESSIONAL FEES - OTHER	4,000	-	(4,000)
2190	COMMUNICATIONS	48,600	42,967	(5,633)
3316	OPERATING SUPPLIES	14,500	25,155	10,655
4509	OTHER TAXES	38,104	38,104	-
4510	GROSS RECEIPTS TAX	1,742,000	1,687,560	(54,440)
4520	LICENSES & PERMITS	20,000	19,206	(794)
4531	CIVIC CONTRIBUTIONS	208,082	223,944	15,862
4700	UTILITY BAD DEBT EXPENSE	320,100	159,642	(160,458)
5710	STORM EXPENSES	-	18,928	18,928
5721	INTEREST - BONDS & POOLED LOAN	3,205,293	3,205,293	-
5723	INTEREST - DEPOSITS	12,600	23,083	10,483
5725	CAPITALIZED INTEREST-WORK ORDR	(135,000)	(174,683)	(39,683)
5729	INTEREST - OTHER	-	359	359
5731	AMORTIZAT. OF BOND DISC. & EXP	23,337	23,337	-
9000	CITY DISTRIBUTION	6,110,546	6,110,546	-
9010	CONTINGENCY	1,000,000	-	(1,000,000)
9030	DEPRECIATION EXPENSE	188,000	165,227	(22,773)
	TOTALS	$ 13,152,616	$ 11,979,635	$ (1,172,981)



FPUA
COMMUNITY PROUD

Fiscal Year Ended September 30, 2018

Final Budget Amendment
Resolution No. UA 2019-01
and
Comprehensive Annual Financial Report

FY 2018 Operations & Maintenance
Actual/Final vs. Amended Budget
(in thousands)

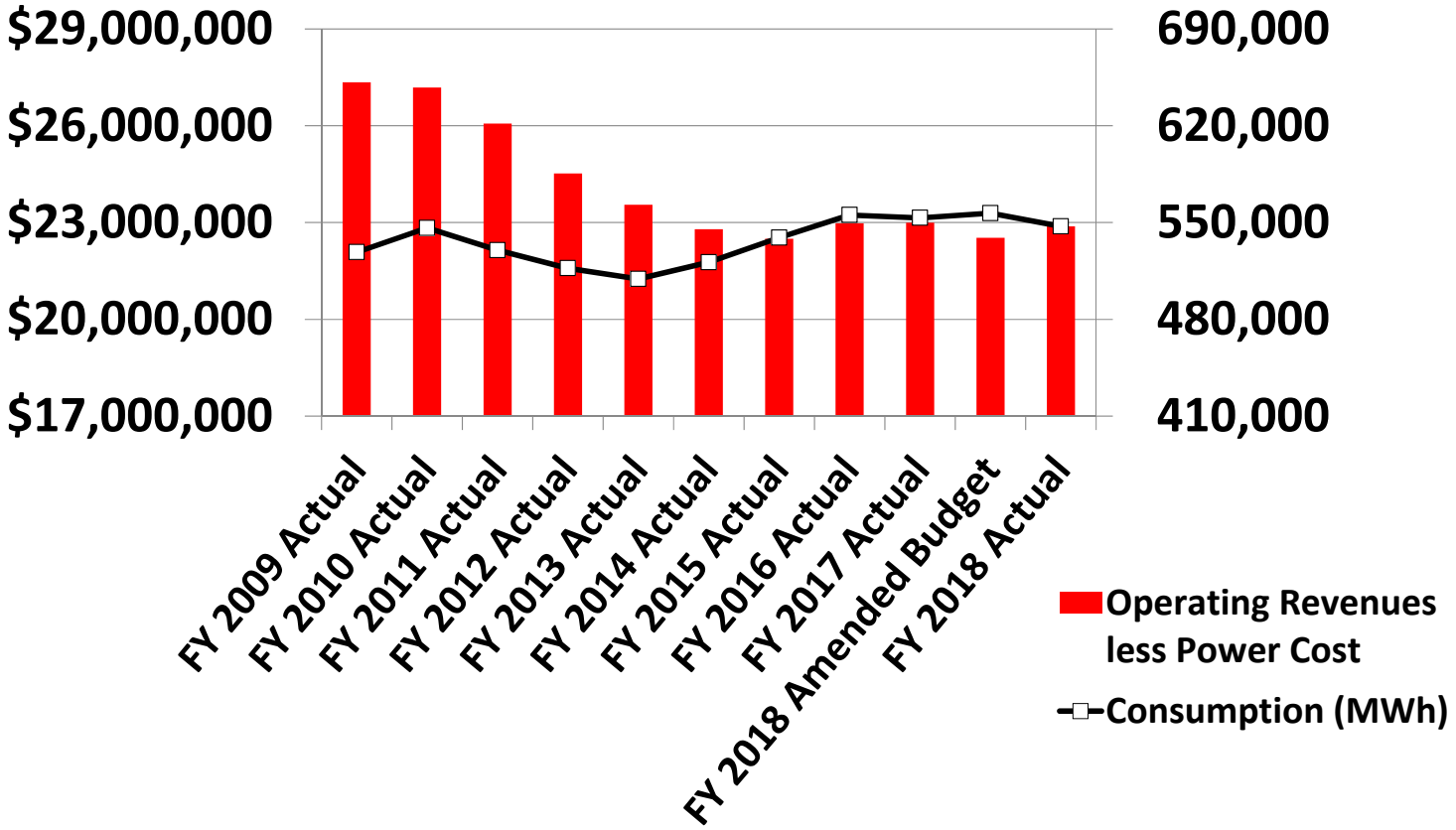
	Actual/ Final	Amended	Increase (Decrease)	%
Revenues	$103,491	$107,903	($4,412)	(4%)
Operations & Maintenance net of transfers	$101,344	$108,014	($6,670)	(6%)

Financial Operating Results

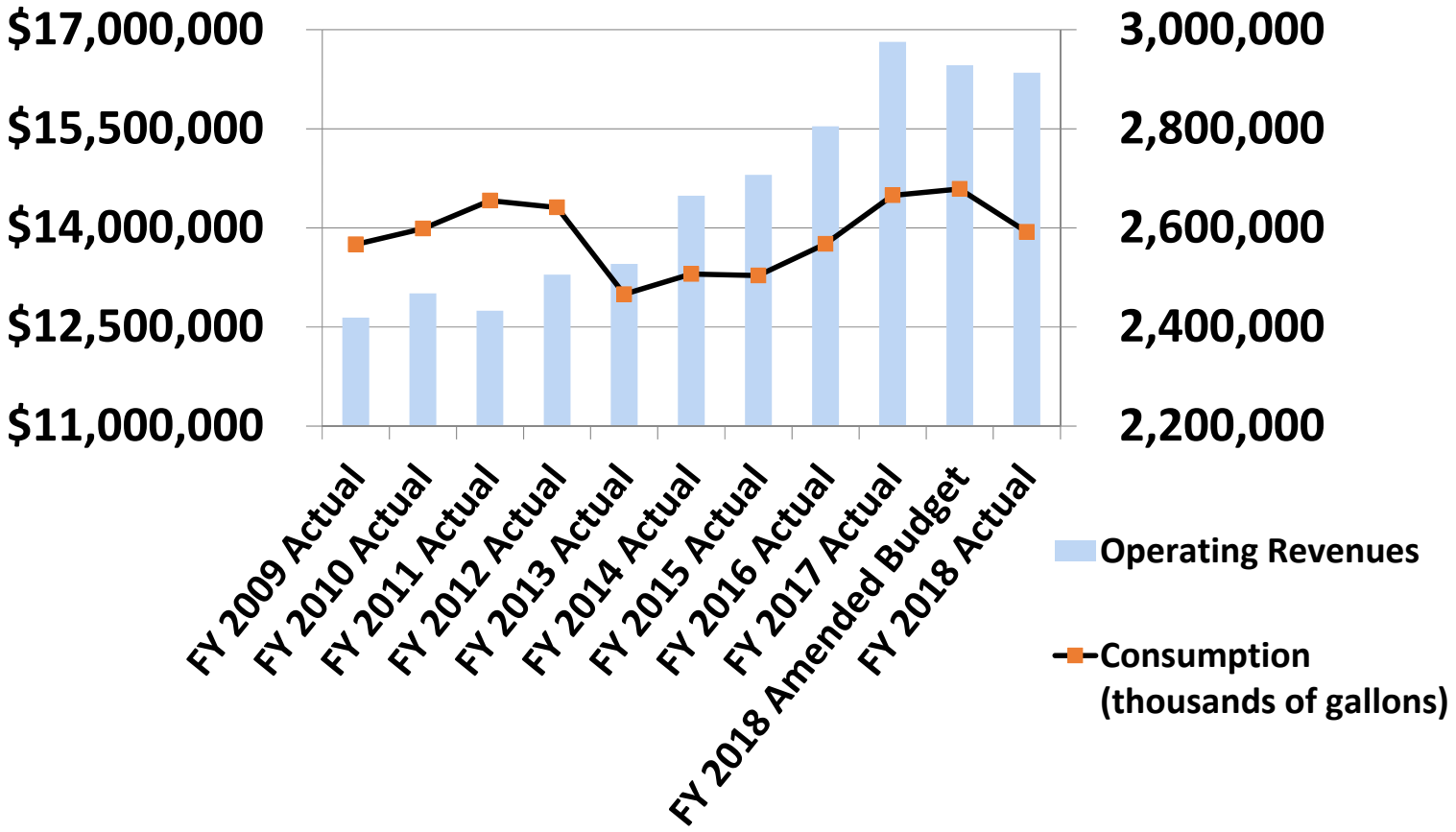
Twelve months ended September 30, 2018

- Operating Income down $1,746,000
- Investment and Other Income up $434,000
- Capital Contributions, net of Capacity Reductions up $547,000
- Storm Expenses down $278,000
- Increase in Net Position down $542,000

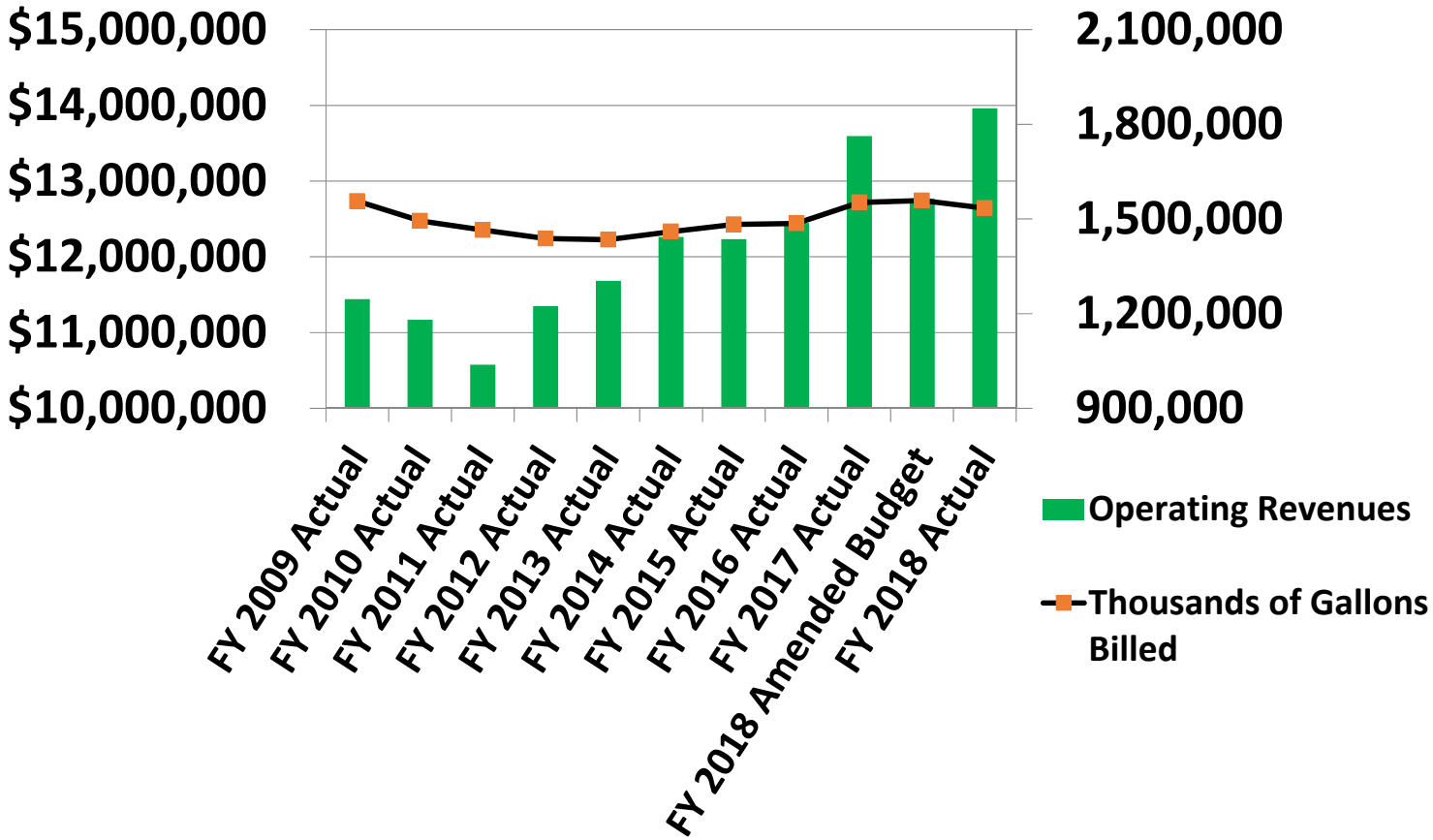
Electric Operating Revenues less Power Cost and Consumption



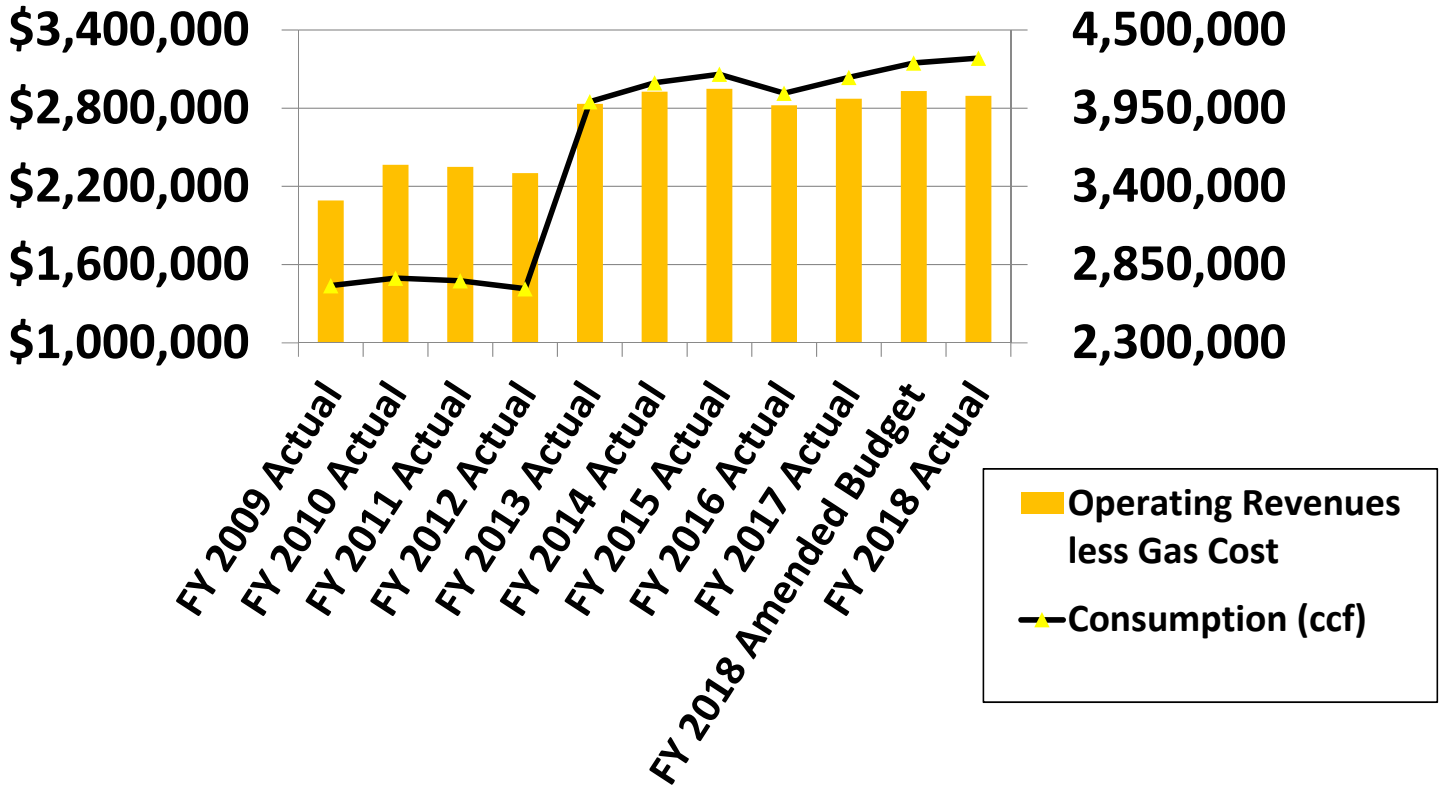
Water Operating Revenues and Consumption



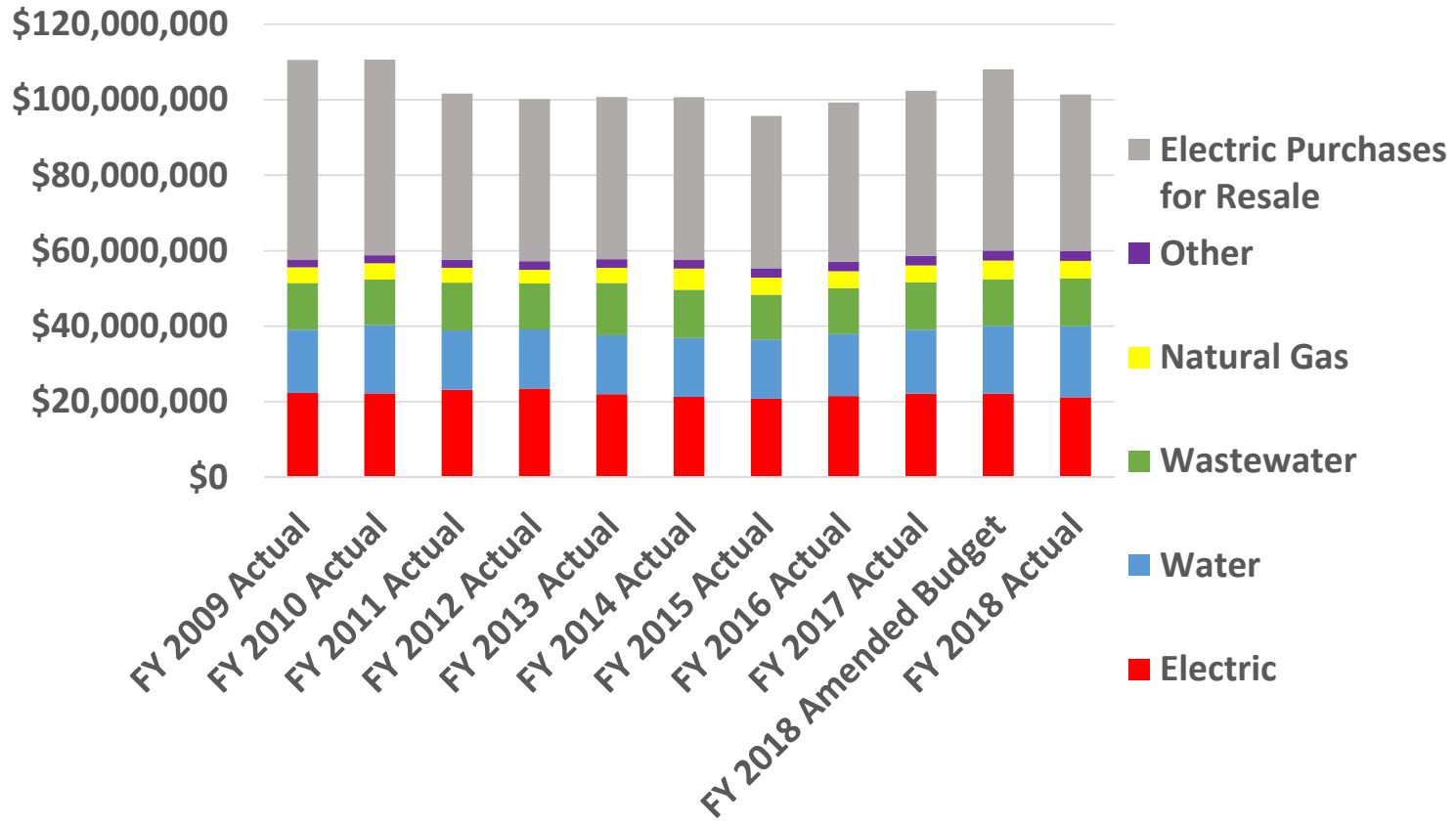
Wastewater Operating Revenues and Gallons Billed



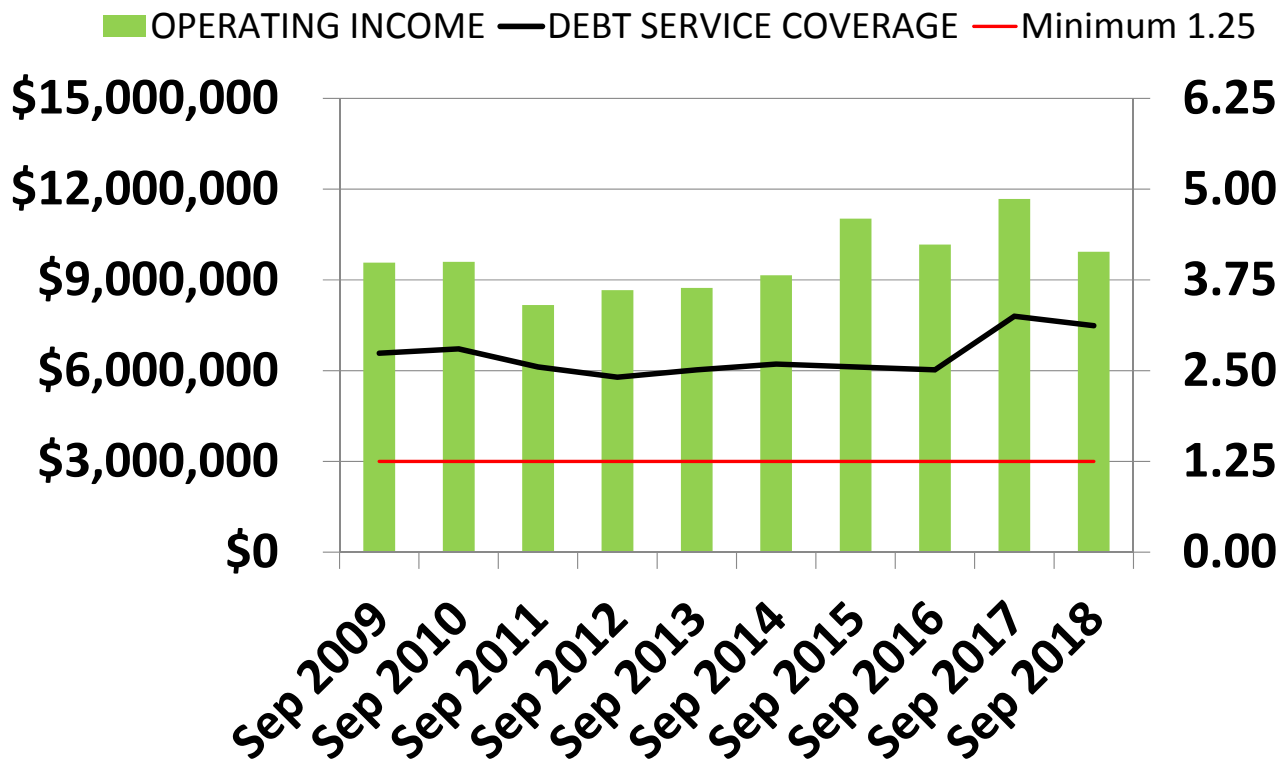
Natural Gas Operating Revenues less Gas Cost and Consumption



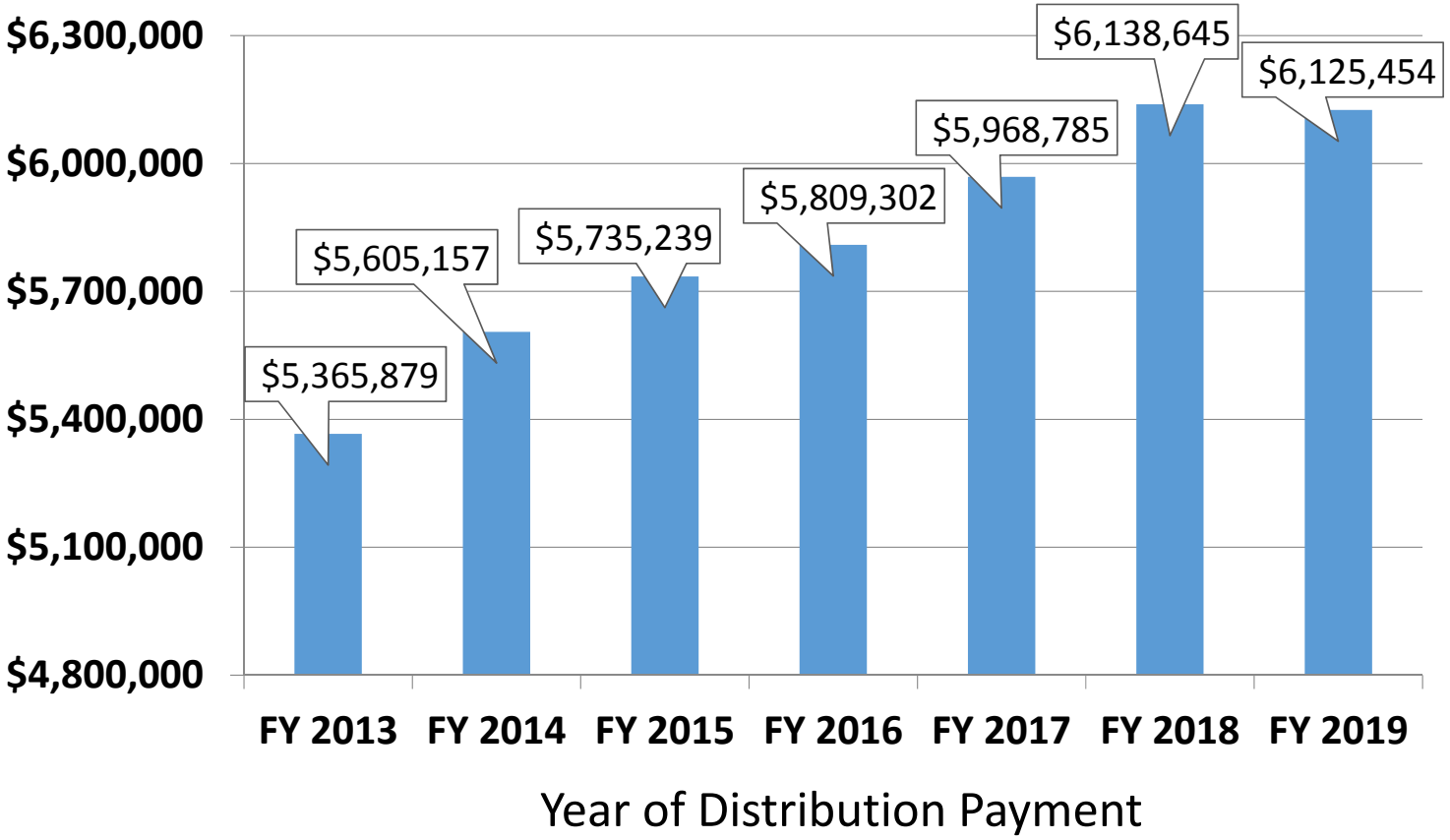
Operations and Maintenance Expenses net of transfers



Operating Income and Debt Service
12 months ended



City Distribution



Requesting approval

Resolution No. UA 2019-01

Fiscal Year 2018
Final Budget Amendment

Requesting approval of the audit

…as being the unqualified opinion of the auditors that FPUA's financial statements for the fiscal year ending September 30, 2018 are fairly presented in accordance with accounting principles generally accepted in the United States of America, and accept the filing of such audit with the City of Fort Pierce, the same to be kept together with the FPUA CAFR, on file with the City Clerk's office pursuant to the City Charter.

City Commission Regular Meeting **13.b.**

Meeting Date: 04/01/2019

Re:

SUBJECT:

Consider acceptance of the FPUA Comprehensive Annual Financial Report (CAFR) for FY 2018.

SUMMARY:

In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 178(c), FPUA is requesting approval and acceptance of FPUA's Comprehensive Annual Finance Report (CAFR) which includes an unqualified opinion from the Certified Public Accountants (CPA) firm, DiBartolomeo, McBee, Hartley & Barnes, P.A.

RECOMMENDATION:

Approve and accept the CAFR.

ALTERNATIVES:

Do not accept the CAFR.

RESPONSIBLE STAFF:

John Tompeck, Director of Utilities

COORDINATED WITH:

Linda W. Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

The amount of the distribution to the City of Fort Pierce upon acceptance is $6,125,454.

Attachments

Cover Memo

FPUA CAFR 2018

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/25/2019 02:53 PM

Form Started By: Linda Cox Started On: 03/21/2019 08:50 AM

Final Approval Date: 03/25/2019

Fort Pierce Utilities Authority

MEMORANDUM

To: Fort Pierce City Commission

From: Nina B. Penick, CPA
FPUA Director of Financial Services

Through: John K. Tompeck, P.E.
FPUA Director of Utilities

Date: March 20, 2019

Subject: City Commission Agenda Request for April 1, 2019 Meeting
FY 2018 Comprehensive Annual Financial Report

In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 178 (c), I am requesting that the City Commission approve the audit as being the unqualified opinion of the auditors that FPUA's financial statements for the fiscal year ending September 30, 2018 are fairly presented in accordance with accounting principles generally accepted in the United States of America, and accept the filing of such audit with the City of Fort Pierce, the same to be kept together with the FPUA CAFR, on file with the City Clerk's office pursuant to the City Charter.

The amount of this year's Distribution to the City of Fort Pierce will be $6,125,454 and will be paid via EFT after approval and acceptance of the audit.

If you have any questions or need additional information, please contact me.

Attachments: FY 2018 Comprehensive Annual Financial Report

cc: City Manager
City Clerk

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www.FPUA.com

2018 BEST places to work ST LUCIE COUNTY

FORT PIERCE
UTILITIES AUTHORITY
206 S. 6TH STREET
FORT PIERCE, FL 34950

FORT PIERCE UTILITIES AUTHORITY
A Component Unit of the City of Fort Pierce

RP3 Reliable Public Power Provider

COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

FORT PIERCE UTILITIES AUTHORITY

A Component Unit of the City of Fort Pierce, Florida

COMPREHENSIVE ANNUAL FINANCIAL REPORT
For the Fiscal Year Ended September 30, 2018

Prepared by
Department of Finance

Nina B. Penick, CPA
Director of Financial Services
npenick@fpua.com

FORT PIERCE UTILITIES AUTHORITY

Comprehensive Annual Financial Report

Fiscal Year Ended September 30, 2018

TABLE OF CONTENTS

INTRODUCTORY SECTION	Page
Transmittal Letter	1
FPUA Leadership	8
Organization Chart	9
Certificate of Achievement for Excellence in Financial Reporting	10
FINANCIAL SECTION	
Independent Auditor's Report	11
Management's Discussion and Analysis	14
Financial Statements:	
Statement of Net Position	22
Statement of Revenues, Expenses and Changes in Net Position	25
Statement of Cash Flows	26
Notes to Financial Statements	28
Required Supplemental Information:	
Schedule of Funding Progress – Other Postemployment Benefits	51
Schedule of Proportionate Share of Net Pension Liability	52
Schedule of Proportionate Share of Employer Contributions	53
STATISTICAL SECTION	
Statistical Section Contents	55
Financial Trends:	
Statement of Net Position – Assets and Deferred Outflows – Last Ten Years	58
Statement of Net Position – Liabilities, Deferred Inflows and Net Position – Last Ten Years	60
Statement of Revenues, Expenses and Changes in Net Position – Last Ten Years	62

FORT PIERCE UTILITIES AUTHORITY

Comprehensive Annual Financial Report

Fiscal Year Ended September 30, 2018

TABLE OF CONTENTS

STATISTICAL SECTION (continued) Page

Revenue Capacity:
- Average Number of Services Billed by System – Last Ten Years..... 67
- Operating Revenues by System – Last Ten Years..... 68
- Unit Sales by System – Last Ten Years..... 70
- Ten Year Rate Analysis – Residential Rates..... 72
- Average Monthly Residential Bill (Chart) – Last Ten Years..... 73
- System Rate Increases – Last Ten Years..... 74

Debt Capacity:
- Ratios of Outstanding Debt by Type – Last Ten Years..... 76
- Principal Payments Payable on All Debt Issues Through Fiscal Year 2030..... 77
- Computation of Debt Service Coverage – Last Ten Years..... 78
- Legal Debt Margin Information..... 79

Demographic and Economic Information:
- Demographic and Economic Information – Last Ten Years..... 82
- Principal Employers..... 83

Operating Information:
- Expenses by System – Last Ten Years..... 86
- Performance Indicators – Last Ten Years..... 88
- Electric Energy Sources, Water and Wastewater Statistics – Last Ten Years..... 90
- Authorized Full-Time Positions by Department – Last Ten Years..... 92
- Ten Largest Customers – Fiscal Year 2018..... 94

COMPLIANCE SECTION

Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards*..... 95

TeamUA - Over 2,600

JAMES D ADAMS
JOHN N ADAMS
CHARLES ALFORD
KATHARINE ANNE ALFORD
WILLIAM A ANDERSON
TINA ATTEY
ANDREW AVERS
CHRISTOPHER A BACK
MAURICE BACON
JEFFREY W BAKER
RAUL L BARRERA
JAMES PATRICK BARRY
RYAN D BASTINE
MEREDITH L BENNETT
KARYL RENEE BERTRAM
LORI BIANCO
JOHN WAYNE BIGGS
JO-ANN BILYK
DONALD W BLACK
S LANCE BRICK
DANIEL BROLMANN
WILLIAM BROOKS
ROGER CLAUDE BROWN
CANDACE HINZE BUCZINSKY
VICTOR JOSEPH BURRIS
ANDREW D BYRD
JOSHUA CALANDRO
JOHN C CANARD
DADE CORY CAPPAR
JAMES CARNES
GLYNDA W CAVALCANTI
MICHAEL PAUL CHIDGEY
JAVIER CISNEROS
LINDA CLARK
ANDRE DENELL CLEVELAND
RICK CLEVINGER
CHARLES D CONNELL
BRETT D CORBETT
TYLER MORGAN COX
CRAIG A CRAWFORD
WILBURN L CRAWFORD
BRANDY CRAWFORD
CLAYTON BRIAN CROUCH
JONATHAN D CRUMBLEY
CHRISTOPHER CRUMBLEY
JOSEPHER E CRUTCHFIELD
SERGIO R CUEVAS
JENNIFFER CUEVAS FERMIN
MICHAEL W CURRID
THOMAS M DAROZA
TYRUS RENARD DARVILLE
ALDONIO DASILVA
ROBERT P DAVIS
JOEL DAVIS
LUGEY DAWSON
RAE LYNN DE BOER
DANIEL DEIULIO
JAMES SEAN DENMAN
SCOTT DENNIS
OWEN A DENNIS
GARY DEPASTINO
ANDREW J DIGIACOMO
SEDDRICK LEVONE DIXON
THOMAS A DRISKELL
JASON D DROST
PETER DUNCAN
SCOTT DYKEMA
JASON A ERWIN
ROBERT R ESCHMANN
TRENT AARON EURY
STEVEN SCOTT FERGUSON
DENISE E FOUNTAIN
SHARI G FRANCO
APRIL D FREDERICK
THOMAS A FRYAR
NORIEL FUMERO
JOSEPH MICHAEL FUORE
SHERRY L FURGERSON
FREDERICK C GADDIS
TAMERA CHRISTINE GALLUCCI
TIMOTHY JOSEPH GALLUCCI
JOSHUA PAUL GANG
STEVEN F GATINS
BARBARA J GIBSON
MICHAEL R GIFT
PATRICK E GILLESPIE
KEVIN GILLETTE
PATRICIA L GILSINAN
MONIQUE NICOLE GILSINAN
JOSEPH T GILSON
SONIA V GOMEZ
ANTONIO GONZALEZ
WILLIAM GOODWIN
MICHAEL GORDON
CROSBY GORE
DAVID GREEN
RONALD L HAGWOOD
GEORGE R HALL
DIANE HARRIS
MICHELE S HARRIS
JAMES E HARRIS
MATTHEW D HARWARD
GORDON E HAYMAN
STEVE HERDEMAN
ADAM R HOFFER
ESTELA Q HOLMAN
KYLE HOLMAN
BRANDON RENE HOULE
NIKOLAS JOHN HOUTRIDES
DEWEY W HUDMAN
LINDA HUDSON
TIMOTHY J HUGHES
LESTER C HUMMEL
BOWDOIN G HUTCHINSON
MARCUS T JACKSON
PAUL A JAKUBCZAK
SIDNEY L JERGER
SIDNEY LEVON JERGER
CHONTAE L JOHNSON
CHRISTOPHER JOHNSON
ANA MARIA JOHNSON
TERRY RODNEY JOHNSON
MICHAEL D JONES
KERVANS JOSEPH
WILLIAM R KAEFF
ADAM KEE
MARTHA ANNE KERR
MARK KOBBE
RUPERT N KOBLEGARD III
JENNIFER KRIP
KUPER KRUEGER
ALICE M LADOMIRAK

Years of Dedicated Service

PAUL LAGUERRE
JOSEPH L LAMMERS
DOMINIC F LANE
MICHAEL JOSEPH LEDOUX
EDWARD S LEONGOMEZ
GLEN DARRYL LEPESKA
KAREN S LLANAS
SCOTT LOVEN
PAUL C LUGARA
ALAN LUNA
PAUL L MADSEN
WANDA MAGNUSON
WILLIAM H MAIN
TAMMY R MALIN
GLEN P MANCHESTER
FRED MANN
LAURIE ANN MARTIN
MICHAEL J MARTIN
MELISSA MARTIN
STEPHEN E MASTELLER
KENNETH HENRY MAXWELL
FLORINDA K MAZZARELLA
TOMMIE V MC CARTHY
NANCY L MC CONKEY
TERRANCE MC MILLON
KEVIN SERON MCDONALD
KEENA LAREE MCINTYRE
DANIEL MCKINLEY
JOHN W MCMILLIAN
STONEY X MCPEEK
ERIC D MEYER
ROSALINE MICHEL
BARBARA A MIKA
GEORGE E MILLER
JOSHUA J MILLER
JASON M MITTLER
REGINA D MORRIS
KENNETH JERROD MORRIS
LARRY MIKEL MORRISON
STEVEN MOSELY
MICHAEL J MULVANEY
STEVEN MURTO
RICHARD WADE MUTTERBACK
KYLE R MYERS
CHRISTELLE MYRICK
CHRISTOPHER NASSO
DINO G NESSELRODE
ADAM ROBERT NICHOLSON
TINA LYNN O'CONNELL
KIMBERLY E OKUBO
PAUL JOHN OLEKOSKI
SHANNON ONDERLINDE
JOHNNY ORTIZ
SHANE OSTRANDER
NANCY J PALKA
THOMAS E PARKER
PATRICIA CAROL PARKER
SHELIA LAVERNE PARNELL
KEVIN W PARRISH
EDWARD L PATRICK
DARIN PATTERSON
ERIC PEARSON OLIVO
NINA B PENICK
RICHARD G PETERSEN
RONNIE PREBILSKY
TONY TREAYMAN PRICE
QUINCY ALLEN PRICE
DOUGLAS A PUPARD
CHARLES D PUTNAM
FRANCISCO RAMOS
STEPHANIE RAULERSON
SERITTA SADE REEVES
J KEVIN RHODEN
TIMOTHY W RICHARDS
EDWIN RICHBERG
HEATHER MARIE RICUCCI
ROBERTO S RIGUAL
WILLIAM ROLLE
DAVION LEON ROLLE
HORACE NATHANIEL ROLLE
LINDA L ROSADO
SAMANTHA ROWLAND
JAMES R SCHMITT
SAL ANTHONY SCIMECA
HARRY SHERVA
JOSHUA SHOLANDER
SHILOH VICTORY SHOLANDER
CARMELO SIGNORELLI
STERLING R SIMMONS
VALENTIME C SIRMONS
JULIE Z SIZEMORE
SHAWN SMITH
JOEL SPADES
RYAN J SPENCE
CHARLES J STANG
KENNETH FRANKLIN STEPHAN
ANGELA M STEPHENS
BRIAN KEITH STEPHENS
KURTIS D STRAND
CHARLES S SWINDLE
TONYA LYNN TARDIF
WILLIAM TAYLOR
RACHEL REBECCA TENNANT
DEBRA THERIAULT
MARY E THOMAS
DARRYL R THOMAS-BEY
JOSEPH ROBERT TIETZ
DANIEL D TILLMAN
NICOLE HONESTY TIPTON
ROBERT ERROL TIPTON
JOHN K TOMPECK
ANDREA L TRASFERINI-SLOWN
MASON TERRELL URSO
OSVALDO VALDES
LOUDWIN VASQUEZ
ROBERT W VAUGHN
CHRISTOPHER JAMES VELARDO
KARISSA NASTASHIA WARE
ANDREW JASON WARE
JABAREY DEMOND WARREN
JUDITH ANN WIDMAYER
EDMOND WILLIAMS
STACEY WILLIAMS
CAROL ANN WILSON
OLIVER C WINT
ERIC R WINTERSTEIN
LOIS A WOLFE
SHARON WOLKOWICZ
TERRANCE A YEARBY

Fort Pierce Utilities Authority

"To provide our customers with economical, reliable and friendly service

Fort Pierce Utilities Authority employees have “enhanced the quality of life in our

2-1-1 Treasure Coast
Alzheimer's Community Care
American Red Cross
Big Brothers/Big Sisters
Blue Hope Circles
BlueBird Educational Foundation
Boy Scouts of America
Boys & Girls Club of St. Lucie County
Christ Family Church
City of Fort Pierce
Conservation Club
Conservation Foundation
Conservation Kidz
Coral Restoration Foundation
Council On Aging of St. Lucie County
Deaf & Hard of Hearing Services of the Treasure Coast
Dogs & Cats Forever
Dr. Martin Luther King, Jr. Commemorative Committee
Early Learning Coalition
Eco Divers Foundation
Family Meals
Florida Engineering Society
Florida State Christian Academy
Fort Pierce Westwood High School
FPUA Sponsored Events
Girl Scouts of Southeast Florida
Graceway Village
Great American Cleanup
Guy Harvey Youth Foundation
Habitat for Humanity
Hibiscus Park Crime Watch & Neighborhood Association
Highwaymen Festival
IRL Science Festival
Keep Fort Pierce Beautiful
Kids Crossing Playground Build
Kiwanis Clubs
Lawnwood Elementary School
Leadership Saint Lucie
Lincoln Park Main Street
Living Faith Church
Main Street Fort Pierce
Manatee Observation & Education Center (MOEC)
Marine Cleanup Initiative
Marine Corps Toys for Tots
Momentum Academy
Moore's Creek Clean Up
Mustard Seed Ministries
Nala's New Life Rescue

FPUA COMMUNITY PROUD

Mission Statement

in a continuous effort to enhance the quality of life in our community"

community" by contributing their time and service to the following organizations:

Northside Bat and Ball Little League
One Florida Foundation
Operation Christmas Child
Oxbow Eco-Center
Oyster Fest
Pilot Club of Fort Pierce
Police Athletic League (PAL)
Port St. Lucie Police Department
Reef Rangers
Renaissance Charter School
Restoring the Village Initiative
Rotary Club
Roundtable of St. Lucie County
Royal Palms of St. Lucie
S.O.S. Ocean Lovers
Salvation Army Christmas Angels
Sandy Shoes Festival
Save Our Seas
Sea World Youth Summit
Sea-Life Habitat Improvement Project
Seventh Day Adventist Church
Shark Whisperer
Southeast Regional
Little League Baseball
Sponsor Me, Inc., Indian Hills
St. Andrews Episcopal Academy
St. Andrews Episcopal Church
St. Lucie County Chamber of Commerce
St. Lucie County Economic
St. Lucie County Fair
St. Lucie County Friends of Public Health
St. Lucie County Schools
St. Lucie Education Foundation
Stuff the Bus
Sunrise Tabernacle Church
Susan G Komen -
Strides Against Breast Cancer
The Crossing Community Church
Treasure Coast Education & Dev Council
Treasure Coast Environmental
Education Council
Treasure Coast Food Bank
Treasure Coast High School
Treasure Coast Manatee Foundation
Treasure Coast Renegades Youth Football
Treasure Coast Waterway Clean Up
Turtle Girl
United Against Poverty Center
of St. Lucie County
United Way of St. Lucie County
Wild Over Wildlife

FPUA COMMUNITY PROUD


FPUA
COMMUNITY PROUD

Introductory

Introductory

Fort Pierce Utilities Authority
Director of Finance
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

March 13, 2019

Board Members
Fort Pierce Utilities Authority

The Comprehensive Annual Financial Report (CAFR) of Fort Pierce Utilities Authority (FPUA) for the fiscal year ended September 30, 2018, is submitted herewith pursuant to the City of Fort Pierce Charter, Article XII, Section 176 (12) and the bond covenants of FPUA's outstanding revenue bonds.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance the financial statements are free of any material misstatements.

DiBartolomeo, McBee, Hartley & Barnes, P.A., Certified Public Accountants, have issued an unmodified ("clean") opinion on FPUA's financial statements for the fiscal year ended September 30, 2018. The independent auditor's report is located at the front of the financial section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

FPUA PROFILE

FPUA was established in accordance with provisions of the City Charter, confirmed by an election held on May 30, 1972. The City Charter, Article XII, Section 169, states that FPUA shall be responsible for the development, production, purchase, distribution, and collection of all electricity, water, wastewater, natural gas, and such other utility services as may be designated by resolution by the City Commission. Accordingly, FPUA manages and operates the Manatee Observation and Education Center (MOEC) and FPUAnet Communications for the City, and also operates the Treasure Coast Energy Center (TCEC) for the Florida Municipal Power Agency (FMPA) on a contract basis, utilizing FPUA employees. FPUA is a component unit of the City of Fort Pierce, Florida and this report includes all systems of FPUA. This report does not include information on the financial activities of the City of Fort Pierce, which is instead contained in the City's CAFR, published separately.

The FPUA Board consists of five members, one of whom is the Mayor-Commissioner of the City, who serves on the Board as long as he or she holds such office. The other four members are appointed by the City Commission for four-year overlapping terms, limited to two consecutive terms of office.

The **Electric System** serves the City of Fort Pierce and the immediately surrounding area, encompassing approximately 35 square miles, with an average of 28,265 services billed during the fiscal year ended September 30, 2018. FPUA currently has 16 miles of 69kV and 7.5 miles of 138kV transmission lines. The 69kV lines interconnect six sub-transmission substations and the 138kV lines connect two transmission substations to Florida Power & Light Company (FPL) and the City of Vero Beach. On December 21, 2018, FPUA sold its joint interest in the 138kV line from Emerson Substation to County Line Substation to FPL. FPUA primary distribution has approximately 265 miles of overhead and 140 miles of underground cable which operates at 13.2kV. FPUA and FPL have a territorial agreement approved by the Florida Public Service Commission.

On December 16, 1997, FPUA agreed to participate in the FMPA All-Requirements Power Supply Project (ARP). In doing so, FPUA is one of 13 municipally owned utilities in the ARP. The principal benefits of ARP are:

1. Lower operating costs through utilization of the most efficient generation available.
2. Future generation will be planned for the collective systems, as needed, by FMPA.
3. Economies of scale in operating, planning, and financing.
4. Lower risk with more units and more cities working together.

As of January 1, 1998, FPUA assigned its resources to the ARP and agreed to purchase its total power requirements from the ARP. FPUA's resources, which have been assigned, include the contracts with FMPA related to Stanton Unit No. 1 (Stanton and Tri-City Projects) and Stanton Unit No. 2. The contracts related to the St. Lucie Nuclear Project have not been assigned.

The **Water System** serves the City of Fort Pierce and the immediately surrounding area, encompassing approximately 32 square miles, with an average of 20,356 services billed during the fiscal year ended September 30, 2018. Water supply is obtained from 36 surficial aquifer wells (shallow) and 11 Floridan aquifer wells (deep). FPUA currently has a Water Use Permit from the South Florida Water Management District to withdraw an annual daily average not to exceed 21.13 million gallons of ground water. Treatment of the raw ground water is presently accomplished through a 20 million gallons per day (MGD) conventional Lime Softening Water Treatment Plant and a 10.3 MGD Reverse Osmosis Water Treatment Plant. FPUA owns and operates a 13.3 MGD air stripping system which services the lime-softening portion of FPUA's Water Treatment Facility. FPUA meets all federal and state drinking water standards. FPUA has 9 million gallons of storage capacity. The water distribution system is composed of 390 miles of water mains, remote pumping facilities, ground storage tanks, hydrants, and valves.

The **Wastewater System** serves the City of Fort Pierce and the immediately surrounding area, encompassing approximately 30 square miles, with an average of 15,107 services billed during the fiscal year ended September 30, 2018. The wastewater collection system consists of 117 lift stations, 172 miles of gravity sewer lines ranging from 4 to 48 inches in diameter, and approximately 97 miles of force mains ranging in size from 1.5 to 30 inches in diameter. The Island Water Reclamation Facility (IWRF) currently has a permitted capacity of 10 MGD for Annual Average Daily Flow and 11.5 MGD for 3-Month Annual Average Daily Flow. The Florida Department of Environmental Protection has issued an operating permit, which will be adequate through December 10, 2022.

FPUA has one domestic deep injection well at the IWRF plant site. A pumping station injects treated effluent into the 3,300-foot deep injection well for disposal. The permit for the IWRF IW-1 well, a twenty-four inch domestic well, has been renewed and will be adequate through 2022. There are two deep injection wells located on the site of the future Mainland Water Reclamation Facility (MWRF), in the southwest corner of the service area. IW-1 is an 18-inch industrial deep injection well and IW-2 is a 24-inch domestic deep injection well. IW-1 accommodates the TCEC's industrial wastewater stream and St. Lucie County landfill leachate, and is permitted through August 4, 2020. The IW-2 well is currently not in operation and therefore is not permitted. Both wells can be utilized for disposal of MWRF effluent when that facility is constructed.

The **Gas System** serves the City of Fort Pierce and the immediately surrounding area, encompassing approximately 27 square miles, with an average of 4,099 services billed during the fiscal year ended September 30, 2018. The system consists of 171 miles of gas main and 81 miles of service lines. The Gas System purchases firm gas for resale through Florida Gas Utility (FGU). FGU has a contract with Florida Gas Transmission for the transportation of gas to FPUA's system. Gas purchases are supplied by FGU under an all requirements agreement. The Gas Operations Department is responsible for the installation and maintenance of all gas mains and service lines. The department also employs a staff of qualified gas service technicians to maintain and repair customers' natural gas appliances.

FPUAnet Communications provides high quality, state-of-the-art fiber optic services such as Dedicated Fiber Internet Access, Bandwidth Connections, and Dark Fiber to businesses and institutions. FPUAnet services also include point to point Wireless Broadband Internet and Wireless Bandwidth Connections, for applications with less stringent requirements, which extend FPUA's fiber through wireless communications.

FPUA manages the **Manatee Observation & Education Center (MOEC)**, which is located on Moore's Creek east of Indian River Drive. MOEC's mission is to promote understanding and responsible actions for the protection of the fragile ecosystems in the Treasure Coast Region and its inhabitants. The Manatee Center provides environmental education and community involvement through an active education outreach program and a group of nearly 80 volunteers who staff the Exhibit Hall, Vanishing Mermaid Gift Shop, and community events. The Manatee Center Exhibit Hall, a museum of aquatic tanks and environmental information, provides a clean and safe facility for viewing manatees and other inhabitants of the Indian River Lagoon. Over

46,537 visitors from all over the world visited the Center during fiscal year 2018. A total of 382 manatees were sighted. Volunteers provided a substantial donation to the Center with a total of 11,618 hours of service.

FPUA is required to prepare, adopt, and furnish a copy of a budget to the City Commission of the City of Fort Pierce at least 45 days prior to the beginning of the next fiscal year. The budget and any amendments thereto shall be in effect when approved by FPUA and when any line item expense has not been disapproved by four-fifths (4/5) vote of the City Commission within 30 days of submission. The budget is prepared on the accrual basis. The budget and amendments thereto for the year ended September 30, 2018, have been approved according to the above procedures.

LOCAL ECONOMY

Fort Pierce is located on Florida's east coast, 120 miles north of Miami and 220 miles south of Jacksonville. The estimated 2018 populations of the City of Fort Pierce and St. Lucie County were 43,326 and 302,432 respectively. Fort Pierce is the county seat, with approximately 24.5 square miles in land area. Its metropolitan area includes a transportation network comprised of Interstate 95, Florida's Turnpike, U.S. Highway 1, State Roads 68 and 70, Florida East Coast Railway, Treasure Coast International Airport, and the Port of Fort Pierce.

FPUA's service area includes both the area within the corporate limits of the City of Fort Pierce and the Town of St. Lucie Village, and portions of unincorporated St. Lucie County. Approximately 80% of the system revenues are derived from services provided within the City of Fort Pierce, and 20% from services provided in the Town of St. Lucie Village and unincorporated St. Lucie County.

The economy of Fort Pierce and surrounding St. Lucie County is primarily based upon government, agriculture, construction, retail and wholesale trade, light manufacturing, tourism, biotechnology, and sport and commercial fishing. There are several telemarketing service centers, commercial centers, research institutions, and a Walmart Distribution Center located in the area.

FPUA's service area is developing into an educational and research center featuring the following facilities:

- Indian River State College (IRSC)
- Florida Atlantic University (FAU)/Harbor Branch Oceanographic Institution
- Smithsonian Fort Pierce Marine Station
- Smithsonian Marine Ecosystem Exhibit
- U.S. Department of Agriculture/Horticultural Research Laboratory
- University of Florida/Institute of Food and Agricultural Sciences (UF/IFAS) Research and Education Center
- Manatee Observation and Education Center

St. Lucie County continues to develop a 1,800-acre State recognized Research and Education Park in FPUA's service territory. Florida State University has a Regional Medical School Campus located at Indian River State College, which now offers numerous Bachelor's Degree Programs.

The real estate market continues to show signs of improvement. Three Water/Wastewater Supply Agreement Amendments were executed during fiscal year 2018, in order to take advantage of FPUA's Capacity Reduction Option. Customers exercising this option can apply payments previously made for Capital Improvement Charges (for water and wastewater capacity) toward payment of Guaranteed Revenue Charges (GRCs, for capacity reserved for unconstructed units) incurred since the original agreements were signed. The Capacity Reduction Option is beneficial to the Developer because although future capacity is reduced, they can pay outstanding GRCs and resume construction with little or no out of pocket cost. FPUA continues to be optimistic about growth in the long term. Sales activity has picked up. Improvements such as major roadwork, continued beautification of the downtown area, and private investment make the area attractive to new residents.

LONG-TERM FINANCIAL PLANNING AND MAJOR INITIATIVES

Rate Planning

Rate sufficiency has been projected for the upcoming five years. Rate adjustments will be made in future years to ensure FPUA's electric, water, wastewater, and natural gas utilities each generate sufficient revenue to cover their respective expenses, while maintaining a minimum 45 days of operating cash as defined by FPUA bond covenants. A power cost adjustment (PCA) and purchased gas adjustment (PGA) are adopted as needed by the FPUA Board to ensure FPUA is recovering the cost of energy, and stabilize the amounts billed to customers.

Capital Planning

FPUA's capital renewal, expansion, and improvements continue. Capital plans are projected for the upcoming five years, and are primarily driven by replacement of aging infrastructure, as well as street and highway reconstruction projects. The multiplicity of requirements by regulatory agencies increases the amount FPUA budgets for those improvements. Most replacements are costly and provide no additional revenue, but are expected to have a positive impact on operations and maintenance expenses. Receipt of contributed capital helps fund the infrastructure needed to support growth in the future. In an effort to strategically expend FPUA's limited resources, Department Heads meet periodically with other governmental agencies to discuss and update capital plans and coordinate implementation of those plans.

Strategic Management Planning

FPUA's Strategic Plan continues to promote interdepartmental communication and cooperation, as well as encouraging increased employee involvement in achieving company goals that support FPUA's Mission Statement. The Strategic Planning Public Workshop held April 30, 2018 was focused on six key result areas.

Building the Utility/Building the City – FPUA's top goal over the next six years will be to implement an Advanced Metering Infrastructure (AMI) system for the Electric, Water and Gas systems. The cost is expected to be financed. Expansion opportunities will be pursued for the Water, Wastewater, FPUAnet and Gas systems. FPUA will continue to gradually invest in the infrastructure needed to redirect the flow of wastewater toward a future Mainland Water Reclamation Facility.

Reliability – Wastewater pipe lining will be expanded as funding is available. Lining will reduce inflow, infiltration and exfiltration, and therefore reduce washouts, street repairs, and costs associated with treating storm water. Gas reliability will be improved through the replacement or installation of valves, replacing corroded steel mains with polyethylene, looping dead-end mains, and implementation of a SCADA monitoring system which will detect pressure fluctuations and avoid service interruptions. Electric reliability will be improved with more aggressive tree trimming, increased animal deterrent measures, and installation of devices which will reduce the frequency and length of service interruptions.

Employee Development and Satisfaction - FPUA provides opportunities for advancement within the organization and is honest with employees as to expectations and possibilities. On average, more than 2% of employees' time is spent in training. Apprenticeship and internship programs have helped develop the specialized skills needed. As the job market improves, FPUA is enhancing efforts to attract and retain the best qualified employees for each job. A Pay for Performance plan has been implemented to reward superior job performance.

Competitive Rates – FPUA will continue to work on electric rate reduction with our wholesale power supplier (FMPA) as well as reducing FPUA's costs of electric transmission and distribution. FPUA will work to stabilize Water and Wastewater rates to the extent possible by reviewing costs and adjusting bulk water rates charged to St. Lucie County.

FPUA Image – FPUA will continue to enhance our image in the community by expanding our involvement in community events, increasing our activity on social media and improving the appearance of our physical facilities.

Customer Service - A Business Development Officer has been hired to concentrate on potential, new and other commercial customers seeking to expand their existing facilities, along with offering streamlined economic incentives.

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to FPUA for its CAFR for the fiscal year ended September 30, 2017. This was the 24th consecutive year FPUA has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized CAFR that satisfies both generally accepted accounting principles and applicable program requirements.

A Certificate of Achievement for Excellence in Financial Reporting is valid for a period of one year only. However, we believe our current CAFR continues to meet the Certificate of Achievement for Excellence in Financial Reporting Program's requirements, and it will be submitted to the GFOA to determine its eligibility for another certificate.

FPUA also received the GFOA's Distinguished Budget Presentation Award for its annual budget document dated June 27, 2018. To qualify for the Distinguished Budget Presentation Award, FPUA's budget document had to be judged proficient as a policy document, a financial plan, an operations guide, and a communications device.

The preparation of this report could not have been accomplished without the skill, effort, and dedication of the entire staff of FPUA's Department of Finance. I would also like to express my thanks to the Board, the Director of Utilities, and the entire FPUA staff for their interest and support in planning and conducting the financial operations in a responsible and progressive manner.

Respectfully submitted,



Nina B. Penick, CPA
Director of Financial Services

FPUA Leadership

Board Members



Daniel M. Delulio, CPA
Chairman



Darryl Thomas-Bey
Vice Chairman



Michael A. Perri, Jr.
Secretary



Glynda Cavalcanti, CPA
Deputy Secretary



Linda Hudson
Mayor

Management Team

John K. Tompeck, P.E. Director of Utilities

Paul A. Jakubczak, P.E., Director of Electric & Gas Systems

Bowdoin G Hutchinson, P.E., Director of Water/Wastewater Systems

Javier Cisneros, P.E., Director of Utility Support Services

Nina B. Penick, CPA, Director of Financial Services

Counsel

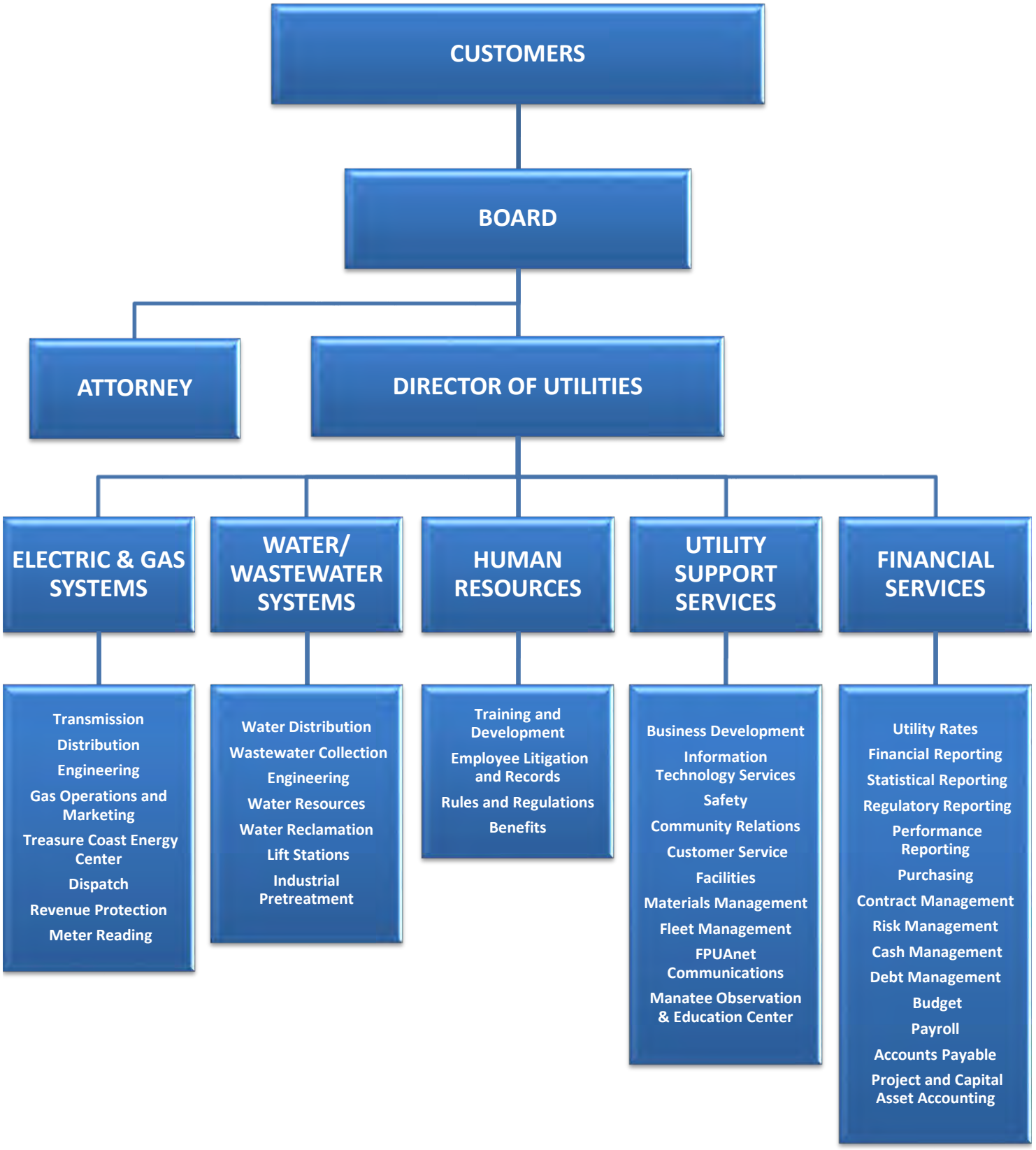
R.N. Koblegard, III, Esquire

Independent Certified Public Accountants

DiBartolomeo, McBee, Hartley & Barnes

FORT PIERCE UTILITIES AUTHORITY

Organizational Structure



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Fort Pierce Utilities Authority

Florida

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2017

Christopher P. Morrill

Executive Director/CEO

Financial

Financial

INDEPENDENT AUDITOR'S REPORT

Board Members
Fort Pierce Utilities Authority
Fort Pierce, Florida

Report on the Financial Statements
We have audited the accompanying financial statements of Fort Pierce Utilities Authority ("FPUA"), as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise FPUA's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements
Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility
Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to FPUA's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of FPUA's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions
In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of FPUA, as of September 30, 2018, and the respective changes in financial position and the cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise of the FPUA's basic financial statements. The introductory section and statistical sections are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 1, 2019, on our consideration of FPUA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering FPUA's internal control over financial reporting and compliance.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
March 1, 2019


FPUA
COMMUNITY PROUD

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Fort Pierce Utilities Authority (FPUA), we offer readers of FPUA's financial statements this narrative overview and analysis of the financial activities of FPUA for the fiscal year ended September 30, 2018 (FY 2018). We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 1-7 of this report.

FINANCIAL HIGHLIGHTS

- Operating revenues decreased $2,440,000 compared to last year, and operating expenses decreased $694,000. Operating income of $9,930,000 was down $1,746,000 from $11,676,000, which was reported for the previous year.
- The ability to adjust rates in order to ensure that FPUA's electric, water, wastewater and natural gas utilities each generate sufficient revenue to cover their respective expenses is critical to FPUA's financial health. The most recent rate adjustments were to gas rates and the addition of LED streetlights and outdoor lights, effective September 2018, and water and wastewater rate increases effective October 2018. Rates will continue to be reviewed on an annual basis to ensure that FPUA's rate structure properly reflects the recovery of the cost of operating and maintaining each utility system.
- Natural gas prices remain at historically low levels. The cost of power purchased from FMPA decreased $2,287,000 or 5.2% and the cost of natural gas purchased for resale was up $44,000 or 2.5% in FY 2018.
- Operating revenues from the wastewater system increased 2.7%, and water operating revenues decreased 2.8% from FY 2017. Excluding the recovery of purchased power and gas costs, operating revenues from the electric system were down 0.9%, and up 2.3% in the gas system.
- Additional water and wastewater operating revenues, as well as corresponding decreases in Capital Improvement Charge revenues, is attributable to recovery of Guaranteed Revenue Charges from Developers who have exercised FPUA's Capacity Reduction Option. See Note A for details.
- Consumption billed by the gas system increased 3.2%, with contract sales experiencing a 0.7% increase as compared to FY 2017. Consumption billed by the water and electric systems decreased by 2.8% and 1.1% respectively. The number of wastewater gallons billed also decreased, 1.2% this year. The average number of services billed in all utility systems were flat.
- Information on FPUA's revenue bonds payable can be found in Note F.
- The remediation of the former site of the H.D. King Power Plant is now complete, and the loans obtained by the Fort Pierce Redevelopment Agency (FPRA) to fund some of the costs have been repaid. No future costs associated with testing and cleanup of the site are anticipated, and the FPRA continues to recover some of the cost through the sale of Voluntary Cleanup Tax Credits. See Note O for details.
- FPUA continues to be impacted by the implementation of Governmental Accounting Standards Board Statement No. 68, Accounting and Financial Reporting for Pensions (GASB 68). Net position for FY 2018 has been reduced by $1,473,000 to reflect this accrued cost. See Note I for details.

- The Distribution to the City of Fort Pierce paid in April 2018 increased $170,000 over the amount paid in April 2017. This was primarily a result of increased revenue being subject to the 6% distribution calculation multiplier.

OVERVIEW OF THE FINANCIAL STATEMENTS

FPUA is a single enterprise fund even though it provides various utility services. FPUA's basic financial statements consist of fund financial statements and the notes to financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

The financial statements are designed to provide readers with a broad overview of FPUA's finances, in a manner similar to a private-sector business. The ***Statement of Net Position*** presents financial information on all of FPUA's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of FPUA is improving or deteriorating.

The ***Statement of Revenues, Expenses and Changes in Net Position*** presents information showing how FPUA's net position changed during the two most recent fiscal years. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected utility billings and earned but unused vacation leave).

The enterprise fund activities of FPUA are intended to recover all or a significant portion of its costs through user fees and charges, and include providing electric, water, wastewater, natural gas, and communication services. FPUA also operates the Treasure Coast Energy Center (TCEC) for the Florida Municipal Power Agency (FMPA), as well as the Manatee Observation and Education Center (MOEC) for the City of Fort Pierce. FPUA's financial information is presented in the CAFR prepared by the City of Fort Pierce, as a component unit.

The ***Notes to the Financial Statements*** provide additional information that is necessary to acquire a full understanding of the data provided in the financial statements. The notes can be found on pages 28-49 of this report.

In addition to the basic financial statements and accompanying notes, this report also presents ***Required Supplementary Information*** concerning FPUA's progress in funding its obligation to provide pension and OPEB benefits to its employees. Required supplementary information can be found on pages 51-53 of this report.

FINANCIAL ANALYSIS OF FPUA AS A WHOLE

As noted earlier, net position over time, may serve as a useful indicator of a government's financial position. FPUA's assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $189,834,000 at the close of the most recent fiscal year.

Table 1
Net Position
(Dollars in Thousands)

			Increase (Decrease)	
	9/30/2018	**9/30/2017**	**$**	**%**
Current Assets	$ 68,637	$ 67,674	$ 963	1.4%
Capital Assets	213,828	213,057	771	0.4%
Other Noncurrent Assets	9,272	9,303	(31)	(0.3%)
Total Assets	291,737	290,034	1,703	0.6%
Total Deferred Outflows of Resources	4,887	8,111	(3,224)	(39.7%)
Current Liabilities	25,519	25,342	177	0.7%
Noncurrent Liabilities	72,872	79,775	(6,903)	(8.7%)
Total Liabilities	98,391	105,117	(6,726)	(6.4%)
Total Deferred Inflows of Resources	8,399	5,341	3,058	57.3%
Net Position:				
Net Investment in Capital Assets	145,492	140,472	5,020	3.6%
Restricted	11,009	12,379	(1,370)	(11.1%)
Unrestricted	33,333	34,836	(1,503)	(4.3%)
Total Net Position	$ 189,834	$ 187,687	$ 2,147	1.1%

The largest portion of FPUA's net position (76.6%) reflects its investment in capital assets (e.g., land, buildings, machinery, equipment, vehicles, and infrastructure), less any related outstanding debt that was used to acquire those assets. FPUA uses these capital assets to provide a variety of services to its customers. Accordingly, these assets are not available for future spending. Although FPUA's investment in capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of FPUA's net position (5.8%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of $33,333,000 is unrestricted and may be used to meet FPUA's ongoing obligations to its customers and creditors.

The value of FPUA's capital assets, net of depreciation, has increased slightly this year. The increase in net investment in capital assets, as well as the decrease in liabilities, is primarily due to the annual repayment of principal on revenue bonds payable.

Table 2
Changes in Net Position
(Dollars in Thousands)

			Increase (Decrease)	
	FY 2018	**FY 2017**	**$**	**%**
Operating Revenues				
Electric	$ 64,286	$ 66,688	$(2,402)	(3.6%)
Water	16,347	16,814	(467)	(2.8%)
Wastewater	13,961	13,594	367	2.7%
Natural Gas	4,711	4,645	66	1.4%
MOEC	435	444	(9)	(2.0%)
FPUAnet Communications	470	465	5	1.1%
Nonoperating Revenues				
Investment and Other Income	2,669	2,235	434	19.4%
Grant Revenue	457	421	36	8.6%
Total Revenues	103,336	105,306	(1,970)	(1.9%)
Operating Expenses				
Purchases for Resale	43,289	45,523	(2,234)	(4.9%)
Plant Operations	5,771	5,577	194	3.5%
Field Operations	9,647	9,360	287	3.1%
General and Administrative	18,580	17,740	840	4.7%
Depreciation	12,993	12,774	219	1.7%
Nonoperating Expenses				
Distribution to the City of Fort Pierce	6,139	5,969	170	2.8%
Interest Expense	3,077	3,325	(248)	(7.5%)
TCEC Expenses	1,828	1,794	34	1.9%
Loss on Disposal of Capital Assets	137	-	137	∞
Storm Expenses	19	297	(278)	(93.6%)
Total Expenses	101,480	102,359	(879)	(0.9%)
Income (Loss) before Capital Contributions and Extraordinary Expense	1,856	2,947	(1,091)	(37.0%)
Capital Contributions	1,666	1,060	606	57.2%
Capacity Reductions	(1,374)	(1,316)	(58)	4.4%
Extraordinary Income (Expense)	(1)	(2)	1	(50.0%)
Increase (Decrease) in Net Position	2,147	2,689	(542)	(20.2%)
Net Position - Beginning of Year	187,687	184,998	2,689	1.5%
Net Position - End of Year	$189,834	$187,687	$ 2,147	1.1%

In addition to the decreases in operating revenues and purchased power, as well as the increase in pension expense discussed previously in the financial highlights, the increase in general and administrative expenses were a result of many factors.

The distribution to the City of Fort Pierce, based on FY 2018 revenues, computes to $6,125,000 and will be paid in April 2019 (see Note E for details). Last year's distribution, based on FY 2017 revenues, totaled $6,139,000, and was paid in April 2018. This decrease is a result of lower sales revenues.

CAPITAL ASSETS

Major projects, and the costs associated with each during FY 2018, include:

• Midway Road – Water, Wastewater and Gas	$1,070,000
• Island Water Reclamation Facility:	
• Clarifier Rehabilitation	901,000
• Emergency Standby Generator	629,000
• Water Treatment Plant:	
• Bulk Chemical Containments	877,000
• Gravity Thickener Replacement	811,000
• US Highway 1 – Midway Road to Edwards Road – all systems	637,000
• Electric Transmission and Distribution:	
• Lawnwood Hospital Upgrade	495,000
• System Improvements	397,000
• Distribution Pole Replacement	270,000
• Wastewater Collection:	
• Wastewater Main Lining	460,000
• Lift Station 23 Replacement	413,000
• Mains and Laterals – Renewal and Replacements	381,000
• Avenue M – 25th Street to 13th Street – Water & Wastewater	340,000
• Main, Service and Valve Replacements – Water Distribution	234,000
• Compressed Natural Gas Filling Station	209,000

Since many of the projects rehabilitate deteriorating lines in the older sections of the service territory, the impact on operating and maintenance expenses is expected to be favorable. However, over 110 miles of old water and wastewater lines remain in those systems. Replacement of these lines is being phased over a 25-year period to soften the impact on rates.

At the end of FY 2018, FPUA had $213,828,000 invested in a broad range of net utility capital assets, including its electric and natural gas transmission and distribution systems, water treatment plant, water transmission and distribution mains, water storage facilities, pump stations, water reclamation facility, MWRF deep injection wells, and related wastewater collection plant facilities. The following tables summarize FPUA's capital assets, net of accumulated depreciation, and changes therein, for the year ended September 30, 2018.

Table 3
Capital Assets, Net of Accumulated Depreciation
Categorized by System
(Dollars in Thousands)

	9/30/2018	9/30/2017	Increase (Decrease) $	Increase (Decrease) %
Electric	$ 59,065	$ 59,774	$ (709)	(1.2%)
Water	81,040	80,343	697	0.9%
Wastewater	59,139	59,033	106	0.2%
Shared Services	7,168	7,142	26	0.4%
Gas	6,591	6,032	559	9.3%
FPUAnet	743	669	74	11.1%
MOEC	82	64	18	28.1%
Total	$ 213,828	$ 213,057	$ 771	0.4%

Table 4
Capital Assets, Net of Accumulated Depreciation
Categorized by Asset Class
(Dollars in Thousands)

	9/30/2018	9/30/2017	Increase (Decrease) $	Increase (Decrease) %
Land	$ 9,947	$ 10,065	$ (118)	(1.2%)
Transmission, distribution, and collection systems	152,909	150,925	1,984	1.3%
Equipment	19,092	18,909	183	1.0%
Structures and improvements	13,828	13,034	794	6.1%
Construction work in progress	18,052	20,124	(2,072)	(10.3%)
Total	$213,828	$213,057	$ 771	0.4%

Additional information on FPUA's capital assets can be found in Note C on pages 34-35 of this report.

DEBT ADMINISTRATION

At September 30, 2018, FPUA had outstanding revenue bonds in the amount of $68,347,000. Debt service schedules extend to October 1, 2029. Interest rates range from 2.14% to 5.90% on the bonds. Principal payments are due October 1 of each year. Principal on the bonds of $5,840,000 was due and paid on October 1, 2018. FPUA continues to evaluate other refunding opportunities which may remain.

On June 23, 2018, the bond rating firm, Fitch Ratings Inc., affirmed FPUA's 'A+' rating. On June 10, 2016, the bond rating firm, Standard & Poor's, affirmed its 'A' rating on FPUA's revenue bonds. Both firms also stated that FPUA's rating outlook is stable.

FPUA's debt service coverage ratio was 3.12 times for the twelve months ended September 30, 2018, compared to 3.25 times on September 30, 2017. This coverage ratio remains well above the 1.25 minimum requirement.

Additional information on FPUA's revenue bonds payable can be found in Note F on pages 37-38 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

Local economic factors are discussed at length on pages 4 and 5.

Current rate schedules and charges are available on FPUA's website, www.fpua.com. Rates will continue to be reviewed on an annual basis to ensure FPUA's rate structure properly reflects the recovery of the cost of operating and maintaining its electric, water, wastewater, and natural gas systems.

CONTACTING FPUA'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of FPUA's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to FPUA's Director of Financial Services at Fort Pierce Utilities Authority, PO Box 3191, Fort Pierce, FL 34948-3191, or e-mail npenick@fpua.com.

This report and bond disclosure information is available on FPUA's website – www.fpua.com.


FPUA
COMMUNITY PROUD

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position

September 30, 2018

(With comparative totals for September 30, 2017)

(Dollars in Thousands)

	2018	2017
ASSETS AND DEFERRED OUTFLOWS		
ASSETS		
Current Assets:		
Equity in Pooled Cash and Investments	$ 28,616	$ 26,661
Accounts Receivable, Net of Allowance for Uncollectible Accounts of $3,777 in 2018 and $3,342 in 2017	7,820	8,489
Unbilled Receivables	6,306	5,626
Due from Other Governments	1,962	2,085
Inventories and Other Current Assets	4,723	4,514
Restricted Equity in Pooled Cash and Investments	12,831	13,946
Restricted Cash with Fiscal Agent	6,379	6,353
Total Current Assets	68,637	67,674
Noncurrent Assets:		
Capital Assets:		
Utility Plant in Service	455,645	446,447
Construction Work in Progress	18,052	20,124
Less Accumulated Depreciation	(259,869)	(253,514)
Total Capital Assets (net of Accumulated Depreciation)	213,828	213,057
Other Noncurrent Assets:		
Restricted Equity in Pooled Cash and Investments	6,857	6,857
FMPA Working Capital Receivable	1,919	1,919
Preliminary Surveys	68	41
Investment in Public Gas Partners Pool	428	486
Total Other Noncurrent Assets	9,272	9,303
Total Noncurrent Assets	223,100	222,360
Total Assets	291,737	290,034
DEFERRED OUTFLOWS OF RESOURCES		
Deferred Pension Outflow	4,772	7,979
Deferred Amount on Debt Refunding	115	132
Total Deferred Outflows of Resources	4,887	8,111
TOTAL ASSETS AND DEFERRED OUTFLOWS	$ 296,624	$ 298,145

The accompanying notes are an integral part of this financial statement.

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position

September 30, 2018

(With comparative totals for September 30, 2017)

(Dollars in Thousands)

	2018	2017
LIABILITIES, DEFERRED INFLOWS AND NET POSITION		
LIABILITIES		
Current Liabilites:		
Accounts Payable and Accrued Expenses	$ 8,977	$ 8,973
Due to City of Fort Pierce	802	746
Customer Deposits - restricted assets	8,280	8,029
Revenue Bonds Payable - restriced assets	5,897	5,840
Accrued Interest Payable - restricted assets	881	908
Capital Leases Payable	24	11
Other Current Liabilities	658	835
Total Current Liabilities	25,519	25,342
Noncurrent Liabilities:		
Revenue Bonds Payable, Net of Unamortized Discounts	62,402	66,851
Accrued Compensated Absences	2,015	1,968
Other Postemployment Benefit Obligation	856	742
Net Pension Liability	7,408	10,090
Due to St. Lucie County	77	124
Capital Leases Payable	114	-
Total Noncurrent Liabilities	72,872	79,775
Total Liabilities	98,391	105,117
DEFERRED INFLOWS OF RESOURCES		
Purchased Power and Gas Over-Recovery	4,482	2,416
Deferred Pension Inflow	3,874	2,925
Deferred OPEB Inflow	43	-
Total Deferred Inflows of Resources	8,399	5,341
NET POSITION		
Net Investment in Capital Assets	145,492	140,472
Restricted Capital Improvement Charges	4,152	5,522
Restricted for Debt Service	5,457	5,457
Restricted for Emergencies	900	900
Restricted for Renewals and Replacements	500	500
Unrestricted	33,333	34,836
Total Net Position	189,834	187,687
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	$ 296,624	$ 298,145

The accompanying notes are an integral part of this financial statement.


FPUA
COMMUNITY PROUD

FORT PIERCE UTILITIES AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position

Year Ended September 30, 2018
(With comparative totals for the year ended September 30, 2017)
(Dollars in Thousands)

	2018	2017
OPERATING REVENUES		
Sales and charges for services	$ 96,605	$ 99,029
Other	3,605	3,621
Total Operating Revenues	100,210	102,650
OPERATING EXPENSES		
Purchases for resale	43,289	45,523
Plant operations	5,771	5,577
Field operations	9,647	9,360
General and administrative	18,580	17,740
Depreciation	12,993	12,774
Total Operating Expenses	90,280	90,974
OPERATING INCOME	9,930	11,676
NONOPERATING REVENUES (EXPENSES)		
Investment and other income	2,669	2,235
Grant revenue	457	421
Distribution to General Fund - City of Fort Pierce	(6,139)	(5,969)
Interest expense	(3,077)	(3,325)
TCEC expenses	(1,828)	(1,794)
Loss on Disposal of Capital Assets	(137)	-
Storm expenses	(19)	(297)
Total Nonoperating Revenues (Expenses)	(8,074)	(8,729)
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	1,856	2,947
Capital contributions	1,666	1,060
Capacity reductions	(1,374)	(1,316)
Total Contributed Capital	292	(256)
INCOME BEFORE EXTRAORDINARY ITEMS	2,148	2,691
Extraordinary Income (Expense)	(1)	(2)
CHANGE IN NET POSITION	2,147	2,689
Net Position - Beginning of Year	187,687	184,998
Net Position - End of Year	$ 189,834	$ 187,687

The accompanying notes are an integral part of this financial statement.

FORT PIERCE UTILITIES AUTHORITY

Statement of Cash Flows

Year Ended September 30, 2018

(With comparative totals for the year ended September 30, 2017)

(Dollars in Thousands)

	2018	2017
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	$ 97,537	$ 98,668
Receipts from other sources	3,605	3,621
Payments to suppliers for goods and services	(55,319)	(55,598)
Payments to employees for services	(12,998)	(13,356)
Payments for benefits on behalf of employees	(7,440)	(8,876)
Net cash provided by operating activities	25,385	24,459
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Increase (decrease) in payable to City of Fort Pierce	56	(167)
Proceeds received for Grants & Storm damages	561	171
Payments for other non-operating activities	(1,828)	(1,794)
Distribution to General Fund - City of Fort Pierce	(6,139)	(5,969)
Net cash used by noncapital financing activities	(7,350)	(7,759)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Acquisition and construction of capital assets	(13,795)	(10,093)
Proceeds from sale of assets	-	6
Capital contributions	1,203	692
Proceeds from issuance of debt	138	-
Bond principal payments	(5,846)	(7,367)
Bond interest payments	(1,607)	(1,719)
Payment on capital lease obligation	127	(38)
Net cash used by capital and related financing activities	(19,780)	(18,519)
CASH FLOWS FROM INVESTING ACTIVITIES		
Decrease in value of PGP Investment	(58)	(51)
Interest on investments	2,669	2,235
Net cash provided by investing activities	2,611	2,184
Net Increase (Decrease) in Cash and Cash Equivalents	$ 866	$ 365

The accompanying notes are an integral part of this financial statement.

FORT PIERCE UTILITIES AUTHORITY

Statement of Cash Flows

Year Ended September 30, 2018

(With comparative totals for the year ended September 30, 2017)

(Dollars in Thousands)

	2018	2017
Net Increase (Decrease) in Cash and Cash Equivalents	$ 866	$ 365
Cash and Cash Equivalents at Beginning of Year	53,817	53,452
Cash and Cash Equivalents at End of Year	$ 54,683	$ 53,817
Current equity in pooled cash and investments	$ 28,616	$ 26,661
Restricted equity in pooled cash and investments	19,688	20,803
Restricted cash with fiscal agent	6,379	6,353
Total Cash and Cash Equivalents	$ 54,683	$ 53,817
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating income	$ 9,930	$ 11,676
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation expense	12,993	12,774
Inventory adjustment / gain assets / pension expense	1,771	2,047
Capacity reductions	(1,374)	(1,316)
(Increase) decrease in accounts receivable	669	(583)
(Increase) decrease in unbilled revenue	(680)	194
(Increase) decrease in inventories and other current assets	(182)	1,630
Increase (decrease) in liabilities deferred & customer deposits	2,317	(3,139)
Increase (decrease) in accounts payable	4	1,073
Increase (decrease) in compensated absences	47	166
Increase (decrease) in other post employment benefits	114	31
Increase (decrease) in deferred revenues	(224)	(94)
	$ 25,385	$ 24,459
NONCASH INVESTING, CAPITAL, AND FINANCING ACTIVITIES:		
Contributions of capital assets	$ 463	$ 176

The accompanying notes are an integral part of this financial statement.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The voters of the City of Fort Pierce, Florida authorized the organization of the Fort Pierce Utilities Authority (FPUA) at a special election held May 30, 1972. FPUA commenced operations as of June 30, 1972, and is responsible for management and operation of the combined Electric, Water, Wastewater, and Gas Systems, FPUAnet Communications and the Manatee Observation and Education Center. The City Charter, Article XII, defines the powers, duties, and responsibilities of FPUA. The members of FPUA's governing board are appointed and may be removed from office by the Fort Pierce City Commission. FPUA's budget is subject to approval of the City Commission, as are rates for service.

The accounts at September 30, 2018, and for the year then ended, of the various utility systems of FPUA are included as a discretely presented component unit of the City of Fort Pierce, Florida, financial statements. FPUA has no component units.

Basis of Presentation

The accounts of FPUA are an enterprise fund. An enterprise fund is a Proprietary type fund used to account for operations (a) that are financed and operated in a manner similar to private business enterprises -- where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Measurement focus is a term used to describe "which" transactions are recorded within the various financial statements. Basis of accounting refers to "when" transactions are recorded regardless of the measurement focus applied. The accompanying financial statements are reported using the "economic resources measurement focus," and the "accrual basis of accounting." Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Accounting Standards Adopted

During fiscal year 2017, new accounting standards were implemented as follows:

GASB Statement No. 78 – Pensions Provided through Certain Multiple-Employer Defined Benefit Pension Plans This Statement establishes accounting and financial reporting standards for defined benefit pensions provided to the employees of state or local governmental employers through a cost-sharing multiple-employer defined benefit pension plan that meets the criteria set in Statement 68.

GASB Statement No. 82 – Pension Issues This Statement improves consistency in the application of pension accounting and financial reporting requirements by addressing certain issues that have been raised with respect to Statements No. 67, *Financial Reporting for Pension Plans*, and No. 73, *Accounting and Financial reporting for Pensions and Related Assets that are not in the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB 67 and 68.*

During fiscal year 2018, the following new accounting standard was implemented:

GASB Statement No. 75 – Accounting and Financial Reporting for Post Employment Benefits Other Than Pensions This Statement establishes standards for governmental employer recognition, measurement, and presentation of information about OPEB. It also establishes requirements for reporting information about financial support provided by certain nonemployer entities for OPEB that is provided to the employees of other entities.

Operating Revenues and Expenses – Operating revenues and expenses generally result from providing services in connection with FPUA's principal ongoing operations. The principal operating revenues of FPUA consists of charges to customers for sales of electricity, water and natural gas and services including wastewater collection, FPUAnet Communications services, and operation of the Manatee Observation and Education Center (MOEC). Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Capacity Reductions – Water and wastewater service capacity is obtained through payment of Capital Improvement Charges. Property developers in the FPUA service territory are seeing improvement in the local economy. Several of these developers have executed amended supply agreements in order to take advantage of FPUA's Capacity Reduction Option. Customers exercising this option can apply payments previously made for Capital Improvement Charges toward payment of Guaranteed Revenue Charges (GRCs, for capacity reserved for unconstructed units) incurred since the original agreements were signed. The Capacity Reduction Option is beneficial to the Developer because although future capacity is reduced, they can pay outstanding GRCs and resume construction with little or no out of pocket cost, while bringing customer growth to FPUA. Any future need for additional capacity must be obtained through payment of Capital Improvement Charges at prevailing rates.

These transactions are recorded in the accompanying financial statements as an increase in operating revenue along with the corresponding reduction in capital contributions in the amount of $1,374.

NOTE A – continued

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position

Pooled Cash and Investments - FPUA, for accounting and investment purposes, pools certain cash and investments. Cash and cash equivalents are considered to be cash on hand, certificates of deposit, Local Government Surplus Funds Trust Fund, Overnight Repurchase Agreements, and short-term investments with original maturities of three months or less from the date of acquisition.

In accordance with GASB 31, investments are stated at fair value based on per share prices. The State Board of Administration (SBA) Florida PRIME Local Government Surplus Fund is considered to be a "2a-7 like" investment, and is accounted for at fair value for financial reporting (See Note B Investments). Florida PRIME has a current rating by Standard and Poor's of AAAm. There is a risk of loss on these investments based upon the fluctuation of interest rates and lengths of maturity.

Florida PRIME is not a registrant with the Securities and Exchange Commission (SEC); however the Board has adopted operating procedures consistent with the requirements for a 2a-7 fund.

Unbilled Service Receivables - These receivables represent the estimated amount of accounts receivable for services that have not been billed as of the balance sheet date. The amounts are a result of a timing difference between the end of the financial statement cycle (month end) and the billing cycle (various dates within the month for each billing period).

Inventories - Inventories of fuel, supplies, construction materials, and utility plant replacement parts are recorded at weighted average cost. The cost of such inventories is recorded as expenses or additions to Construction Work in Progress when used rather than when purchased.

Utility Plant - Utility plant is stated at historical cost for items constructed or acquired by purchase. Donated or contributed capital assets are recorded at the value of acquisition on the date received as contributed capital. Utility plant assets are defined by FPUA as assets with an initial, individual cost of $5,000 or more and an estimated useful life of one year or more. (See Note C for interest capitalization.)

Depreciation of all exhaustible utility plant assets, including those acquired through intergovernmental grants externally restricted to capital acquisitions, is charged as an expense against operations. Accumulated depreciation is reported on the balance sheet.

Depreciation is calculated using the straight line method over the following estimated useful lives:

Structures and improvements	3-55 years
Equipment	3-40 years
Transmission, distribution, and collection plants	5-60 years

Long-Term Liabilities – Bonds payable are reported net of any applicable discounts. Bond discounts are deferred and amortized over the life of the bonds using the effective interest method. Bond issuance costs have been recognized as deferred outflows of resources in accordance with GASB No. 65.

Deferred Outflows/Inflows of Resources - The financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) until the period in which the expense belongs. Similarly, *deferred inflows of resources*, represents an accumulation of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until FPUA reaches the period to which the resources belong.

FPUA has the following items that qualify for reporting under this section:

- Deferred Pension Outflows and Inflows in accordance with GASB 68.
- Deferred Amount on the refunding of Revenue Bonds Series 2002.
- Purchased Power and Gas Over-Recovery. The rate schedules of the Electric and Gas Systems provide that purchased power and gas cost increases, decreases, and credits, as computed under formulas adopted by FPUA, will be passed on to the customers. These charges or credits are recorded as a deferred inflow of revenue. At the end of the fiscal year, FPUA has recorded deferred inflow of resources in the amount of $4,482 for these over-recoveries.
- Deferred Inflows for Other Post Employment Benefits in accordance with the implementation of GASB 75.

Net Position – FPUA's equity is presented as net position and displayed in six components:

- Net Investment in Capital Assets – Consists of capital assets, contributed capital assets and capital leases, net of accumulated depreciation and reduced by the outstanding balances of any bonds, bond discounts, and related debt that is attributable to the acquisition, construction, or improvement of those assets.
- Restricted Capital Improvement Charges – Consists of the unspent Capital Improvement Charges (CIC's) collected in the Electric, Water and Wastewater Systems. The respective balances as of September 30, 2018 are $380, $2,714, and $1,058. Electric CIC's are used to fund the cash outlay or debt service associated with the expansion of Electric Substations and Electric Transmission & Distribution Systems. In the Water and Wastewater Systems, CIC's are used to fund the cash outlay or debt service associated with specific expansion and growth related projects.
- Restricted for Debt Service – Consists of $5,457 in net position set aside for payment of principal and interest on the 2009 Utilities Revenue Refunding Bonds and additional amounts in accordance with FPUA's Master Bond Resolution, as revised in 2012.

NOTE A – continued

- Restricted for Emergencies – Consists of $900 in net position, set aside for emergencies which is limited to paying for repairs or replacements of FPUA capital assets damaged or destroyed by a disaster.
- Restricted for Renewals and Replacements – Consists of $500 in net position which is limited to paying for the cost of extensions, enlargements or additions to or the replacement of FPUA capital assets.
- Unrestricted – All other net position that does not meet the definition of "restricted" or "net investment in capital assets".

Comparative data

Certain reclassifications have been made in order to provide a consistent and comparative understanding of the changes in the financial position and the results of operations of FPUA.

Budget Process

FPUA is required to prepare, adopt, and furnish a copy to the City Commission of the City of Fort Pierce an annual budget at least 45 days prior to the beginning of the next fiscal year. The annual budget and any amendments thereto shall be in effect when approved by FPUA and when any line item expense has not been disapproved by four-fifths (4/5) vote of the City Commission within 30 days of submission. The budget is prepared on the accrual basis. The budget and amendments thereto, for the year ended September 30, 2018, have been approved according to the above procedures.

Subsequent Events

Management has performed an analysis of the activities and transactions subsequent to September 30, 2018 to determine the need for any adjustments to and/or disclosures within the audited financial statements for the year ended September 30, 2018. Management has performed their analysis through March 1, 2019.

NOTE B – CASH AND INVESTMENTS

Cash Deposits - Florida Statutes require state and local governmental units to deposit monies with a financial institution classified as a "Qualified Public Depository". A Qualified Public Depository is defined as a bank or savings association that has a branch office authorized to receive deposits in Florida, is FDIC insured, meets the requirements of Chapter 280 of the Florida Statutes, and has be so designated by the office of Florida's Chief Financial Officer. FPUA had deposits only with qualifying institutions as of September 30, 2018, or with banks in which depository insurance was sufficient to cover the deposit balance. At year-end, FPUA's carrying amount of deposits was $515 and the bank balance was $102.

Investments – The following investments are considered cash equivalents for purposes of the Statement of Cash Flows (see Note A, Pooled Cash and Investments). FPUA categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principals as noted in Note A, GASB No. 72, Fair Value Measurement and Application. FPUA's investments held throughout the year are principally the same as the investments held as of September 30, 2018. Due to fluctuations in cash flows, FPUA maintains investments in overnight repurchase agreements. The interest income generated on these investments including any gain on investment, for the year ended September 30, 2018, was $327.

As of September 30, 2018, FPUA had the following investments:

Investment	Fair Value
Seacoast National Bank Sweep	$ 32,003
PNC Money Market	7,114
Florida State Board of Administration - Florida PRIME Local Government Surplus Funds Trust Fund (AAAm)	5,394
Centerstate Community Bank Certificates of Deposit	1,756
Seacoast National Bank Certificate of Deposit	1,512
Total	$ 47,779

Interest Rate Risk - As a means of limiting its exposure to fair value losses arising from fluctuating interest rates, FPUA's investment policy permits a shifting in the maturity of debt obligations based upon the historical trend in interest rates.

Credit Risk - FPUA is authorized by Resolution to invest in:

(1) Local Government Surplus Funds Trust Funds.

(2) Negotiable direct obligations of the United States Government, or obligations, the principal and interest of which are unconditionally guaranteed by the United States Government.

(3) Obligations of the federal farm credit banks, the Federal Home Loan Mortgage Corporation, including Federal Home Loan Corporation participation certificates, or the Federal Home Loan Bank or its district banks, or obligations guaranteed by the Government National Mortgage Association, U.S. Treasury, agencies, and instrumentalities.

(4) Repurchase agreements secured by the types of investments listed above, restricted as to acquisition, term, and market value.

NOTE B – continued

(5) Interest-bearing time deposits or savings accounts in banks organized under the laws of this state, in national banks organized under the laws of the United States and doing business and situated in this state, in savings and loan associations which are under state supervision, or in federal savings and loan associations located in this state and organized under federal law and federal supervision, provided that any such deposits are secured by collateral as may be prescribed by law.

(6) Deposits and certificates of deposit in out-of-state banks, savings and loan associations, and other regulated financial institutions insured by the FDIC.

(7) Full faith and credit direct general obligations of any state, or unlimited tax direct obligations of any political subdivision thereof, to the payment of which the full faith and credit of such political subdivision is pledged, provided that at the time of purchase such obligations are rated in either of the two highest rating categories by a nationally recognized rating agency.

Concentration of Credit Risk - FPUA places no limit on the amount that may be invested with any one issuer. A combined 67% of FPUA's investments are in overnight repurchase agreements and the Florida PRIME Investment Pool.

NOTE C – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2018 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital Assets, not being depreciated:				
Land	$ 10,065	$ 19	$ (137)	$ 9,947
Construction Work In Progress	20,124	14,259	(16,331)	18,052
Total Utility Plant, not being depreciated	30,189	14,278	(16,468)	27,999
Capital Assets, being depreciated:				
Transmission, distribution and collection systems	340,741	11,302	(2,433)	349,610
Equipment	58,471	2,394	(3,228)	57,637
Structures and improvements	37,170	2,258	(977)	38,451
Total Utility Plant being depreciated	436,382	15,954	(6,638)	445,698
Less accumulated depreciation for:				
Transmission, distribution and collection systems	(189,816)	(9,318)	2,433	(196,701)
Equipment	(39,562)	(2,211)	3,228	(38,545)
Structures and improvements	(24,136)	(1,464)	977	(24,623)
Total accumulated depreciation	(253,514)	(12,993)	6,638	(259,869)
Total Capital Assets, being depreciated, net	182,868	2,961	-	185,829
Total Capital Assets, net	$ 213,057	$ 17,239	$ (16,468)	$ 213,828

Depreciation expense was charged to the utility systems as follows:

Electric	$ 3,538
Water	5,407
Wastewater	3,613
Gas	362
FPUAnet Communications	65
Manatee Observation and Education Center	8
	$12,993

Construction work in progress at September 30, 2018, consists principally of expansions and upgrades to the electric transmission and distribution system, water supply and distribution system, wastewater collection and treatment system, and gas distribution system.

FPUA capitalizes interest costs on funds borrowed to finance the construction of utility plant in conformity with Governmental Accounting Standards Board Statement No. 62. Total interest costs for the year ended September 30, 2018, were $3,077 of which $175 has been capitalized as plant utility construction costs.

FPUA has entered into contracts for the construction or renovation of various system assets as follows:

Upgrade and Expansion	Project Authorization	Expended to Date	Remaining Commitment	Required Further Financing
Wastewater	$ 4,911	$ 1,020	$ 3,891	None
Water	2,532	1,204	1,328	None
Gas	344	202	142	None
	$ 7,787	$ 2,426	$ 5,361	

In addition, FPUA enters into unit price contracts for the construction or renovation of system assets. These contracts are not firm commitments, and the contractors are utilized as needed. As of September 30, 2018, costs of $287 were authorized under these contracts, $126 had been spent, and authorized amounts of $161 remained.

NOTE D – RESTRICTED ASSETS

Certain assets are restricted by bond resolution; additionally, some assets have been classified as restricted in accordance with governmental accounting standards for enterprise funds and utility industry accounting practices.

FPUA's restricted assets consist of equity in pooled cash and investments and cash with fiscal agent in the following accounts:

Principal and interest accounts	$ 6,778
Capital Improvement Charges	4,152
Customer security deposits	8,280
Debt Service	5,457
Emergency reserve	900
Renewal and replacement reserve	500
Total Restricted Assets	$26,067

NOTE E – DISTRIBUTION TO THE GENERAL FUND, CITY OF FORT PIERCE

As provided by Article XII, Section 178 of the Charter of the City of Fort Pierce, Florida, six percent of FPUA's utility systems gross revenues, as defined therein, is distributed to the City's General Fund on an annual basis. The distribution calculation is based on the preceding fiscal year's audited financial statements. The following is the computation of the amounts distributable to the General Fund during the year ending September 30, 2019:

Gross Revenue	$ 103,491
Plus:	
Power Cost Adjustment	2,177
Capacity Reductions	1,374
Loss on Disposals	137
Gas Piping and Appliance Costs	45
	107,224
Less:	
FMPA O&M Contract Income	1,828
Capital Contributions	1,666
Purchased Gas Adjustment	488
Grant Revenue	457
Manatee Observation and Education Center Operating Revenue	435
Revenue for City Billing	187
Gas Piping and Appliance Revenue	73
Adjusted Gross Revenue	$ 102,090
Amount distributable to General Fund, City of Fort Pierce	$ 6,125

NOTE F – REVENUE BONDS PAYABLE

Revenue Bonds Payable at September 30, 2018, consist of:

$10,223 Utilities Revenue Capital Appreciation Bonds, Series 1999B, collateralized by pledge of and first lien on the net revenues of the combined systems, yield varying from 5.80% to 5.90%. The accreted value at September 30, 2018 is $25,679. The bonds mature October 1, 2018 through October 1, 2024, with principal amounts totaling $30,360 due in those years in annual amounts ranging from $4,335 to $4,340.	$25,679
$34,800 Utilities Refunding Revenue Bonds, Series 2009, collateralized by pledge of and first lien on the net revenues of the combined systems, interest varying from 4.00% to 5.00% on the remaining annual principal amounts ranging from $1,255 to $7,285 through October 1, 2029.	33,590
$9,545 Utilities Refunding Revenue Bonds, Series 2016, collateralized by pledge of and first lien on the net revenues of the combined systems, interest at 2.14%. Principal amounts ranging from $302 to $3,451 are due October 1, 2018 through October 1, 2026.	9,078

Total Revenue Bonds Payable at September 30, 2018		$68,347
Less:	Unamortized portion of revenue bond discounts	47
	Current portion of revenue bonds payable	5,897
		$ 62,403

Requirements to amortize all revenue bonds outstanding as of September 30, 2018 are as follows:

Year Ending September 30	Principal	Interest	Total
2019	5,897	1,706	7,603
2020	5,953	1,645	7,598
2021	6,015	1,584	7,599
2022	6,076	1,519	7,595
2023	6,138	1,449	7,587
2024-2028	28,719	5,297	34,016
2029-2030	14,230	357	14,587
	73,028	13,557	86,585
Future accretion on capital appreciation bonds	(4,681)	4,681	-
	$ 68,347	$ 18,238	$ 86,585

NOTE F – continued

Significant Bond Covenants for Utilities Revenue Bonds

The Series 1999, 2009 and 2016 bond issues provide that FPUA accumulate monthly 1/6 of the amount of all interest due on the next semi-annual interest payment date, and 1/12 of the amount of principal due and payable on the next principal maturity date. Additionally, FPUA's Master Bond Resolution requires renewal and replacement, emergency reserve and debt service reserve subaccount funds with minimum requirements of $500, $900 and $5,457, respectively. These reserves are funded in the amounts of $500, $900 and $5,457 respectively, at September 30, 2018.

Redemption Options Prior to Maturity

The Series 2016 Utilities Refunding Revenue Bonds maturing on October 1, 2026 with an interest rate of 2.14% are redeemable anytime at the option of FPUA. Any full or partial prepayment will carry a fee equal to the greater of (i) 1.00% of the principal balance multiplied by the number of years remaining or (ii) a 'Yield Maintenance Fee'.

The Series 2009 Bonds maturing on October 1, 2029 with an interest rate of 4.70% are redeemable prior to their stated date of maturity, at the option of FPUA, on or after October 1, 2014 at par plus accrued interest to the redemption date. The Series 2009 Bonds maturing on or after October 1, 2020 (excluding those maturing on October 1, 2029 with an interest rate of 4.70%) are redeemable prior to their stated date of maturity, at the option of FPUA, on or after October 1, 2019 at par plus accrued interest to the redemption date.

NOTE G – CHANGES IN LONG-TERM LIABILITIES

Long-term liability activity for the year ended September 30, 2018:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Revenue Bonds	$ 72,744	$ 1,443	$ (5,840)	$ 68,347	$ 5,897
Bond Discounts	(53)	-	5	(48)	-
Net Pension Liability	10,090	-	(2,682)	7,408	-
Due to St Lucie County	124	-	(47)	77	-
Capital Leases	11	138	(11)	138	24
Compensated Absences	1,968	1,502	(1,455)	2,015	-
Other Postemployment Benefits	742	114	-	856	-
Long Term Liabilities	$ 85,626	$ 3,197	$ (10,030)	$ 78,793	$ 5,921

NOTE H – COMPENSATED ABSENCES

Current policy allows each employee eligible for vacation leave, to accumulate a maximum of 30 days of vacation at the close of the last pay period of the fiscal year. Employees are paid up to 45 days of unused vacation leave at current hourly rates upon separation from the company. Employees who are eligible for sick leave are allowed unlimited accumulation. Upon termination, employees having at least 3 and less than 10 years of continuous service with FPUA will receive pay for 1/2 of their accumulated sick leave balance up to a maximum of 45 days. Those employees having at least 10 years of continuous service with FPUA will receive pay for their accumulated sick leave balance up to a maximum of 90 days.

Accrued liabilities, based on hourly rates at September 30, 2018, have been reflected in the accounts of FPUA for vested (not contingent on employee future service) vacation and sick leave benefits. The amount considered payable within one year is determined based upon five-year averages of the amount accrued for use by employees, and the amount actually used. FPUA assumes that leave earned last is used first or LIFO (last in first out). If employees are using, on average, less than they are earning, then the entire liability is considered long-term. Conversely, if the averages indicate that employees are taking more leave than they are earning, then a portion of the liability is considered current.

At September 30, 2018 the liability was:

	Total Liability	Due Within One Year
Vacation leave	$ 713	$ -
Sick leave	1,302	-
	$ 2,015	$ -

Annually, FPUA offers its employees the opportunity to receive payment for up to 6 days of unused sick leave, calculated at current hourly rates, providing certain established criteria have been met. This sick leave conversion plan is intended to provide incentive for sick leave to be used only when necessary. During the year ended September 30, 2018, $67 was paid to employees electing this option.

FPUA also offers its employees the opportunity to sell back a portion of their accumulated sick leave, calculated at current hourly rates, providing certain established criteria have been met. Employees may elect to convert up to a maximum of 90 days of sick leave which will reduce their amount payable upon separation. During the year ended September 30, 2018, $44 was paid to employees electing this option.

In addition, all employees have two opportunities per fiscal year to convert up to one half of their annual vacation accrual to cash and will reduce their amount payable upon separation. During the year ended September 30, 2018, $35 was paid to employees electing this option.

NOTE I – RETIREMENT AND BENEFIT SYSTEM

Plan Description

The City of Fort Pierce Retirement and Benefit System (the System) is a cost-sharing multiple employer Public Employees Retirement System (PERS) defined benefit plan administered by the City of Fort Pierce, covering all municipal employees, including employees of FPUA. The System does not issue a stand-alone financial report; however the financial information is included in the financial statements of the City of Fort Pierce, which can be found on the city's website, www.cityoffortpierce.com. Except for the Director of Utilities, participation in the System is compulsory for all employees of FPUA. Employees working more than 25 hours per week are required to participate upon employment.

Per the City of Fort Pierce Code of Ordinances, Ch. 13, Art. II, Div. 1, Sec. 13-40, FPUA employees are required to contribute 6.16% of their annual salary to the System. FPUA is required to contribute amounts actuarially determined annually which, together with member contributions, are sufficient to fund the System. The System also provides death and disability benefits and is governed by state statute and city ordinance. Changes to benefits may be made with the approval of the Fort Pierce City Commission.

Actuarial Methods and Assumptions

GASB Statement No. 68 (GASB 68) identifies the methods and assumptions that should be used to project benefit payments, discount those payments to their present value, and attribute that present value to employee periods of service. The assumptions used in this valuation include the expected rate of return on pension investments to be 7.75%; the long-term municipal bond rate of 3.83%; and the resulting Single Discount Rate of 7.75%. The wage inflation rate assumed was 4.00%. The Florida Retirement System (FRS) mortality table, which use variations of the fully generational RP-2000 Mortality Tables with projection scale BB, were used. Based on these assumptions, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current plan members.

Funding Status and Progress

Employer contributions to the System, based upon the annual covered payroll, made in accordance with actuarially determined requirements, was $4,910 (16.3%) for the fiscal year ended September 30, 2018. The two preceding years' contributions to the System and percent of covered payroll were $4,211 (15.4%) for 2016 and $4,566 (15.3%) for 2017.

At September 30, 2018, FPUA reported a liability of $7,408 for its proportionate share of the Pension Plan's net pension liability. The net pension liability was measured as of September 30, 2018, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of September 30, 2017. The total pension liability was rolled-forward from the valuation date to the plan year ending September 30, 2018. FPUA's proportionate share of the net pension liability was based on FPUA's present value of projected long-term contributions. At September 30, 2018, FPUA's proportionate share was 48.48%. There were no changes made to the plan benefits for the year ending September 30, 2018. GASB 68 establishes standards for measuring liabilities, deferred inflows and outflows of resources and pension expense. The Net Pension Liability (NPL) is measured by the Total Pension Liability (TPL), less the plan's Fiduciary Net Position (market value of assets). The System was 93.12% funded by valuation assets as of September 30, 2018. For the fiscal year ended September 30, 2018, FPUA recognized pension expense of $3,868. FPUA has recorded beginning and ending accruals which may differ from reporting by the System. At September 30, 2018, FPUA reported a payable in the amount of $48, for outstanding contributions to the Pension Plan. In addition FPUA reported deferred outflows of resources related to pensions as the difference between projected and actual investment earnings of:

Year	Deferred Outflows	Deferred Inflows	Pension Expense
2014 and Prior	$ -	$ -	$ 1,750
2015	3,689	-	89
2016	4,891	(1,228)	1,152
2017	7,979	(2,925)	2,045
2018	4,772	(3,874)	1,473

NOTE I – continued

The deferred outflows and deferred inflows of resources related to the Pension Plan will be recognized in future pension expenses as follows:

Year Ending September 30	Net Deferred Outflows of Resources
2019	$ 1,702
2020	311
2021	(617)
2022	(497)
2023	-
Thereafter	-
Total	$ 899

Sensitivity of the FPUA's Proportionate Share of the Net Position Liability to Changes in the Discount Rate

The following represents FPUA's proportionate share of the net pension liability calculated using the discount rate of 7.75%, as well as what the FPUA's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.75%) or one percentage point higher (8.75%) than the current rate:

	1% Decrease (6.75%)	Current Single Discount Rate (7.75%)	1% Increase (8.75%)
FPUA's proportionate share of the Net Pension Liability	$ 19,491	$ 7,408	$ (2,779)

NOTE J – RISK MANAGEMENT

Fort Pierce Utilities Authority Employee Health Plan (the Plan)

FPUA has been a self-insurer for health and accident claims of their employees, retirees and their families since January 1, 2000. Payments of claims under the Plan are administered by Blue Cross Blue Shield of Florida (Florida Blue). Employee contributions to the Plan are made biweekly. Any benefit claims, up to the stop loss amounts, are paid by FPUA. Claims in excess of the stop loss amounts are underwritten by an insurer. The individual stop loss amount is $125 and $4,869 in the aggregate for calendar year 2018.

As of September 30, 2018, FPUA had estimated incurred unpaid claims of $525. Fiscal Year 2018 liability does not include Dental Claims liability or the Stop Loss recoveries. This amount has been calculated based on the results of an actuarial analysis of the Plan, plus claims incurred prior to year-end but paid by FPUA subsequent to year-end.

Changes in FPUA's claim liability balance during the past two fiscal years were as follows:

Fiscal Year	Beginning of Fiscal Year Liability	Contributions/ Changes in Estimates	Claims/ Fees Payments	Balance at Fiscal Year End
2017	$ 567	$ 3,945	$ 4,017	$ 495
2018	495	4,726	4,696	525

Other Risks of Loss

FPUA is exposed to various other risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which FPUA carries commercial insurance. Settled claims resulting from these risks have not exceeded the commercial insurance coverage plus FEMA and State reimbursements in any of the past three fiscal years.

NOTE K – POSTEMPLOYMENT HEALTH CARE BENEFITS

Benefit Description - FPUA provides certain health care benefits for retired employees and their families, as a single-employer (see Note J). All FPUA employees are eligible for those benefits while working for FPUA. FPUA establishes the benefits available to its employees and retirees and may amend the benefits as business conditions and statutory requirements change. In accordance with Florida Statutes, FPUA allows their retirees to participate in the same Plan offered to their active employees. FPUA must account for this implicit cost.

Funding Policy - Contributions to the Plan are made by 22 participating retirees for health and by 50 participating retirees for dental. The amount of contributions made by retirees is established annually and is an amount equivalent to the contribution made by active employees plus FPUA's cost, based on a four-tiered benefit structure. During the fiscal year, retirees paid required contributions of $229 for the year then ended. Claims in excess of the aforementioned rates are funded by FPUA on a pay-as-you-go basis.

NOTE K – continued

Annual OPEB Cost and Net OPEB Obligation - FPUA's annual other postemployment benefit (OPEB) cost (expense) is calculated based on the annual required contribution (ARC) of the employer, an amount actuarially determined in accordance with the parameters of GASB Statement 75. OPEB obligations pertain to health insurance, dental, vision, prescription or other health care benefits provided to retirees and their beneficiaries. Under GASB 75, OPEB costs are considered part of compensation an employee earns each year, even though the benefits are not received until an employee reitrees. The total OPEB liability is required to be recognized on the financial statements due to the implementation of GASB 75. A one-time adjustment of $153 to the beginning OPEB liability was recorded in FY 2018.

The following table shows the components of FPUA's annual OPEB cost for the year, the amount actually contributed to the Plan, and changes in FPUA's net OPEB obligation:

Annual required contribution	$ 53
Interest on Net OPEB Obligation	-
Adjustment to annual required contribution	153
Annual OPEB Cost	206
Contributions made	(41)
Interest on contributions	(51)
Increase in Net OPEB Obligation	114
Net OPEB Obligation - beginning of year	742
Net OPEB Obligation - end of year	$ 856

FPUA's annual OPEB cost, the percentage of annual OPEB cost contributed to the Plan, the net OPEB obligation for FY 2018 and the two preceding years were as follows:

Fiscal Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB (Asset)/ Obligation
2016	$61	49.2%	$711
2017	62	48.4%	742
2018	206	19.8%	856

Funded Status and Funding Progress - The net OPEB obligation was not funded as of October 1, 2017, the most recent actuarial valuation date. FPUA's plan is funded on a pay-as-you-go-basis, which may result in higher annual OPEB costs and liability. As a result, the unfunded actuarial accrued liability (UAAL) for benefits was $895. The covered payroll (annual payroll of active employees covered) was $15,211. Therefore, the ratio of the UAAL to the covered payroll was 5.9%.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the Plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits. As an unfunded plan, there are no plan assets to report.

Actuarial Methods and Assumptions - Projections of benefits for financial reporting purposes are based on the substantive Plan (the Plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

GASB 75 requires that OPEB plans use the Entry Age Actuarial Cost method when performing actuarial valuations. This method allocates the actuarial present value of OPEB liability for each individual on a level basis over the salaries of the individual between each individal's entry age and assumed retirement age. Annual salary increases of 2.5% per annum were assumed.

Under GASB 75, gains and losses are amortized over the average future service of all participtants, active and inactive. As of October 1, 2017, the average is 7.1 years. Amortization payments are level dollar amounts under the Average Future Service – Closed amortization method. A discount rate of 3.63% per annum was assumed. This is the Bond Buyer's 20-Bond GO Index for Sepember 2017. Mortality rates were based on the 2017 PPA Mortality Table. Medical trend rates were assumed to decrease .5% per year from 7.0% for FY 2017 to an ultimate rate of 4.5% for FY 2020 and later years. A separate actuarial valuation report for postemployment benefits is available on FPUA's website at www.fpua.com.

NOTE L – CAPITAL LEASES

On January 1, 2018, FPUA entered into a lease with Pitney Bowes and committed to a new five-year capital lease for equipment and software used for billing and mailing. The equipment has been capitalized at its fair market value (FMV) of $154. As of September 30, 2018 the FMV less accumulated amortization was $131. The effective interest/maintenance expense for the year ended September 30, 2018 was $18. Future lease payments for this capital lease are as follows:

Year Ending September 30	Amount
2019	45
2020	45
2021	45
2022	45
2023	11
	191

NOTE M – TRANSACTIONS WITH THE CITY OF FORT PIERCE

As an enterprise fund of the City of Fort Pierce, transactions occur between FPUA and the City throughout the year in the ordinary course of operations. Below is a summary of significant transactions:

Metered and Non-metered Service Charges - FPUA bills the City on a monthly basis for all metered and non-metered services. Total amounts charged to the City for the year ended September 30, 2018, were $1,689. Current accounts receivable from the City at September 30, 2018, totaled $228.

Sanitation, Clean Community Fees and Utility Tax Billings - Charges to City residents for sanitation services, clean community fees and utility tax are included on FPUA's monthly billing statements to customers as a service to the City. FPUA acts only as an agent, with all cash collections relating to these charges forwarded monthly to the City. The City is charged $187 annually by FPUA to bill, collect and remit payment for sanitation services and clean community fees.

Disbursements made to the City by FPUA, including payments of utility tax, sanitation charges collected and other routine charges for the year ended September 30, 2018, were $10,501. In addition, FPUA paid the September 30, 2017 General Fund distribution to the City in the amount of $6,139. Amounts payable to the City at September 30, 2018, were $802.

Vehicle Fuel - The City charges FPUA for fuel used by FPUA vehicles. FPUA reciprocates by permitting the City to fuel their vehicles as needed at FPUA pumps and in turn bills the City for fuel used in their vehicles.

NOTE N – CONTRACT COMMITMENTS

FMPA All-Requirements Power Supply Project

As of January 1, 1998, FPUA became a participant in the Florida Municipal Power Agency's (FMPA) All-Requirements Power Supply Project (hereinafter referred to as ARP). FPUA has agreed to purchase all capacity and energy necessary for their electric system from FPMA's ARP during the trem of the contract. The contract is a 30 year evergreen, automatically renewing on October 1 of each year unless notification is provided one year prior to the automatic extension date.

Prior to being involved in the ARP, FPUA had Project Support Contracts and Power Sales Contracts with FMPA regarding Stanton Unit No. 1 (Stanton and Tri-City Projects) and Stanton Unit No. 2, coal-fired plants constructed by the Orlando Utilities Commission. FPUA's resources, which have been assigned, include the contracts with FMPA related to Stanton Unit No. 1 and Stanton Unit No. 2, and to part of the contract with Florida Gas Transmission for the purchase of firm capacity natural gas (See below). The contracts related to the St. Lucie Project, also detailed below, have not been assigned; however, as of January 1, 1998, FPUA's share of transmission costs related to the St. Lucie Project has been assigned to the ARP.

FMPA St. Lucie Project

FPUA has entered into agreements with FMPA, of which it is a member, and with certain other members of FMPA, for entitlement to capacity, energy, and transmission services from Florida Power & Light's (FP&L) St. Lucie Unit No. 2 (the Unit) which is located on South Hutchinson Island near Fort Pierce, and through a reliability exchange agreement related to St. Lucie Unit No. 1, located at the same site. Pursuant to a Power Sales Contract and a Project Support Contract, FPUA has acquired an entitlement share of FMPA's allocation of these services. The Power Sales Contract requires payments for each month in which capacity, energy, or transmission services are available from the St. Lucie Project. Payments due each month are based upon an annual budget. Once each year, the excess or deficiency of payments related to actual cost is calculated and applied to the next year's monthly statements from FMPA to FPUA.

The Power Sales Contract will remain in effect until the latest of (i) the date that the principal, premium, if any, and interest on all bonds have been paid, or funds are set aside for the payment thereof; (ii) the date the Unit is decommissioned or finally disposed of as an electric generating unit pursuant to the Participation Agreement, or FMPA's interest in the Unit is terminated pursuant to the Participating Agreement or otherwise disposed of; or (iii) the date all obligations of FMPA under the Participation Agreement have been paid, performed, or provided for.

NOTE N – continued

In any month when electric capacity, energy, or transmission services are not made available to FPUA, payment is made to FMPA under a Project Support Contract in a like amount as would have been due under the Power Sales Contract.

Purchases under these contracts are accounted for as operating expenses by FPUA. Total cost included in operating expenses for FY 2017 and FY 2018 was $7,979 and $8,135 respectively. FPUA is committed under the agreements to payments of $8,096 for the year ending September 30, 2019.

Florida Gas Transmission

FPUA executed an All Requirements Gas Services Agreement with Florida Gas Utility (FGU) on January 15, 2002. As a member of the All Requirements project, FPUA is required to purchase natural gas and the firm capacity needed for its delivery through FGU. The firm capacity of natural gas is the availability of the pipeline required to transport the natural gas to FPUA. This agreement will remain in effect until cancelled by FPUA.

On July 3, 2012, FPUA acquired additional firm capacity from the City of Sunrise, Florida in order to meet the needs of new industrial customers. This agreement will remain in effect until cancelled by FPUA. In FY 2016, additional firm capacity was made available from FGT and FPUA exercised rights to obtain this capacity. An additional 96,800 MMbtu of capacity was obtained. With this additional capacity, the amount of Sunrise capacity was reduced by 45,300 MMbtu via a revised interlocal agreement with the City of Sunrise. In FY 2019, FPUA will be entitled to firm capacity of 566,412 MMbtu, and will be committed to purchase 173,800 MMbtu of natural gas at an approximate cost of $573. The amounts purchased under these contracts, for FY 2017 and FY 2018 were $1,724 and $1,763 respectively.

FMPA Treasure Coast Energy Center

FPUA has entered into an agreement with FMPA to manage and operate their facility located in St. Lucie County near Fort Pierce. The Treasure Coast Energy Center (TCEC) is a natural gas fueled power generation site. The initial terms of this agreement commenced on July 24, 2007 and expired on September 30, 2011, after which the agreement became a one-year evergreen. The agreement is extended annually and was for the year ended September 30, 2018.

FPUA has been engaged to manage, operate and maintain the TCEC. TCEC employees are on the payroll of FPUA and all costs associated with them are reimbursed bi-weekly by FMPA. TCEC employee costs and revenue for FY 2017 and FY 2018 totaled $1,794 and $1,828 respectively.

NOTE O – EXTRAORDINARY ITEMS

FPUA transferred the ownership of the former site of the Henry D. King Power Plant to the Fort Pierce Redevelopment Agency (FPRA) on October 15, 2009. A grant awarded to the FPRA for the cleanup was not sufficient to cover the cost of remediation. The extraordinary expense paid by FPUA in FY 2018 was $1 in interest expense for loans taken by the FPRA to cover the remediation. There were no amounts payable to the FPRA at September 30, 2018 . The work on this project had concluded and the final cost will be reevaluated based on the actual amounts received through tax credits.

NOTE P – NONEXCHANGE FINANCIAL GUARANTEES

At September 30, 2018, FPUA had irrevocable letters of credit with CenterState Bank, which serve as security for loans from the Treasure Coast Regional Planning Council (TCRPC) to the Fort Pierce Redevelopment Agency (FPRA) for cleanup of environmental contamination at the H.D. King Plant site (See Note O). The remaining balance of these loans as of September 30, 2018 is $262 whch were repaid in November 2018. No additional loans have been taken as of this report date. The recovery of these funds began in FY 2016 with the sale of the initial Voluntary Cleanup Tax Credits applied for by the FPRA.

NOTE Q – SUBSEQUENT EVENT

On December 21, 2018, FPUA sold its joint interest in the 138kV line, from Emerson Substation to Counthy Line Substation, to Florida Power & Light (FPL). The proceeds received from this sale totaled $2,430. The September 30, 2018 value of the assets sold was equal to the sale price.


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REQUIRED SUPPLEMENTARY INFORMATION

FORT PIERCE UTILITIES AUTHORITY
Schedule of Funding Progress
Other Postemployment Benefits
(Dollars in Thousands)

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) Entry Age (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll [(b-a) / c]
9/30/2009	$ -	$ 2,094	$ 2,094	0.00%	$ 14,711	14.23%
9/30/2010	-	2,274	2,274	0.00%	14,700	15.47%
9/30/2011	-	2,274	2,274	0.00%	14,028	16.21%
9/30/2012	-	709	709	0.00%	13,637	5.20%
9/30/2013	-	709	709	0.00%	13,977	5.07%
9/30/2014	-	786	786	0.00%	14,269	5.51%
9/30/2015	-	786	786	0.00%	14,430	5.45%
9/30/2016	-	609	609	0.00%	15,032	4.05%
9/30/2017	-	609	609	0.00%	15,096	4.03%
9/30/2018	-	895	895	0.00%	15,211	5.88%

FORT PIERCE UTILITIES AUTHORITY
Schedule of Proportionate Share of the Net Pension Liability
For the City of Fort Pierce Retirement and Benefit System
(Dollars in Thousands)

Fiscal Year Ending September 30,	FPUA Proportion of the NPL	FPUA Proportionate Share of the NPL	FPUA Covered Payroll	NPL as a % of Covered Payroll	Plan Net Position as a % of Total Pension Liability
2014	41.74%	$ 1,750	$ 11,835	14.79%	98.20%
2015	41.74%	5,528	12,431	44.47%	92.95%
2016	44.84%	6,655	12,508	53.21%	92.51%
2017	50.75%	10,090	13,209	76.39%	90.74%
2018	48.48%	7,408	13,401	55.28%	93.12%

Net Pension Liability (NPL)
Schedule is intended to show information for 10 years.
Ultimately 10 Years wll be displayed.

FORT PIERCE UTILITIES AUTHORITY
Schedule of Proportionate Share of Employer Contributions
For the City of Fort Pierce Retirement and Benefit System
(Dollars in Thousands)

Fiscal Year Ending September 30,	Actuarially Determined Contribution*	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
2014	$ 2,053	$ 2,053	$ -	$ 11,835	17.35%
2015	2,087	2,087	-	12,431	16.79%
2016	2,039	2,039	-	12,508	16.30%
2017	2,147	2,147	-	13,209	16.25%
2018	2,402	2,402	-	13,401	17.92%

Schedule is intended to show information for 10 years.
Ultimately 10 Years wll be displayed.


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Statistical

Statistical

Statistical Section

This part of the Fort Pierce Utilities Authority's (FPUA) Comprehensive Annual Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosure, and required supplementary information says about FPUA's overall financial health. Statistical information for the current period, as well as nine years prior, is presented in this section. Historical data that is unavailable for the full nine years prior has been presented to include the earliest periods for which that information is readily accessible.

Contents	Page
Financial Trends These schedules contain trend information to help the reader understand how FPUA's financial performance and well being has changed over time.	58-63
Revenue Capacity These schedules contain information to help the reader assess FPUA's local revenue source.	67-74
Debt Capacity These schedules present information to help the reader assess FPUA's debt burden and its ability to issue additional debt in the future.	76-79
Demographic and Economic Information This schedule offers demographic and economic indicators to help the reader understand the environment in which FPUA's financial activities take place.	82-83
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in FPUA's financial report relates to the services FPUA provides and the activities it performs.	86-94

Sources: Unless otherwise noted, the information in these schedules was obtained from the Comprehensive Annual Financial Reports for the relevant year.


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Financial Trends

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position - Assets and Deferred Outflows

Last Ten Fiscal Years

(Dollars in Thousands)

	2018	2017	2016
ASSETS AND DEFERRED OUTFLOWS			
ASSETS			
Current Assets:			
Equity in Pooled Cash and Investments	$ 28,616	$ 26,661	$ 23,163
Accounts Receivable, Net of Allowance for Uncollectible Accounts	7,820	8,489	9,072
Unbilled Receivables	6,306	5,626	5,432
Due from Other Governments	1,962	2,085	424
Inventories and Other Current Assets	4,723	4,514	4,546
Restricted Equity in Pooled Cash and Investments	12,831	13,946	22,349
Restricted Cash with Fiscal Agent	6,379	6,353	1,083
Total Current Assets	68,637	67,674	66,069
Noncurrent Assets:			
Capital Assets:			
Utility Plant in Service	455,645	446,447	434,848
Construction Work in Progress	18,052	20,124	22,547
Less Accumulated Depreciation	(259,869)	(253,514)	(241,651)
Total Capital Assets (net of Accumulated Depreciation)	213,828	213,057	215,744
Other Noncurrent Assets:			
Restricted Equity in Pooled Cash and Investments	6,857	6,857	6,857
FMPA Working Capital Receivable	1,919	1,919	1,919
Preliminary Survey	68	41	41
Investment in Public Gas Partners Pool	428	486	537
Total Other Noncurrent Assets	9,272	9,303	9,354
Total Assets	291,737	290,034	291,167
DEFERRED OUTFLOWS OF RESOURCES			
Advance Distribution to General Fund - City of Fort Pierce	-	-	-
Deferred Pension	4,772	7,979	4,891
Deferred Amount on Debt Refunding	115	132	151
Total Deferred Outflows	4,887	8,111	5,042
TOTAL ASSETS AND DEFERRED OUTFLOWS	$ 296,624	$ 298,145	$ 296,209

All reporting periods have been retroactively and comparably restated to implement the provisions of GASB 63 and GASB 65.

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position - Assets and Deferred Outflows

Last Ten Fiscal Years

(Dollars in Thousands)

2015	2014	2013	2012	2011	2010	2009
$ 27,712	$ 29,371	$ 32,533	$ 30,179	$ 27,588	$ 20,395	$ 10,499
8,149	7,256	7,137	7,438	7,683	8,089	9,139
5,534	5,959	5,380	5,260	5,352	5,771	6,618
422	447	447	547	547	661	587
5,009	4,877	4,716	4,679	4,672	5,119	5,932
20,757	20,306	14,483	13,991	13,789	13,354	13,648
1,308	1,300	7,471	7,819	7,681	7,666	6,858
68,891	69,516	72,167	69,913	67,312	61,055	53,281
423,324	414,941	411,561	406,146	397,577	386,310	376,645
24,768	20,472	15,750	15,485	15,958	22,300	24,307
(231,252)	(219,917)	(210,951)	(199,294)	(184,610)	(171,752)	(157,277)
216,840	215,496	216,360	222,337	228,925	236,858	243,675
6,703	6,703	6,703	6,703	6,703	6,703	3,223
1,919	1,919	1,919	1,919	1,919	1,919	1,919
6	29	29	30	80	23	23
587	624	658	830	841	864	1,022
9,215	9,275	9,309	9,482	9,543	9,509	6,187
294,946	294,287	297,836	301,732	305,780	307,422	303,143
1,251	1,250	-	-	-	-	-
3,689	-	-	-	-	-	-
-	-	-	-	-	-	-
4,940	1,250	-	-	-	-	-
$ 299,886	$ 295,537	$ 297,836	$ 301,732	$ 305,780	$ 307,422	$ 303,143

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position - Liabilities, Deferred Inflows and Net Position

Last Ten Fiscal Years

(Dollars in Thousands)

	2018	2017	2016
LIABILITIES, DEFERRED INFLOWS AND NET POSITION			
LIABILITIES			
Current Liabilities:			
Accounts Payable and Accrued Expenses	$ 8,977	$ 8,973	$ 7,900
Due to City of Fort Pierce	802	746	913
Customer Deposits - restricted assets	8,280	8,029	8,024
Revenue Bonds Payable - restricted assets	5,897	5,840	7,367
Accrued Interest Payable - restricted assets	881	908	971
Accrued Compensated Absences	-	-	24
Capital leases Payable	24	11	38
Other Current Liabilities	658	835	859
Total Current Liabilities	25,519	25,342	26,096
Noncurrent Liabilities:			
Revenue Bonds Payable, Net of Unamortized Discounts	62,402	66,851	71,085
Accrued Compensated Absences	2,015	1,968	1,778
Other Postemployment Benefits	856	742	711
Net Pension Liability	7,408	10,090	6,655
Due to St. Lucie County	77	124	131
Capital Leases Payable	114	-	11
Other Noncurrent Liabilities	-	-	-
Total Noncurrent Liabilities	72,872	79,775	80,371
Total Liabilities	98,391	105,117	106,467
DEFERRED INFLOWS OF RESOURCES			
Purchased Power and Gas Over-Recovery	4,482	2,416	3,516
Deferred Pension Inflow	3,874	2,925	1,228
Deferred OPEB Inflow	43	-	-
Deferred Amount on Debt Refunding	-	-	-
Total Deferred Inflow of Resources	8,399	5,341	4,744
NET POSITION			
Net Investment in Capital Assets	145,492	140,472	137,377
Restricted Capital Improvement Charges	4,152	5,522	7,070
Restricted For Debt Service	5,457	5,457	5,457
Restricted For Emergencies	900	900	900
Restricted For Renewals & Replacements	500	500	500
Unrestricted	33,333	34,836	33,694
Total Net Position	189,834	187,687	184,998
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	$ 296,624	$ 298,145	$ 296,209

All reporting periods have been retroactively and comparably restated to implement the provisions of GASB 63 and GASB 65.

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position - Liabilities, Deferred Inflows and Net Position

Last Ten Fiscal Years

(Dollars in Thousands)

2015	2014	2013	2012	2011	2010	2009
$ 9,577	$ 10,066	$ 9,295	$ 7,785	$ 8,044	$ 7,020	$ 8,289
781	766	732	699	689	756	718
7,803	7,445	7,205	6,869	6,675	6,339	5,866
7,086	6,987	6,653	5,955	5,675	5,655	5,797
1,145	1,197	1,356	1,864	2,006	2,011	1,208
170	55	-	82	80	64	1,294
31	26	22	39	32	27	-
873	831	1,312	1,351	1,419	1,276	540
27,466	27,373	26,575	24,644	24,620	23,148	23,712
76,754	82,375	87,978	92,493	97,460	102,291	102,371
1,592	1,878	1,830	1,675	1,566	1,626	671
681	622	564	509	456	148	13
5,528	1,750					
137	137	177	189	201	234	-
49	80	105	-	39	71	-
-	713	757	700	-	-	-
84,741	87,555	91,411	95,566	99,722	104,370	103,055
112,207	114,928	117,986	120,210	124,342	127,518	126,767
5,694	3,204	2,255	3,147	2,934	1,541	609
-	-	-	-	-	-	-
-	-	-	-	-	-	-
10	30	60	-	-	-	-
5,704	3,234	2,315	3,147	2,934	1,541	609
132,890	126,108	121,697	123,978	126,120	129,561	136,623
6,031	5,977	6,740	7,122	7,114	7,015	7,781
4,930	4,535	4,139	3,744	3,480	3,480	-
1,273	1,668	2,000	2,000	2,000	2,000	2,000
500	500	564	959	1,223	1,223	1,223
36,351	38,587	42,395	40,572	38,567	35,084	28,140
181,975	177,375	177,535	178,375	178,504	178,363	175,767
$ 299,886	$ 295,537	$ 297,836	$ 301,732	$ 305,780	$ 307,422	$ 303,143

FORT PIERCE UTILITIES AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position

Last Ten Fiscal Years

(Dollars in Thousands)

	2018	FY 2017	FY 2016	FY 2015
OPERATING REVENUES				
Residential Sales	$ 41,364	$ 42,237	$ 41,432	$ 39,558
General Service Sales	54,347	55,839	53,811	52,964
Sales for Resale	894	953	914	874
Other Operating Revenues	3,605	3,621	2,264	2,162
Total Operating Revenues	100,210	102,650	98,421	95,558
OPERATING EXPENSES				
Generation	-	-	-	-
Purchases for Resale	43,289	45,523	43,783	42,304
Plant Operations	5,771	5,577	5,313	5,325
Field Operations	9,647	9,360	9,062	8,641
General and Administrative	18,580	17,740	16,997	15,802
Depreciation	12,993	12,774	13,097	12,461
Total Operating Expenses	90,280	90,974	88,252	84,533
OPERATING INCOME	9,930	11,676	10,169	11,025
NONOPERATING REVENUES (EXPENSES)				
Investment and Other Income	2,669	2,235	2,136	2,171
Grant Revenue	457	421	-	81
Loss on Disposal of Capital Assets	(137)	-	-	-
TCEC Expenses	(1,828)	(1,794)	(1,699)	(1,809)
Storm Expenses	(19)	(297)	-	-
Interest Expense	(3,077)	(3,325)	(3,445)	(3,594)
Property Transfer to FPRA	-	-	-	-
Distribution to City of Fort Pierce	(6,139)	(5,969)	(5,809)	(5,735)
Total Nonoperating Revenues (Expenses)	(8,074)	(8,729)	(8,817)	(8,886)
INCOME BEFORE CAPITAL CONTRIBUTIONS	1,856	2,947	1,352	2,139
Capital Contributions	292	(256)	1,650	2,471
INCOME BEFORE EXTRAORDINARY ITEMS	2,148	2,691	3,002	4,610
Extraordinary Income (Expense)	(1)	(2)	21	(10)
CHANGE IN NET POSITION	2,147	2,689	3,023	4,600
Net Position - Beginning of Year*	187,687	184,998	181,975	177,375
Net Position - End of Year	$ 189,834	$ 187,687	$ 184,998	$ 181,975

All reporting periods have been retroactively and comparably restated to implement the provisions of GASB 63 and GASB 65.
**FY 2015 Beginning of Year Net Position restated to reflect GASB 68 adjustment.*

FORT PIERCE UTILITIES AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position

Last Ten Fiscal Years

(Dollars in Thousands)

FY 2014	FY 2013	FY 2012	FY 2011	FY 2010	FY 2009
$ 39,565	$ 38,489	$ 38,275	$ 40,220	$ 44,528	$ 43,422
55,899	55,518	55,162	55,736	60,431	61,908
799	854	882	465	747	711
2,272	2,172	2,171	1,663	2,552	2,832
98,534	97,033	96,490	98,084	108,258	108,873
-	-	-	-	-	1
45,347	44,800	44,356	45,695	53,893	54,812
5,247	5,127	5,336	5,275	5,724	5,657
8,716	8,579	8,236	8,124	8,827	9,148
15,078	14,546	14,645	15,260	14,949	15,482
14,991	15,300	15,253	15,558	15,268	14,201
89,379	88,352	87,826	89,912	98,661	99,301
9,155	8,681	8,664	8,172	9,597	9,572
2,232	1,961	2,211	2,277	2,407	2,271
6	12	8	-	230	626
-	-	-	-	-	-
(1,667)	(1,654)	(1,642)	(1,570)	(1,492)	(1,491)
-	-	-	-	-	(87)
(3,582)	(5,105)	(4,632)	(4,894)	(5,688)	(3,990)
-	-	-	-	(511)	-
(5,605)	(5,366)	(4,767)	(5,125)	(4,853)	(5,046)
(8,616)	(10,152)	(8,822)	(9,312)	(9,907)	(7,717)
539	(1,471)	(158)	(1,140)	(310)	1,855
1,478	1,392	1,229	1,291	2,982	6,465
2,017	(79)	1,071	151	2,672	8,320
(427)	(761)	(1,200)	(10)	(76)	(346)
1,590	(840)	(129)	141	2,596	7,974
177,535	178,375	178,504	178,363	175,767	167,793
$ 179,125	$ 177,535	$ 178,375	$ 178,504	$ 178,363	$ 175,767


FPUA
COMMUNITY PROUD

Revenue Capacity


FPUA
COMMUNITY PROUD

FORT PIERCE UTLITIES AUTHORITY

Average Number of Services Billed By System

Last Ten Fiscal Years

FISCAL YEAR	ELECTRIC	WATER	NATURAL GAS	WASTEWATER	INTERNET SERVICES
FY 2018	28,265	20,356	4,099	15,107	70
FY 2017	28,287	20,221	4,128	15,084	71
FY 2016	28,299	20,079	4,166	15,069	76
FY 2015	28,221	19,929	4,189	15,038	77
FY 2014	28,096	19,756	4,223	14,987	78
FY 2013	27,630	19,248	4,179	14,635	76
FY 2012	27,765	19,276	4,189	14,450	75
FY 2011	27,752	19,162	3,904	14,372	57
FY 2010	27,859	19,048	3,982	14,460	54
FY 2009	28,413	19,394	4,039	14,842	39

FORT PIERCE UTILITIES AUTHORITY

Operating Revenues By System

Last Ten Fiscal Years

(Dollars in Thousands)

	FY 2018	FY 2017	FY 2016	FY 2015
ELECTRIC				
Residential				
Inside the City	$ 22,387	$ 23,105	$ 22,718	$ 21,434
Outside the City	5,527	5,641	5,600	5,255
General Service				
Inside the City	29,487	30,038	29,077	28,423
Outside the City	5,312	5,171	5,039	4,958
Other Retail	508	1,711	1,680	1,750
Other Operating Revenues	1,065	1,022	1,042	1,024
Total Electric Operating Revenues	64,286	66,688	65,156	62,844
WATER				
Residential				
Inside the City	4,877	4,876	4,710	4,546
Outside the City	1,837	1,790	1,680	1,597
General Service				
Inside the City	5,793	5,868	5,498	5,305
Outside the City	2,515	2,638	2,625	2,381
Sales for Resale	894	953	914	874
Other Operating Revenues	431	689	110	101
Total Water Operating Revenues	16,347	16,814	15,537	14,804
GAS				
Sales Revenue				
Residential	1,212	1,196	1,192	1,240
Heat Only	9	9	11	12
General Service	3,429	3,367	3,106	3,511
Other Operating Revenues	61	73	69	85
Total Gas Operating Revenues	4,711	4,645	4,378	4,848
WASTEWATER				
Residential				
Inside the City	4,929	4,963	4,874	4,826
Outside the City	587	582	572	574
General Service				
Inside the City	5,640	5,688	5,547	5,280
Outside the City	1,507	1,433	1,314	1,428
Other Operating Revenues	1,298	928	141	126
Total Wastewater Operating Revenues	13,961	13,594	12,448	12,234
MANATEE OBSERVATION AND EDUCATION CENTER				
Total MOEC Operating Revenues	435	444	410	390
FPUAnet COMMUNICATIONS				
Total FPUAnet Operating Revenues	470	465	492	438
TOTAL OPERATING REVENUES	$ 100,210	$ 102,650	$ 98,421	$ 95,558

FORT PIERCE UTILITIES AUTHORITY

Operating Revenues By System

Last Ten Fiscal Years

(Dollars in Thousands)

FY 2014	FY 2013	FY 2012	FY 2011	FY 2010	FY 2009
$ 21,724	$ 21,325	$ 21,460	$ 22,936	$ 26,327	$ 25,398
5,282	5,281	5,378	5,921	6,882	6,821
30,507	31,515	32,280	32,822	36,501	38,192
5,235	5,254	5,393	5,558	6,458	6,945
1,979	2,012	1,895	1,663	1,657	1,651
1,074	1,115	1,051	1,148	1,192	1,189
65,801	66,502	67,457	70,048	79,017	80,196
4,351	4,054	3,855	3,819	3,749	3,729
1,494	1,367	1,277	1,263	1,225	1,207
5,169	4,813	4,807	4,956	4,697	4,616
2,519	2,249	2,348	2,288	2,336	2,033
799	854	882	466	747	711
156	119	124	(45)	254	345
14,488	13,456	13,293	12,747	13,008	12,641
1,293	1,251	1,215	1,306	1,462	1,367
13	13	11	21	24	19
3,813	3,331	2,400	2,580	2,827	2,566
82	53	75	120	92	82
5,201	4,648	3,701	4,027	4,405	4,034
4,763	4,564	4,459	4,337	4,251	4,233
570	555	541	551	540	577
5,305	4,973	4,918	4,745	4,686	4,665
1,446	1,449	1,198	1,188	1,337	1,311
180	143	234	(245)	356	657
12,264	11,684	11,350	10,576	11,170	11,443
350	348	337	362	359	362
430	395	352	324	299	197
$ 98,534	$ 97,033	$ 96,490	$ 98,084	$ 108,258	$ 108,873

FORT PIERCE UTILITIES AUTHORITY

Unit Sales By System

Last Ten Fiscal Years

	FY 2018	FY 2017	FY 2016	FY 2015	FY 2014
ELECTRIC SALES (MWh)					
General Service					
Inside the City	268,973	273,618	272,166	267,525	265,950
Outside the City	44,915	43,915	44,243	43,850	42,305
Total General Service	313,888	317,533	316,409	311,375	308,255
Residential					
Inside the City	188,706	190,973	193,198	184,261	172,628
Outside the City	44,725	44,912	45,883	43,522	40,445
Total Residential	233,431	235,885	239,081	227,783	213,073
Total Sales	547,319	553,418	555,490	539,158	521,328
WATER SALES - 1,000 GALLONS					
General Service					
Inside the City	953,524	961,850	907,134	896,997	891,635
Outside the City	448,681	478,576	485,639	442,529	498,887
Total General Service	1,402,205	1,440,426	1,392,773	1,339,526	1,390,522
Residential					
Inside the City	678,972	694,146	665,354	664,402	644,116
Outside the City	195,718	195,685	181,754	179,748	169,702
Total Residential	874,690	889,831	847,108	844,150	813,818
Sales for Resale	314,748	335,494	327,819	320,144	302,486
Total Sales	2,591,643	2,665,751	2,567,700	2,503,820	2,506,826
NATURAL GAS SALES (ccf)					
General Service	2,224,479	2,114,141	2,024,641	2,091,516	2,006,259
Residential	440,858	427,855	436,048	453,139	450,403
Heat Only					
General Service	738	104	181	128	173
Residential Service	278	494	857	1,605	1,215
Contract Natural Gas	1,635,710	1,624,410	1,593,130	1,642,320	1,670,980
Total Sales	4,302,063	4,167,004	4,054,857	4,188,708	4,129,030
WASTEWATER BILLED - 1,000 GALLONS					
General Service					
Inside the City	725,643	740,121	712,513	687,268	682,611
Outside the City	182,984	170,391	158,987	177,356	178,122
Total General Service	908,627	910,512	871,500	864,624	860,733
Residential					
Inside the City	577,746	592,358	567,945	568,243	552,000
Outside the City	47,981	49,491	46,633	49,849	47,286
Total Residential	625,727	641,849	614,578	618,092	599,286
Total Sales	1,534,354	1,552,361	1,486,078	1,482,716	1,460,019

FORT PIERCE UTILITIES AUTHORITY

Unit Sales By System

Last Ten Fiscal Years

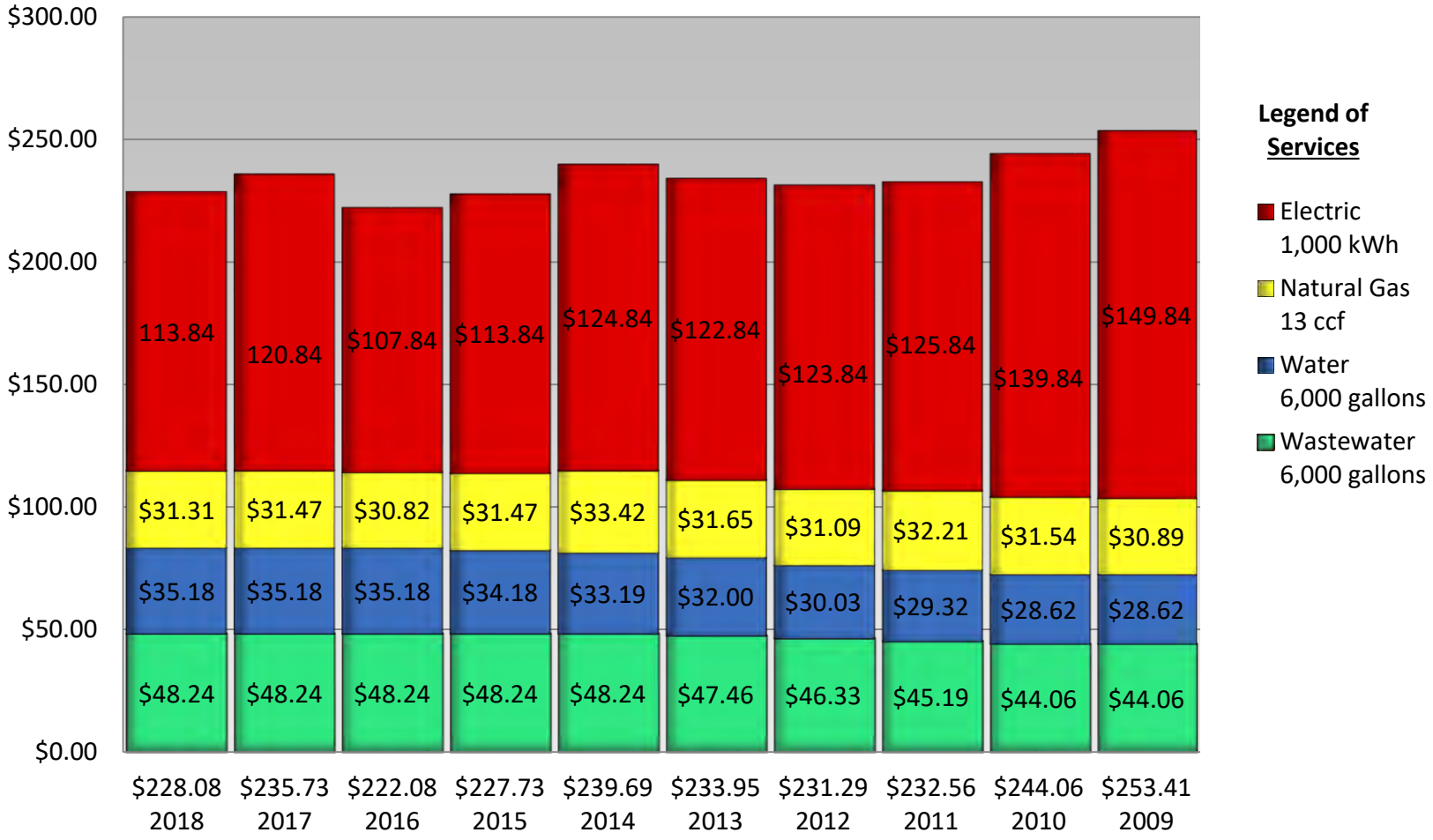
FY 2013	FY 2012	FY 2011	FY 2010	FY 2009
264,278	271,001	271,831	276,163	274,364
41,000	41,285	40,909	42,713	44,028
305,278	312,286	312,740	318,876	318,392
164,672	165,063	174,586	182,246	167,567
39,293	39,657	42,763	45,037	42,652
203,965	204,720	217,349	227,283	210,219
509,243	517,006	530,089	546,159	528,611
863,507	925,939	943,061	943,673	968,125
460,394	527,997	511,172	489,094	447,579
1,323,901	1,453,936	1,454,233	1,432,767	1,415,704
636,431	652,425	671,797	664,130	675,421
164,871	167,297	173,431	169,817	170,748
801,302	819,722	845,228	833,947	846,169
340,834	367,595	355,607	331,747	304,839
2,466,037	2,641,253	2,655,068	2,598,461	2,566,712
2,254,172	2,142,737	2,199,004	2,166,792	2,126,758
480,393	473,387	527,745	577,206	566,475
258	215	6,027	6,210	5,672
1,333	1,272	4,238	5,160	3,498
1,259,670	63,230	-	-	-
3,995,826	2,680,841	2,737,014	2,755,368	2,702,403
655,667	680,739	682,993	683,051	718,280
185,993	149,452	156,973	186,910	200,068
841,660	830,191	839,966	869,961	918,348
545,418	558,685	572,258	570,145	579,037
47,361	49,426	53,014	53,949	59,280
592,779	608,111	625,272	624,094	638,317
1,434,439	1,438,302	1,465,238	1,494,055	1,556,665

FORT PIERCE UTILITIES AUTHORITY
Ten Year Rate Analysis
Residential Rates
(Month of September)

	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
ELECTRIC										
Customer Charge[1]	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01
Rate Per kWh *(up to 750 kWh)*	0.10822	0.10822	0.10822	0.10822	0.10822	0.10922	0.11322	0.08322	0.08722	0.08722
PCA Per kWh[2]	(0.00300)	0.00400	(0.00900)	(0.00300)	0.00800	0.00500	0.00200	0.03400	0.04400	0.05400
GAS										
Customer Charge[1]	$ 13.37	$ 13.14	$ 13.14	$ 13.14	$ 13.14	$ 12.93	$ 12.63	$ 12.32	$ 12.02	$ 12.02
Rate Per CCF *(up to 100 CCF)*	1.48	1.46	1.46	1.46	1.46	1.44	1.42	1.23	1.20	1.20
PGA Per CCF[3]	(0.10000)	(0.05000)	(0.10000)	(0.05000)	0.10000	-	-	0.30000	0.30000	0.25000
WATER										
Customer Charge[1]	$ 13.88	$ 13.88	$ 13.88	$ 13.48	$ 13.09	$ 12.62	$ 11.85	$ 11.56	$ 11.28	$ 11.28
Rate Per 1,000 Gallons *(up to 10,000 gallons)*	3.55	3.55	3.55	3.45	3.35	3.23	3.03	2.96	2.89	2.89
WASTEWATER										
Customer Charge[1]	$ 15.30	$ 15.30	$ 15.30	$ 15.30	$ 15.30	$ 15.06	$ 14.71	$ 14.35	$ 14.00	$ 14.00
Rate Per 1,000 Gallons	5.49	5.49	5.49	5.49	5.49	5.40	5.27	5.14	5.01	5.01

(1) Customer Charge reflects the Readiness-to-Serve charge.
(2) PCA - Power Cost Adjustment.
(3) PGA - Purchased Gas Adjustment.

FORT PIERCE UTILITIES AUTHORITY
Average Monthly Residential Bill
Last Ten Years
(Month of September)



FORT PIERCE UTILITIES AUTHORITY

System Rate Increases

Last Ten Fiscal Years

Fiscal Year	System	Increase (Decrease)
2018	Natural Gas	1.76%
2017	-	-
2016	Water	3.0%
2015	Water	3.0%
2014	Electric	(0.9%)
	Water	3.7%
	Wastewater	1.6%
	Natural Gas	1.6%
2013	Electric	(3.3%)
	Water	6.5%
	Wastewater	2.4%
	Natural Gas	2.4%
2012	Water	2.5%
	Wastewater	2.5%
	Natural Gas	2.5%
2011	Electric	(4.2%)
	Water	2.5%
	Wastewater	2.5%
	Natural Gas	2.5%
2010	-	-
2009	Water	5%
	Wastewater	5%
	Natural Gas	5%

Debt Capacity

FORT PIERCE UTILITIES AUTHORITY
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years
(Dollars in Thousands)

	BUSINESS-TYPE ACTIVITIES													
	Loans		Leases	Revenue Bonds								Total	Ratio to	
As of September 30	FMPA	SLC	Capital Equip.	1991 Series	1999 Series	2002 Series	2003 Series	2009 Series	2012 Series	2016 Series	Bond Discounts	All Debt Issues	Operating Revenue	Operating [1] Revenue
2009	$ 30,479	$ -	$ 121	$ 10,504	$ 19,754	$ 9,545	$ 37,180	$ -	$ -	$ -	$ (319)	$ 107,264	99%	$ 108,873
2010	-	234	98	5,445	20,644	9,545	37,165	34,800	-	-	(351)	107,580	99%	108,258
2011	-	201	71	-	21,588	9,545	37,155	34,800	-	-	(327)	103,033	105%	98,084
2012	-	189	39	-	22,590	9,545	31,690	34,800	-	-	(303)	98,550	102%	96,490
2013	-	177	127	-	23,654	9,545	6,015	34,800	20,896	-	(279)	94,935	98%	97,033
2014	-	137	106	-	24,774	9,545	-	34,800	20,498	-	(255)	89,605	91%	98,534
2015	-	137	80	-	25,974	9,545	-	34,800	13,751	-	(230)	84,057	88%	95,558
2016	-	131	49	-	27,245	-	-	34,800	6,920	9,545	(58)	78,632	80%	98,421
2017	-	124	11	-	28,571	-	-	34,800	-	9,373	(53)	72,826	71%	102,650
2018	-	77	138	-	25,679	-	-	33,590	-	9,078	(47)	68,515	68%	100,210

Note: Details regarding Fort Pierce Utilities Authority's outstanding debt can be found in the notes to the financial statements

[1] See the schedule of Operating Revenues By System on page 68 for more detailed data.

FORT PIERCE UTILITIES AUTHORITY

Principal Payments Payable on All Debt Issues

Through Fiscal Year 2030

(Dollars in Thousands)

Payments Due for FY	Total for All Debt Issues	St. Lucie County	Revenue Bonds		
			1999 Series	2009 Series	2016 Series
2019	$ 5,974	$ 77	$ 4,340	$ 1,255	$ 302
2020	5,953	-	4,335	1,310	308
2021	6,015	-	4,340	1,360	315
2022	6,076	-	4,335	1,420	321
2023	6,138	-	4,340	1,470	328
2024	6,210	-	4,335	1,540	335
2025	6,283	-	4,335	1,605	343
2026	6,360	-	-	2,985	3,375
2027	6,581	-	-	3,130	3,451
2028	3,285	-	-	3,285	-
2029	6,945	-	-	6,945	-
2030	7,285	-	-	7,285	-
	$ 73,105	$ 77	$ 30,360	$ 33,590	$ 9,078

FORT PIERCE UTILITIES AUTHORITY

Computation of Debt Service Coverage

Last Ten Years

(Dollars in Thousands)

	FY 2018	FY 2017	FY 2016	FY 2015	FY 2014	FY 2013	FY 2012	FY 2011	FY 2010	FY 2009
OPERATING INCOME *	$ 9,960	$ 11,681	$ 10,218	$ 11,027	$ 9,236	$ 8,746	$ 8,700	$ 8,175	$ 9,614	$ 9,616
ADD:										
Depreciation Expense	12,985	12,769	13,092	12,453	14,982	15,290	15,243	15,547	15,259	14,193
Investment & Other Income	835	438	388	356	484	304	535	703	910	740
Extraordinary Income (Expense)	(1)	(2)	21	(10)	(427)	(761)	(1,200)	(9)	(76)	(346)
Net OPEB Expense	156	31	30	58	57	54	53	305	134	13
LESS:										
Interest on Construction Funds	-	-	-	-	-	-	-	-	-	-
NET AVAILABLE INCOME	$ 23,935	$ 24,917	$ 23,749	$ 23,884	$ 24,332	$ 23,633	$ 23,331	$ 24,721	$ 25,841	$ 24,216
DEBT SERVICE - Bonds & Pooled Loans										
Principal	$ 5,897	$ 5,840	$ 7,367	$ 7,086	$ 6,987	$ 6,653	$ 5,955	$ 5,675	$ 5,655	$ 5,797
Interest	1,762	1,816	2,079	2,291	2,394	2,762	3,728	4,012	3,573	3,033
NET CASH DEBT SERVICE	$ 7,659	$ 7,656	$ 9,446	$ 9,377	$ 9,381	$ 9,415	$ 9,683	$ 9,687	$ 9,228	$ 8,830
DEBT SERVICE COVERAGE (TIMES)	3.12	3.25	2.51	2.55	2.59	2.51	2.41	2.55	2.80	2.74

***** Excludes the Manatee Observation and Education Center

LEGAL DEBT MARGIN INFORMATION

Neither the City of Fort Pierce Charter or Code, nor the Florida Statutes limit the amount of debt the Fort Pierce Utilities Authority can issue.


FPUA
COMMUNITY PROUD

Demographic and Economic Information

FORT PIERCE UTILITIES AUTHORITY
Demographic and Economic Information
Last Ten Years

Year	City of Fort Pierce Population[1]	St. Lucie County Population[1]	St. Lucie County Labor Force[2]	Total Unemployment[2]	Percentage Rate of Unemployment[2]	St. Lucie County School Enrollment[3]	St. Lucie County Per Capita Income[4]	St. Lucie County Personal Income[4]
2018	43,326*	302,432 *	140,686	5,626	4.0	42,124	***	***
2017	43,409	297,634	136,063	6,046	4.4	40,678	$38,835	$12,175,078
2016	42,489	292,826	135,719	7,322	5.4	39,390	36,196	11,094,354
2015	42,119	287,749	129,727	8,238	6.4	41,374	35,829	10,688,079
2014	41,188	282,821	129,004	10,198	7.9	41,158	34,129	9,932,383
2013	41,729	281,151	128,813	12,227	9.5	41,136	31,182	8,943,912
2012	41,646	280,355	123,588	14,519	11.7	40,844	31,742	9,010,473
2011	41,789	279,696	124,115	16,622	13.4	40,433	30,768	8,626,570
2010	41,590	277,789	123,738	17,482	14.1	40,453	29,574	8,243,330
2009	44,251	272,864	123,659	17,619	14.2	41,678	29,526	7,868,831

Sources:

[1] University of Florida, Bureau of Economic & Business Research

[2] Florida Department of Labor & Employment Security

[3] St. Lucie County School Board

[4] U.S. Department of Commerce, Bureau of Economic Analysis

* Total Estimated

*** Data unavailable

FORT PIERCE UTILITIES AUTHORITY

Principal Employers

Last Ten Years

		2018 [1]			2009		
Employer	**Business Sector**	**Number of Employees**	**Rank**	**% of City Population**	**Number of Employees**	**Rank**	**% of City Population**
St. Lucie County School Board	Public	5,564	1	12.84%	4,612	1	10.42%
Indian River State College	Private	2,338	2	5.40%	1,547	2	3.50%
Lawnwood Regional Medical Center	Private	1,615	3	3.73%	1,400	3	3.16%
Wal-Mart Distribution Center	Private	890	4	2.05%	600	6	1.36%
St. Lucie County	Public	797	5	1.84%	840	5	1.90%
Convey Health Solutuions	Private	450	6	1.04%	-	-	-
St. Lucie County Fire District	Private	434	7	1.00%	-	-	-
Treasure Coast Hospice	Private	425	8	0.98%	-	-	-
New Horizons of the Treasure Coast	Private	408	9	0.94%	-	-	-
Maverick Boat Co Inc	Private	406	10	0.94%	-		
City of Fort Pierce	Public	337	14	0.78%	414	8	0.94%
Publix Super Markets Inc [2]	Private	-	-	-	1,117	4	2.52%
Winn-Dixie Stores, Inc	Private	-	-	-	428	7	0.97%
Riverside National Bank of Florida	Private	-	-	-	402	9	0.91%
The Home Depot [2]	Private	-	-	-	372	10	0.84%
TOTALS		**13,664**		31.54%	**11,732**		26.51%

Source:

Economic Development Council of St. Lucie County, St. Lucie County Profile 2017

Indian River State College, Institutional Advancement

[1] Data is as of February 27,2019

[2] Information no longer available


FPUA
COMMUNITY PROUD

Operating Information

FORT PIERCE UTILITIES AUTHORITY

Expenses By System

Last Ten Fiscal Years

(Dollars in Thousands)

	FY 2018	FY 2017	FY 2016	FY 2015
ELECTRIC				
Generation and Purchases for Resale	$ 41,402	$ 43,689	$ 42,179	$ 40,343
Transmission and Distribution	4,372	4,122	4,091	3,927
General and Administrative	7,918	7,863	7,460	6,964
Depreciation	3,538	4,401	4,508	4,463
Total Electric Operating Expenses	57,230	60,075	58,238	55,697
WATER				
Purchases for Resale		2	-	7
Plant Operations	3,693	3,481	3,304	3,320
Transmission and Distribution	2,078	1,898	1,743	1,789
General and Administrative	5,498	4,930	4,726	4,426
Depreciation	5,407	4,417	4,454	3,872
Total Water Operating Expenses	16,676	14,728	14,227	13,414
NATURAL GAS				
Purchases for Resale	1,817	1,773	1,556	1,900
Supply and Distribution	989	1,024	1,251	1,016
General and Administrative	1,140	1,016	1,046	978
Depreciation	362	298	313	274
Total Natural Gas Operating Expenses	4,308	4,111	4,166	4,168
WASTEWATER				
Plant Operations	1,804	1,823	1,742	1,766
Pumping and Collection	2,209	2,316	1,977	1,909
General and Administrative	3,647	3,530	3,385	3,113
Depreciation	3,613	3,587	3,743	3,779
Total Wastewater Operating Expenses	11,273	11,256	10,847	10,567
MANATEE OBSERVATION AND EDUCATION CENTER				
Plant Operations	273	272	267	238
General and Administrative	183	171	186	145
Depreciation	8	6	6	8
Total MOEC Operating Expenses	464	449	459	391
FPUAnet COMMUNICATIONS				
Purchases for Resale	69	58	48	55
General and Administrative	195	230	194	175
Depreciation	65	66	73	66
Total FPUAnet Communications Operating Expenses	329	355	315	296
TOTAL OPERATING EXPENSES	$ 90,280	$ 90,974	$ 88,252	$ 84,533
OTHER REVENUE (EXPENSES) *	$ (1,935)	$ (2,760)	$ (3,008)	$ (3,511)

* Excludes Distribution to the City of Fort Pierce.

FORT PIERCE UTILITIES AUTHORITY

Expenses By System

Last Ten Fiscal Years

(Dollars in Thousands)

FY 2014	FY 2013	FY 2012	FY 2011	FY 2010	FY 2009
$ 43,006	$ 42,947	$ 42,933	$ 43,976	$ 51,832	$ 52,851
4,017	4,037	3,783	3,814	4,299	4,445
6,696	6,738	6,885	7,423	7,217	7,605
4,721	4,668	6,477	6,420	4,761	4,984
58,440	58,390	60,078	61,633	68,109	69,885
24	9	-	6	-	2
3,185	3,199	3,309	3,331	3,557	3,348
1,767	1,732	1,743	1,567	1,722	1,816
4,207	4,158	4,183	4,268	4,144	4,159
4,246	4,044	3,726	3,825	6,105	4,953
13,429	13,142	12,961	12,997	15,528	14,278
2,274	1,816	1,398	1,676	2,038	1,942
1,018	961	875	968	981	983
892	596	570	650	607	564
1,088	304	507	303	351	308
5,272	3,677	3,350	3,597	3,977	3,797
1,776	1,696	1,779	1,697	1,906	2,010
1,913	1,849	1,834	1,776	1,825	1,903
2,975	2,769	2,755	2,685	2,747	2,941
4,836	6,194	4,446	4,939	3,985	3,936
11,500	12,508	10,814	11,097	10,463	10,790
286	232	249	246	261	299
136	114	115	109	106	99
9	11	11	11	9	8
431	357	375	366	376	406
43	28	25	37	23	18
173	171	137	125	129	115
91	79	86	60	56	12
307	278	248	222	208	145
$ 89,379	$ 88,352	$ 87,826	$ 89,912	$ 98,661	$ 99,301
$ (3,012)	$ (4,786)	$ (4,147)	$ (4,277)	$ (4,366)	$ (2,702)

FORT PIERCE UTILITIES AUTHORITY

Performance Indicators

Last Ten Fiscal Years

	FY 2018	FY 2017	FY 2016	FY 2015
SAFETY				
Frequency Rate	3.77	5.30	4.11	5.30
DART/Severity Rate *	213.84	170.84	89.00	79.00
Workers' Compensation Experience Modification Factor	0.97	0.97	0.97	0.79
FINANCIAL				
Debt Service Ratio (12 months ended)	3.12	3.25	2.51	2.55
Operating Ratio	0.92	0.89	0.90	0.88
COMPONENT COSTS				
Water Treatment Plant				
$ / 1,000 gallons raw water	$2.21	$1.99	$2.02	$1.88
Water Reclamation Facility				
$ / 1,000 gallons effluent	$1.60	$1.78	$1.46	$2.46
Electric T&D				
$ / mile of T & D lines	$20,530.49	$21,860.34	$21,636.69	$20,112.83
$ / number of services	$25.93	$27.56	$27.27	$26.13
Water Distribution				
$ / 1,000 gallons billed	$2.11	$1.92	$1.88	$1.88
$ / number of services	$22.36	$21.05	$20.01	$19.69
Wastewater Collection				
$ / 1,000 gallons billed	$2.47	$2.60	$2.39	$2.36
$ / number of services	$20.90	$22.31	$19.61	$19.41
Natural Gas Distribution				
$ / 1,000 ccf billed	$0.43	$0.41	$0.49	$0.40
$ / number of services	$37.41	$34.36	$39.54	$33.16
Lift Stations				
$ / 1,000 gallons billed	$0.72	$0.66	$0.75	$0.71
$ / number of services	$6.12	$5.62	$6.14	$5.80
Industrial Pre-Treatment				
$ / Customers	$916.33	$919.02	$927.50	$985.46
FPUAnet Communications				
$ / Customers	$423.99	$414.79	$345.35	$348.35
Administration				
$ / number of services	$14.48	$14.96	$14.51	$14.59
HUMAN RESOURCES				
Overtime Ratio	0.058	0.073	0.050	0.046
Sick Leave Ratio	0.043	0.037	0.038	0.038
Overtime vs. Annual Overtime Budget	132.07%	176.47%	114.22%	120.48%
Training Hours vs. Regular Hours Worked	2.11%	2.10%	2.87%	2.93%
Training Dollars vs. Budgeted Salary Dollars	3.12%	1.51%	2.00%	1.92%
Annual Turnover Rate	9.00%	10.64%	12.40%	8.60%
CUSTOMER SOLUTIONS				
Number of connections	12,231	13,534	14,109	15,663
Number of disconnections	12,818	12,795	13,316	14,800
Number of accounts to collection agency	1,498	1,353	1,622	1,890
Amount of accounts written off				
Electric	$112,847	$184,794	$200,966	$99,489
Water	$20,226	$33,140	$36,032	$17,826
Natural Gas	$1,461	$2,415	$2,639	$1,366
Wastewater	$18,156	$29,744	$32,324	$16,050
Customer Charges	$6,952	$11,371	$12,371	$6,141
Communications	$157	$232	$257	$42
Number of service orders				
Started	40,193	41,243	45,028	44,505
Completed	40,524	41,014	44,937	44,389

* Calculations FY 2015 - current are based on DART rate; Previous years are based on Severity rate.

FORT PIERCE UTILITIES AUTHORITY

Performance Indicators

Last Ten Fiscal Years

FY 2014	FY 2013	FY 2012	FY 2011	FY 2010	FY 2009
4.10	4.10	4.90	3.60	1.20	1.50
80.00	48.00	24.00	122.00	61.00	21.00
0.87	0.92	1.25	1.11	1.28	0.95
2.59	2.51	2.41	2.55	2.80	2.74
0.91	0.91	0.91	0.92	0.91	0.91
$1.94	$1.90	$1.80	$1.79	$1.92	$1.79
$2.70	$1.93	$2.07	$2.45	$2.56	$2.40
$20,633.15	$20,516.14	$23,742.33	$24,841.57	$20,585.55	$21,579.20
$27.11	$27.41	$31.57	$30.95	$25.99	$26.71
$1.89	$1.82	$1.59	$1.54	$2.46	$2.20
$20.04	$19.44	$18.14	$17.79	$27.92	$24.24
$2.68	$3.87	$2.65	$2.86	$2.11	$1.78
$21.77	$31.61	$21.98	$24.34	$18.20	$15.55
$0.59	$0.40	$0.62	$0.57	$0.57	$0.58
$47.71	$31.89	$32.90	$33.36	$32.89	$32.21
$0.79	$0.80	$0.74	$0.76	$0.71	$0.69
$6.38	$6.53	$6.17	$5.97	$6.14	$6.02
$903.78	$698.46	$793.71	$1,246.28	$793.86	$614.11
$328.03	$306.83	$275.98	$325.26	$320.54	$185.64
$14.60	$15.74	$16.01	$17.15	$18.17	$16.31
0.046	0.042	0.040	0.036	0.040	0.039
0.034	0.034	0.034	0.039	0.042	0.034
114.96%	107.47%	100.48%	89.65%	80.00%	84.32%
2.53%	2.48%	1.52%	1.62%	2.32%	2.78%
1.69%	1.80%	1.23%	1.31%	1.16%	1.59%
12.08%	13.25%	6.77%	9.09%	6.34%	8.66%
16,238	16,001	16,360	16,077	17,441	17,956
15,338	15,206	15,419	15,038	16,300	16,137
1,852	1,584	1,535	1,888	2,240	2,233
$256,860	$182,006	$253,362	$197,638	$390,702	$360,046
$46,081	$32,638	$45,434	$35,433	$70,061	$64,559
$3,302	$2,374	$3,308	$2,582	$5,104	$4,697
$41,325	$29,294	$40,780	$31,805	$62,886	$57,951
$15,770	$11,181	$15,563	$12,136	$23,993	$16,354
$371	$231	$321	$249	$495	$454
49,837	44,205	50,182	56,278	59,489	64,640
49,740	44,224	44,991	48,149	56,799	65,166

FORT PIERCE UTILITIES AUTHORITY

Electric Energy Sources, Water and Wastewater Statistics

Last Ten Fiscal Years

	FY 2018	FY 2017	FY 2016	FY 2015
ELECTRIC STATISTICS				
Sources of Energy (MWh)				
Total Energy Purchased	572,717	569,684	583,207	559,061
Gross Peak Demand (MW)	112	112	112	107
WATER STATISTICS				
Water Production - 1,000 Gallons				
Raw Water Treated	3,361,321	3,142,178	3,015,157	2,911,231
Water from Distribution System	81,215	75,158	34,250	2,034
Less Deep Well Concentrate	(202,420)	(174,491)	(155,230)	(142,482)
Water Used in Plant	(33,087)	(23,007)	(20,986)	(19,710)
Water from or (left-in) Storage	(255)	(2,867)	890	(1,678)
FINISHED WATER FROM PLANT	3,206,774	3,016,971	2,874,081	2,749,395
Purchased for Resale (Interconnects)	-	1,105	130	2,021
Water Pumped to City	3,206,774	3,018,076	2,874,211	2,751,416
Water Used in System	267,414	237,965	195,953	169,338
Water Sales	2,591,643	2,665,751	2,567,700	2,503,820
Losses and Unaccounted for Gallonage	347,717	114,360	110,558	78,258
% of Unaccounted	10.84%	3.79%	3.85%	2.84%
Average Daily Consumption	8,793	8,269	7,853	7,535
Highest Daily Consumption	11,196	9,992	9,477	9,285
Date	2/26/18	3/30/17	3/8/16	2/18/15
Peak Maximum Demand (MG)	20,863	13,668	15,634	13,355
Date	8/3/18	9/28/17	3/28/16	5/27/15
Rainfall (inches)	51.61	58.03	69.65	40.08
WATER RECLAMATION FACILITY				
(In Millions of Gallons per Day)				
Average Daily Flow	5.96	5.33	6.40	3.79
Peak Flow	14.21	13.30	13.83	8.75

FORT PIERCE UTILITIES AUTHORITY

Electric Energy Sources, Water and Wastewater Statistics

Last Ten Fiscal Years

FY 2014	FY 2013	FY 2012	FY 2011	FY 2010	FY 2009
544,751	532,038	537,115	552,427	568,637	553,487
106	104	103	115	124	115
2,880,512	2,889,435	3,088,102	3,101,048	3,023,434	2,993,150
14,718	8,657	17,644	16,648	16,118	N/A
(142,399)	(144,156)	(174,731)	(165,498)	(137,432)	(137,645)
(19,710)	(19,710)	(19,764)	(19,710)	(19,966)	(8,519)
(308)	61	4,218	6,968	1,100	N/A
2,732,813	2,734,287	2,915,469	2,939,456	2,883,254	2,846,986
10,100	3,943	-	-	-	-
2,742,913	2,738,230	2,915,469	2,939,456	2,883,254	2,846,986
193,590	170,788	193,707	171,870	175,255	170,369
2,506,826	2,466,037	2,641,253	2,655,068	2,598,461	2,566,712
42,497	101,405	80,509	112,518	109,538	109,905
1.55%	3.70%	2.76%	3.83%	3.80%	3.86%
7,489	7,496	7,990	8,053	7,926	7,827
9,258	8,950	10,524	9,741	9,511	10,403
5/19/14	3/13/13	4/18/12	5/30/11	7/1/10	5/8/09
14,329	13,932	17,437	17,765	17,150	13,304
5/5/14	4/13/13	7/22/12	9/14/11	5/7/10	5/7/09
56.11	51.91	67.10	30.24	40.54	39.89
4.00	4.72	4.86	3.93	4.05	4.95
12.25	8.14	13.03	4.75	5.05	9.57

FORT PIERCE UTILITIES AUTHORITY

Authorized Full-Time Positions By Department

Last Ten Fiscal Years

	Department	9/30/2018		9/30/2017		9/30/2016		9/30/2015	
01	Manatee Observation & Education Center	4		3	P	3	P	3	P
02	Treasure Coast Energy Center	15	D	13		13		13	D
10	Board	5		5		5		5	
11	Director of Utilities	2		2		2		2	
12	Attorney	1		1		1		1	
15	Human Resources	3		3		3		3	
18	Safety	1	P	1	P	1	P	4	D
21	Finance	13		13		13		13	
22	Materials Management	6	P	6	P	6	P	4	P
31	Director of Utility Support Services	2		1		1		1	
32	Information Technology Services	17	D	17	D	17	D	17	D
35	Facilities	5		5		5	D	5	D
41	Community Relations	1		-		-		1	
43	Customer Service	26	D	26	D	26	D	26	D
51	Director of Electric & Gas Systems	1		1		1		1	
54	Electric Transmission and Distribution	23		23	D	23	D	21	D
55	Electric Operations	23	D	24	D	24	D	25	D
56	Electric & Gas Engineering	11	D	9	P	9		9	
61	Director of Water/Wastewater Systems	1		1		1		1	D
62	Water Resources	25	D	24	D	24	D	23	D
64	Water Distribution	27	D	28	D	28	D	29	D
66	Water/Wastewater Engineering	12		11	P	11		11	P
74	Gas Operations	15	D	15	D	15	D	15	D
82	Water Reclamation	16	D	16	D	16	D	16	D
84	Wastewater Collection	20	D	19	D	19	D	19	D
93	FPUAnet Communications	3		3	D	2	D	2	D
TOTAL		278		270		269		270	

C - Includes contract employees

D - Includes D.R.O.P. Participant employees

H - Excludes positions held vacant

P - Excludes part-time employees

FORT PIERCE UTILITIES AUTHORITY

Authorized Full-Time Positions By Department

Last Ten Fiscal Years

9/30/2014	9/30/2013	9/30/2012	9/30/2011	9/30/2010	9/30/2009
2 P	2 P	2 P	2 P	2 P	2 P
14 D	14 D	15 D	15 D	15 D	15 D
5	5	5	5	5	5
2	2	2	2	2	2
1	1	1	1	1	1
3	4	4	4	4	4
4 D	6 D	5 D	5	5	5
12	11 D	11 D	10 D	12 D	12 D
4 P	3 P	3 P	5 P	5 P	5 P
1	1	1	1 H	1 H	1 H
16 D	16	16	16	16	16
5	5	5	5	5	5
1	1	1	1	1	1
26 D,P	26 D,P	26 D,P	28	29	29
1 D	1 D	1 D	1 D	2 D	2 D
46 D	49 D	51 D	52 D,H	53 D,H	55 C,D,H
9 D	10 D	9	9 H	11 H	11 H,P
1 D	1 D	1 D	1	1	1
23 D	23 D	23 D	23 D,H	24 H	24 C,H
28 D	28 D	25	25 H	28 H	32
11 D	11 D	11 D	11 D,H	11 D,H	13 H
15 D	16 D	15 D	14 D,H	14 H	16
16 D	14 D	13 D	13 D,H	14 D	12 D,H
20 D	21 D	21 D	21 D,H	22 D	22 D,H
2 D	2	2	1	1	1
268	273	269	271	284	292

FORT PIERCE UTILITIES AUTHORITY
Ten Largest Customers
Fiscal Year 2018

Ranking	Customer Name	Utility Service	Unit Sales	Revenues	Total
1	**St. Lucie County Board of County Commissioners**	Electric (kWh)	13,827,015	$1,656,854	
		Water (kgal.)	365,028	1,279,096	
		Wastewater	96,006	1,016,189	
		Natural Gas (ccf)	23,446	35,611	
					$3,987,751
2	**St. Lucie County School Board**	Electric (kWh)	20,757,627	$2,562,643	
		Water (kgal.)	31,802	211,149	
		Wastewater	31,901	261,128	
		Natural Gas (ccf)	41,837	69,642	
					$3,104,563
3	**Indian River State College**	Electric (kWh)	19,838,116	$2,219,385	
		Water (kgal.)	25,389	151,731	
		Wastewater	20,921	162,411	
		Natural Gas (ccf)	98,721	104,833	
					$2,638,360
4	**Lawnwood Regional Medical Center**	Electric (kWh)	18,736,624	$1,788,223	
		Water (kgal.)	25,343	112,284	
		Wastewater	15,807	101,681	
		Natural Gas (ccf)	298,722	256,275	
					$2,258,463
5	**Fort Pierce Utilities Authority**	Electric (kWh)	16,138,908	$1,768,637	
		Water (kgal.)	5,316	47,608	
		Wastewater	2,193	30,923	
		Natural Gas (ccf)	8,443	14,003	
					$1,861,171
6	**City of Fort Pierce**	Electric (kWh)	9,421,827	$1,144,015	
		Water (kgal.)	52,720	468,751	
		Wastewater	5,828	68,010	
		Natural Gas (ccf)	3,261	8,624	
					$1,689,401
7	**Florida Atlantic University**	Electric (kWh)	11,808,795	$1,279,292	
		Water (kgal.)			
		Wastewater			
		Natural Gas (ccf)			
					$1,279,292
8	**Fort Pierce Housing Authority**	Electric (kWh)	3,793,183	$459,193	
		Water (kgal.)	31,270	214,407	
		Wastewater	31,459	268,143	
		Natural Gas (ccf)	29,550	70,404	
					$1,012,146
9	**Orchid Island Juice Company**	Electric (kWh)	5,482,070	$612,163	
		Water (kgal.)	14,106	54,138	
		Wastewater	13,952	79,540	
		Natural Gas (ccf)	131,929	109,894	
					$855,736
10	**Walmart**	Electric (kWh)	5,925,160	$583,136	
		Water (kgal.)	7,726	39,156	
		Wastewater	7,735	53,318	
		Natural Gas (ccf)	12,128	15,885	
					$691,495

TOTAL REVENUES BY UTILITY	Electric	.....	$14,073,542
	Water	.....	2,578,321
	Wastewater	.....	2,041,343
	Natural Gas	.....	685,172
TOTAL COMBINED REVENUES			$19,378,378

Compliance

Compliance

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board Members
Fort Pierce Utilities Authority
Fort Pierce, Florida

We have audited the financial statements of Fort Pierce Utilities Authority ("FPUA"), as of and for the year ended September 30, 2018, which collectively comprise of FPUA's basic financial statements and have issued our report thereon dated March 1, 2019. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered FPUA's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of FPUA's internal control. Accordingly, we do not express an opinion on the effectiveness of FPUA's internal control.

A *deficiency in internal* control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether FPUA's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
March 1, 2019

City Commission Regular Meeting **13.c.**

Meeting Date: 04/01/2019

Re: City of Fort Pierce 2018 Audit Presentation

Submitted For: Johnna Morris, Finance Director, Finance Department

SUBJECT:

Presentation and acceptance of City Audit on all funds for fiscal year ended September 30, 2018, as prepared by DiBartolomeo,McBee, Hartley & Barnes, P.A.

SUMMARY:

The audit report presented includes the financial statements for all Governmental, Proprietary and Fiduciary Funds for the period ending September 30, 2018. Also included are Notes to the Financials and the Auditor's Reports on the statement.

RECOMMENDATION:

Accept the 2018 Audit Report

ALTERNATIVES:

Accept with recommendations

RESPONSIBLE STAFF:

Finance Department Staff

COORDINATED WITH:

Finance Department and DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2018

OTHER INFORMATION:

None

Attachments

CAFR FY 2018

Final City Presentation 2018

Form Review

Inbox	Reviewed By	Date
Finance Department	Karen Logue	03/21/2019 10:02 AM
City Manager	Nick Mimms	03/25/2019 02:54 PM
Form Started By: Queen Thompkins		Started On: 03/21/2019 08:36 AM
Final Approval Date: 03/25/2019		

THE SUNRISE CITY

FORT PIERCE

Florida



COMPREHENSIVE ANNUAL FINANCIAL REPORT

Fiscal Year Ended September 30, 2018

COMPREHENSIVE ANNUAL FINANCIAL REPORT of the CITY OF FORT PIERCE, FLORIDA

For Fiscal Year Ended September 30, 2018

Prepared by:

Johnna S. Morris
Director of Finance

City of Fort Pierce Finance Department

FOR. PIERCE CITY HALL



Mission Statement

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and in their work."

I. *INTRODUCTORY SECTION*

- Table of Contents
- City Commission
- City Officials and Department Heads
- Finance Director's Letter of Transmittal
- Organizational Chart
- Certificate of Achievement for Excellence in Financial Reporting


FORT PIERCE, FL
THE SUNRISE CITY

TABLE OF CONTENTS **Page**

INTRODUCTORY SECTION

Table of Contents 5
City Commission 10
City Officials and Department Heads 11
Finance Director's Letter of Transmittal 12
Organizational Chart 18
Certificate of Achievement for Excellence in Financial Reporting 19

FINANCIAL SECTION

Independent Auditors' Report 23
Management's Discussion and Analysis 26

Basic Financial Statements:

Government-wide Financial Statements:
Statement of Net Position 40
Statement of Activities 42
Fund Financial Statements:
Balance Sheet-Government Funds 46
Reconciliation of Total Governmental Fund Balance to Net Position of Governmental Activities 48
Statement of Revenues, Expenditures and Changes in Fund Balances Governmental Funds 50
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of the Governmental Funds to the Statement of Activities 52
Statement of General Fund Revenues, Expenditures and Changes in Fund Balance, Budget (GAAP Basis) and Actual 53
Statement of Special Revenue Fund Revenues, Expenditures and Changes in Fund Balance, Budget (GAAP Basis) and Actual - Community Redevelopment Agency 54
Statement of Fund Net Position – Proprietary Funds 56
Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Funds 60
Statement of Cash Flows – Proprietary Funds 62
Statement of Fiduciary Funds Net Position 68

TABLE OF CONTENTS **Page**

Statement of Changes in Fiduciary Net Position 69
Notes to the Financial Statements 70

Required Supplementary Information

GASB Statement 75:

Other Post-Employment Benefits (OPEB) -
Schedule of Changes in City's Net OPEB Liability and Related Ratios.....140

GASB Statement 67:

General Employees' Retirement and Benefit System-
Schedules of Changes in City's Net Pension Liability and Related Ratios.....142
Schedule of Employer's Net Pension Liability.....143

Schedule of Contributions.....146

Municipal Police Officers' Retirement Trust Fund-
Schedule of Changes in City's Net Position Liability and Related Ratios 147

Schedule of Contributions.....148

Schedule of Investment Returns Multiyear.....149

Combining and Individual Fund Financial Statements and Schedules:
General Fund Description 153
Schedule of General Fund Revenues and Other Financing Sources Budget
(GAAP Basis) and Actual.....154
Schedule of General Fund Expenditures and Other Financing Uses
Budget (GAAP Basis) and Actual 155
Non-major Governmental Funds Description 157
Combining Balance Sheet – Non-major Governmental Funds 162
Combining Statement of Revenues, Expenditures, and Changes in
Fund Balances – Non-major Governmental Funds 163
Combining Balance Sheet – Non-major Special Revenue Funds 164

TABLE OF CONTENTS **Page**

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances – Non-major Special Revenue Funds 166
Statement of Special Revenue Fund Revenues, Expenditures and Changes in Fund Balance, Budget (GAAP Basis) and Actual - Police Grant Fund 168
Statement of Special Revenue Fund Revenues, Expenditures and Changes in Fund Balance, Budget (GAAP Basis) and Actual - State Housing Initiatives Fund 169
Statement of Special Revenue Fund Revenues, Expenditures and Changes in Fund Balance, Budget (GAAP Basis) and Actual - Community Development Block Grant Fund 170
Statement of Special Revenue Fund Revenues, Expenditures and Changes in Fund Balance, Budget (GAAP Basis) and Actual - Hurricane Housing Recovery Grant Fund 171
Combining Balance Sheet – Non-major Debt Service Funds 172
Combining Statement of Revenues, Expenditures and Changes in Fund Balances Non-major Debt Funds..... 174

STATISTICAL SECTION (UNAUDITED)

A1 – Statistical Tables 179

Financial Trends Information:

B1 – Net Position by Component Last Ten Fiscal Years 180
B2 – Changes in Net Position Last Ten Fiscal Years 182
B2 – General Revenues and Other Changes in Net Position 184
B3 – Fund Balances, Government Funds Last Ten Fiscal Years 186
B4 – Changes in Fund Balances, Governmental Funds Last Ten Fiscal Years 188
B5 – Changes in Net Position Last Ten Fiscal Years 190

Revenue Capacity Information:

C1 – Assessed Value and Actual Value of Taxable Property Last Ten Fiscal Years 192
C2 – Direct and Overlapping Property Tax Rates Last Ten Fiscal Years 194

TABLE OF CONTENTS **Page**

C3 – Property Tax Levies and Collections
Last Ten Fiscal Years 196
C4 – Principal Revenue Payers - Property Tax
Current Year and Nine Years Ago 198
C5 – State Shared Revenue Funds
Current Year and Nine Years Ago 201
C6 – Fort Pierce Redevelopment Agency Districts Taxable Values
Current Year and Nine Years Ago 202

Debt Capacity Information:

D1 – Legal Debt Margin Information and
Direct and Overlapping Governmental Activities Debt 204
D2 – Ratio of Outstanding Debt by Type
Last Ten Fiscal Years 206

D3 – Pledged - Revenue Coverage
Last Ten Fiscal Years 208

Demographic and Economic Information:

E1 – Demographic and Economic Statistics
Last Ten Calendar Years 210
E2 – Principal Employers
Current Year 211

Operating Information:

F1 – Full-Time Equivalent City Government/Employees by Function/Program
Last Ten Fiscal Years 212
F2 – Operating Indicators by Function/Program
Last Ten Fiscal Years 214
F3 – Capital Asset Statistics by Function/Program
Last Ten Fiscal Years 216

AUDITORS' REPORTS SECTION

Report of Independent Certified Public Accountants on:

Internal Control over Financial Reporting and on Compliance and other
Matters Based on an Audit of Financial Statements Performed in
Accordance with Government Auditing Standards 220

Schedule of Expenditures of Federal Awards and State Financial Assistance 222

TABLE OF CONTENTS **Page**

Notes to Schedule of Expenditures of Federal Awards and State Financial Assistance 223

Compliance with Requirements Applicable to Each Major Federal Awards Program, State Financial Assistance Project and Internal Control over Compliance in Accordance with Uniform Guidance and Chapter 10.550. Rules of the Auditor General..... 224

Schedule of Findings and Questioned Costs - Federal Awards and State Projects 226

Section 218.415 Compliance 227

Management Letter 228

Affidavit 231

City Commission



Linda Hudson, Mayor



Rufus J. Alexander II



Jeremiah Johnson



Thomas K. Perona



Reginald Sessions


FORT PIERCE, FL
THE SUNRISE CITY

CITY OFFICIALS



Nicholas Mimms, City Manager

James Messer
City Attorney

Linda Cox
City Clerk

Johnna S. Morris, *Director of Finance*
Diane Hobley-Burney, *Chief of Police*
John R. Andrews, *City Engineer*
DeVoshay Johnson, *Information Technology Manager*
Paul Thomas *Building Official*
Rebecca Grohall, *Director, Planning Department*
Robert Reals, *Director, Public Works/Solid Waste*
Dean Kubitschek, *Marina Manager*
Peggy Arraiz, *Code Compliance Manager*
Daniel Visconti, *Golf Course Manager*
Sharon Engle , Interim *Director, Sunrise Theatre*
Kevin Browning, Human Resources Manager

March 20, 2019

Honorable Mayor, Members of the
City Commission and Citizens
of the City of Fort Pierce, Florida

Dear Mayor, Commissioners, and Citizens:

It is our pleasure to submit this *Comprehensive Annual Financial Report* for the City of Fort Pierce, Florida for the fiscal year ended September 30, 2018. The report fulfills the requirements set forth in the *City Code of Ordinances*, *Florida Statutes*, Chapter 166.241; and the *Rules of the Florida Auditor General*, Chapter 10.550. The organization, form and contents of this report, plus the accompanying financial statements and statistical tables, are formulated in accordance with the principles prescribed by the Governmental Accounting Standards Board, the American Institute of Certified Public Accountants, the State of Florida, the city Code of Ordinances, and the Government Finance Officers Association.

This report consists of management's representations concerning the finances of the City of Fort Pierce. Consequently, management assumes full responsibility for the completeness and reliability of all information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with generally accepted accounting principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

Florida Statutes and the *City Code of Ordinances* require that an annual financial audit be performed by independent certified public accountants. This year the audit was performed by DiBartolomeo, McBee, Hartley & Barnes. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2018, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended September 30, 2018, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

The independent audit of the financial statements of the City was part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial

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statements, but also on the audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards.

GAAP require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

The Reporting Entity and Its Services

The City of Fort Pierce, Florida was incorporated in 1901 and covers an area of approximately 35.05 square miles. The City operates under an elected City Commission (5 members) and provides a full range of municipal services including general government, public safety, public improvements, planning and zoning, and related general and administrative services to over 45,581 residents. In addition, the City operates a solid waste enterprise activity, a marina, a golf course, a theatre, a building department and a stormwater utility fund. This report includes two component units and one related organization.

Component Units. The financial data of the City's two component units, the Fort Pierce Utilities Authority (FPUA), a proprietary fund, is discreetly presented, and the Community Redevelopment Agency (CRA), a governmental fund, is blended in the Combined Financial Statement. The FPUA is reported in a separate column to emphasize that it is legally separate from the City.

The FPUA provides electric, water, wastewater and natural gas services to residents and businesses of Fort Pierce. The CRA was established for the purpose of carrying out redevelopment activities for areas existing in the City that are defined as slum or blighted. The members of the FPUA governing board are appointed or removed from office by the Fort Pierce City Commission. The members of the governing board of the CRA are the Fort Pierce City Commissioners. The CRA's budget and the FPUA's budget and rates for service are subject to the approval of the City Commission. Complete financial statements of the FPUA can be obtained from its administrative office located at 206 South Sixth Street, Fort Pierce, Florida 34948.

Fort Pierce Retirement and Benefit System and the Municipal Police Officers' Retirement Trust Fund. The accounts of these two retirement plans are included in the comprehensive annual financial report as the General Employees' Retirement and Benefits System, and the Municipal Police Officers' Retirement Trust Fund. Both of the pension trust funds are governed by a separate Board of Trustees subject to the requirements of local ordinances and by applicable provisions of Florida Law which require participation in the respective governing authorities by certain key City officials. Additional criteria include the scope of public service provided by organizations which exist for the benefit of the employees of the City of Fort Pierce.

Related Organizations. The Mayor of Fort Pierce is responsible for appointing the members of the Board of the Fort Pierce Housing Authority (FPHA), but the City's accountability for this organization does not extend beyond making these appointments. The FPHA's operating and capital expenditures, including debt service, are funded entirely from federal grants and rentals. The City has no involvement in the determination of FPHA's budget or rental rates, and has no obligation for FPHA's outstanding debt.

Economic Condition and Outlook

The City of Fort Pierce, Florida is located on the southeastern coast of the state in an area categorized as the Fort Pierce Metropolitan Statistical Area.

The major factors in the economy of Fort Pierce and surrounding St. Lucie County are agri-business, construction, retail and wholesale trade, light manufacturing, tourism, and sport and commercial fishing.

The continued increase in the real estate market and the construction industry has had a positive impact on the local economy. The unemployment rate has been impacted along with the revenues generated by the businesses associated with the real estate and construction activities, continual, steady increases are being experienced.

For years the local economy has counted on construction as the number one industry in the county. The downturn of the housing market, experienced in the prior years, had a significant impact on the percentage of unemployment. The current unemployment rate of 5.9% is down from 6.5% last year.

Local business and community leaders continue to recruit new light industrial activity to the area. It is anticipated this type of activity will assist in improving the unemployment rate and the overall economy.

Significant progress is being made on expanding the capabilities of both the St. Lucie County Airport and the Port of Fort Pierce, and ecotourism activities which will act as catalysts in promoting future business and industrial growth.

The City continues its pursuit of an aggressive annexation program which in the past has increased the tax base, and also provided additional customers for the City's owned and operated utility systems. The City has annexed mostly agricultural land which was massive in area but provided very little tax base. All of the enhanced activity resultant of the area's growth, while having a positive impact, also presents challenges for the future. The City will need to maintain the high level of service standards that are in effect through effective utilization of both natural and financial resources. A comprehensive plan has been developed to establish goals, objectives and policies for growth management.

Major Initiatives

The environmental cleanup of the H.D. King power plant downtown is complete. Using a $1,700,000 brownfield grant the old plant was demolished and property was cleaned-up. The city is currently reviewing statements of qualifications from interested parties in developing this site. The City completed construction of the public restrooms in the downtown area. The City used restricted revenue to complete the project. Currently, 2 major stormwater improvement projects, on Virginia Ave and Mayflower are being managed by the City's Engineering Department. The City's Engineering Department is also managing road resurfacing projects throughout the City. The City' Mariana completed construction of dinghy docks using grant funds. The City's Planning Department continues to actively work with retailers looking to open business's within the City limits.

The 2018 budget included funding for capital equipment, which resulted from maintaining the millage rate. Prior to FY 2016, because of limited resources, little was budgeted to capital equipment. In 2018, the City was able to replace fleet vehicles in the Police division and the City, add a grapple truck in the Solid Waste division, update some technological equipment, and continue road resurfacing. The capital additions were through leasing proceeds and operating revenue. The City's long-term debt at 9/30/2018 was $89,699,933.

2018-2019 Budget Issues

The City of Fort Pierce budget for fiscal 2019 increased from fiscal 2018. The budget for 2019 is $38,909,613 and 2018 was $36,886,199, an increase of $2,023,414.

The City's taxable valuation is $2,360,949,717 compared to last year's final valuation of $2,243,131,859. This represents an increase of approximately 5.25% or $117,767,088. The City Commission elected to maintain the millage rate at 6.9000. The continued increase in property values and maintaining the millage rate helped balance the budget.

In 2016, the City Commission established an annual restricted amount to be used for capital projects and approved an interfund loan to fund a new capital improvement plan. The 2019 budget includes $600,000

restricted revenue; $400,000 to be used to finance capital improvements and purchases and $200,000 to be used to repay the interfund loan.

The City appropriated $836,909 from fund balance to balance General Fund's budget.

The 2019 budget (General Fund) included a 3% pay increase for all employees. Retirement rates for general members are 16.99%, down from 17.35%, Police officers increased to 12.00% upfrom 11.98%. These wage and benefit changes equated to an increase of $581,631.

The 2019 budget (General Fund) included the addition of 13 new personnel positions, which equate to an increase of $312,239.

During FY 2018, the City entered into capital leases to assist in the acquisition of capital assets resulting in an increase in debt payment of $454,000 for FY 2019.

The General Fund did not budget any transfer to Fort Pierce Redevelopment Agency, to assist in its operations; due to an increase in property values and the FY 2016 favorable debt refunding.

Reserve Policy

The City adopted a formal policy setting the requirement as to the level of unreserved funding that should be set aside for unforeseen expenditures. The policy established and requires ten percent (10%) of General Fund's annual budget be set aside and held for any unexpected costs.

Fiscal Year	Budget	10% Reserve	Beginning Fund Balance
2017	36,886,199	3,688,620	4,852,321
2018	38,909,613	3,890,962	6,169,645

Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Fort Pierce, Florida for its comprehensive annual financial report for the fiscal year ended September 30, 2017. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of the state and local government financial reports.

In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized comprehensive annual financial report, whose contents conform to program standards. Such reports must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The City of Fort Pierce, Florida has received a Certificate of Achievement for the last twenty-nine consecutive years. We believe our current report continues to conform to Certificate of Achievement Program requirements, and we are submitting it to GFOA to determine its eligibility for another certificate.

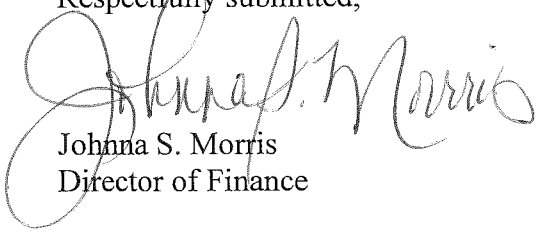
Acknowledgments

I thank the Mayor and members of the City Commission for their interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

The preparation of the comprehensive financial report was made possible by the dedicated service of the entire staff of the Finance Department. Special recognition is given to Karen Logue, the City's Chief Accountant and Wendy Rydzewski, Accountant.

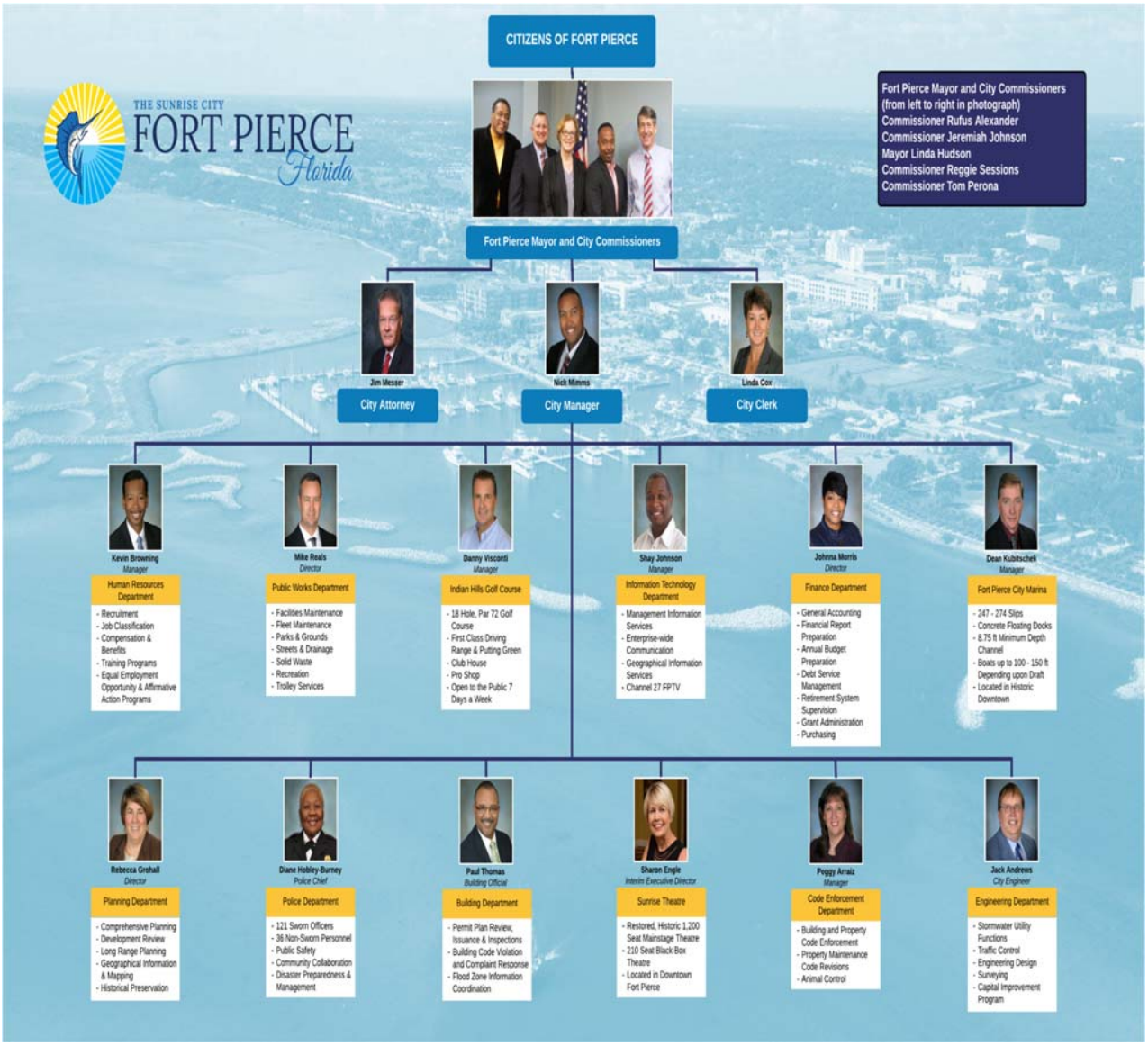
Sincere appreciation is extended to the firm of DiBartolomeo, McBee, Hartley & Barnes for their professional approach and high standard in the conduct of their independent audit of the City's financial records and transactions.

Respectfully submitted,



Johnna S. Morris
Director of Finance

CITY OF FORT PIERCE , FLORIDA
ORGANIZATIONAL CHART



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Fort Pierce

Florida

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2017

Christopher P. Morrill

Executive Director/CEO


FORT PIERCE, FL
THE SUNRISE CITY

I. *FINANCIAL SECTION*

- Report of Independent Certified Public Accountants
- Management Discussion and Analysis
- Basic Financial Statements
- Notes to the Basic Financial Statements
- Combining and Individual Fund Financial Statements and Schedules


FORT PIERCE, FL
THE SUNRISE CITY

Independent Auditors' Report

To the City Commission
Fort Pierce, Florida

March 7, 2019

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Fort Pierce, Florida (the "City") as of and for the year ended September 30, 2018, and the related notes to the financial statements which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statement

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

To the City Commission March 7, 2019
Fort Pierce, Florida

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Fort Pierce, Florida as of September 30, 2018, and the respective changes in financial position and where applicable, cash flows, thereof and the respective budgetary comparisons for the General Fund, and Community Redevelopment Agency Fund, for the year ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United State of America require that the management's discussion and analysis, and pension and post-employment benefit information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquires of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual fund statements, and statistical tables are presented for purposes of additional analysis and are not a required part of the basic financial statements. Additionally, the accompanying schedule of expenditures of federal awards and state financial assistance is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and Chapter 10.550, Rules of the Auditor General, and is also not a required part of the basic financial statements.

To the City Commission
Fort Pierce, Florida

March 7, 2019

The combining and individual nonmajor fund financial statements, schedule of expenditures of federals awards and state financial assistance, are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements, and the schedule of expenditures of federal awards and state assistance are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

The introductory section and the statistical section have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 7, 2019 on our consideration of the City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

DiBartolomeo, McBee, Hartley & Barnes

Certified Public Accountants
City of Fort Pierce

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Fort Pierce (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2018. Management's Discussion and Analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the City's financial activity, (c) identify changes in the City's financial positions, (d) identify any material deviations from the financial plans, and (e) identify individual fund issues or concerns. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found at the front of this report and the City's financial statements which follow this section.

Financial Highlights

- The assets of the City exceeded its liabilities at the close of the fiscal year by $118,910,733 of which $50,107,787 is governmental and $68,802,946 is the total for business-type activities.

- The City's revenues for Governmental Activities at year end were $46,253,494 a 10.30% increase, and expenses were $42,368,281 a 0.39% decrease before transfers in of $309,475. Revenues exceeded expenses by $3.89 million. The revenue increase from 2017 was $4.32 million; this can be attributed to increases in the following: operating grants and contributions of $2.50 million, ad valorem and other taxes of $1.23 million, intergovernmental revenue of $0.21 million, contributions from component unit of $0.17 million, and unrestricted investment earnings of $0.22 million. The decrease in expenses in comparison to last year was ($0.16 million), resulting from decreases in the following: general government ($0.23 million), public safety ($0.08 million) and interest on long-term debt ($0.68 million) off-set by increases in the following: transportation $0.16 million, economic environment $0.42 million, culture and recreation $.024 million

- Business-type funds revenues were $21,717,356 a increase of 14.11% or $2,686,144 before transfers out of $309,475, and expenses were $21,098,765, a decrease of (7.26%) or ($1,652,197) from the previous year. The increase in revenue from the prior year is attributable to the increase in operating and capital grants and contributions $1.10 million and the increase of $1.6 in charges for services. The decrease in expenses in comparison to the prior year is attributable to decreases in the following: stormwater ($1.93) million and sunrise theatre ($0.54) offset by increases in the following: solid waste $0.51 million, and building department $0.33 million.

- At the close of the fiscal year, the City's governmental funds reported combined ending fund balances of $19,279,363, an increase of $4,117,525; of which there were increases in the General Fund of $3.48 million and the restricted revenue and grant funding of $1.20 million and decreases in the debt service reserve of ($0.56 million).

The long-term debt, net of current portion, of the City on 9/30/18 was $83,235,244, a decrease of $3.57 million or 4.11%. The debt services requirements were met financially.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components; 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused sick leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues *(governmental activities)* from other functions that are intended to recover all or a significant portion of their costs through user fees and charges *(business-type activities)*. The governmental activities of the City include general government, public safety, transportation, economic environment, culture and recreation, and interest on long-term debt. The business-type activities include refuse collection, a marina, a golf course, a theatre and a stormwater utility and building and code fund.

Fund financial statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources,* as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

Proprietary funds. The City maintains one of the two different types of proprietary funds.

Enterprise funds are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City maintains six enterprise funds to account for the following operations; a solid waste collection and disposal system, a marina, a golf course, a theatre, a stormwater utility, and a building and code fund.

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's compliance with its General Fund budget and the City's progress in funding its obligation to provide pension benefits to its employees. The combining and individual fund statements are included along with statistical, historic and trend information about the government's operations.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets exceeded liabilities by $118,910,733 at the close of the most recent fiscal year.

Approximately 92% of the City's net position reflects its investment in capital assets (e.g., land, buildings, improvements, machinery and equipment, and infrastructure); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to its citizens; consequently these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

City of Fort Pierce Net Position - FY 2018 and 2017

	Governmental Activities		Business Type Activities		Total	
	2018	2017	2018	2017	2018	2017
Current and other Assets	24,313,055	20,505,971	5,187,922	3,174,349	29,500,977	23,680,320
Capital Assets	106,426,955	108,061,235	86,493,377	87,298,544	192,920,322	195,359,779
Total Assets	130,740,010	128,567,206	91,681,299	90,472,893	222,421,309	219,040,099
Deferred Outflows	8,761,778	10,709,437	976,456	1,299,409	9,738,234	12,008,846
Long-term Liabilities O/S	78,513,822	82,025,964	19,096,070	19,746,268	97,609,892	101,772,232
Other Liabilities	6,980,745	6,819,103	4,044,656	2,835,935	11,025,401	9,655,038
Total Liabilities	85,494,567	88,845,067	23,140,726	22,582,203	108,635,293	111,427,270
Deferred Inflows	3,899,434	3,500,561	714,083	479,382	4,613,517	3,979,943
Net Position:						
Net Invested in Capital Assets	41,656,393	41,206,642	68,117,114	68,530,285	109,773,507	109,736,927
Restricted	2,347,896	2,906,878	-	-	656,818	2,906,878
Unrestricted	6,103,498	2,817,495	685,832	180,432	8,480,408	2,997,927
Total Net Position	50,107,787	46,931,015	68,802,946	68,710,717	118,910,733	115,641,732

The City's net position increased by $3,269,001 during the fiscal year, without consideration of the restatement of net position for the implementation of GASB 75; which had a net effect of ($1,017,916) on Governmental Fund net position and ($216,887) on business type funds. The net position of the Governmental Funds increased by $3.18 million and business type funds increased by $0.09 million. Assets of the Governmental Funds increased $2.17 million and liabilities decreased by $3.35 million. Deferred outflows of the Governmental Funds decreased by $1.95 million and deferred inflows increased by $0.40. In the enterprise funds, the assets had an increase of 1.34% or approximately $1.21 million and liabilities had an increase of 2.47% or approximately $0.56 million. Deferred outflows of the enterprise funds decreased by $0.32 million and deferred inflows increased by $0.23 million.

City of Fort Pierce Statement of Activities- FY 2018 and 2017

	Governmental Activities		Business Type Activities		Total	
	2018	2017	2018	2017	2018	2017
Revenues						
Program Revenues						
Charges for Services	9,956,734	9,967,608	19,833,703	18,244,352	29,790,437	28,211,960
Operating grants and Contributions	3,922,855	1,422,785	1,433,973	712,500	5,356,828	2,135,285
Capital Grants and Contributions	-	-	351,428	-	351,428	-
General Revenues:						
Ad Valorem Taxes	15,118,042	13,973,397	-	-	15,118,042	13,973,397
Other Taxes	6,462,405	6,373,938	-	-	6,462,405	6,373,938
Unrestricted grants and contributions	-	-	-	-	-	-
Intergovernmental	3,711,709	3,498,879	-	-	3,711,709	3,498,879
Miscellaneous	412,663	417,715	-	-	412,663	417,715
Contributions from Component Units	6,138,645	5,968,785	-	-	6,138,645	5,968,785
Unrestricted investment earnings	530,441	312,404	98,252	74,360	628,693	386,764
Total Revenues	46,253,494	41,935,511	21,717,356	19,031,212	67,970,850	60,966,723

City of Fort Pierce Statement of Activities- FY 2018 and 2017 (Cont.)

	Governmental Activities		Business Type Activities		Total	
	2018	2017	2018	2017	2018	2017
Expenses						
General government	12,453,169	12,679,532	-	-	12,453,169	12,679,532
Public safety	16,341,557	16,426,201	-	-	16,341,557	16,426,201
Transportation	6,382,606	6,224,923	-	-	6,382,606	6,224,923
Economic Environment	1,526,508	1,104,259	-	-	1,526,508	1,104,259
Culture & recreation	2,773,173	2,529,937	-	-	2,773,173	2,529,937
Interest on long-term debt	2,891,268	3,567,822	-	-	2,891,268	3,567,822
Solid Waste	-	-	6,745,265	6,235,640	6,745,265	6,235,640
Marina	-	-	4,180,073	4,078,834	4,180,073	4,078,834
Stormwater	-	-	3,275,415	5,202,294	3,275,415	5,202,294
Golf Course	-	-	1,432,238	1,553,141	1,432,238	1,553,141
Sunrise Theatre	-	-	3,832,927	4,376,238	3,832,927	4,376,238
Building Department	-	-	1,632,847	1,304,815	1,632,847	1,304,815
Total Expenses	42,368,281	42,532,674	21,098,765	22,750,962	63,467,046	65,283,636
Increase (Decrease) in net position before transfers	3,885,213	(597,163)	618,591	(3,719,750)	4,503,804	(4,316,913)
Transfers In (Out)	309,475	(1,810,121)	(309,475)	1,810,121	-	-
Changes in net position	4,194,688	(2,407,284)	309,116	(1,909,629)	4,503,804	(4,316,913)
Net Position - Beginning - restated	45,913,099	49,338,299	68,493,830	70,620,346	114,406,929	119,958,645
Net Position – Ending	50,107,787	46,931,015	68,802,946	68,710,717	118,910,733	115,641,732

Governmental activities. Governmental activities accounted for a positive incline of $3,885,213 in net position of the City, beginning net position was restated with the implementation of GASB 75.

Revenues increased $4.32 million or 10.30% in Fiscal Year 2018. There are increases in the several categories. Operating grants and contributions increased by $2.50 million, in relation to reimbursements for hurricanes. Property values continue to increase, resulting in an increase of $1.14 million in ad valorem revenue. Intergovernmental revenues increased by $0.21 million Contributions from component unit increased by $0.17 million and unrestricted investment earnings increased by $0.22 million. The (0.39%) or ($0.16 million) decrease in expenses was attributed to decreases of ($0.99 million) between the following categories: general government ($0.23 million), public safety ($0.08 million) and interest on long-term debt ($0.68 million) offset by an increase of $0.82 million in the following categories: transportation $0.18 million, economic environment $0.42 million and culture and recreation $0.24 million.

Business-type activities. The business-type activities include the activities of a stormwater utility program, golf course, city marina, theatre, solid waste operation and the building department. Revenues increased $2.69 million, charges for services accounted for $1.59 million of the increase and remaining $1.07 million relates to operating and capital grants services. Expenses decreased

$1.65 million. The solid waste operations, marina, and the building department expenses increased $0.51 million, $0.10 million, and $0.33 million respectively; offset by a decrease of($1.93 million) in the stormwater utility program, ($0.12 million) in the golf course and ($0.54 million) in the theatre.

Financial Analysis of the Government's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of a fiscal year.

As of the end of the current fiscal year, the City's *governmental funds* reported combined ending fund balances of $19,279,363 an increase of $4,117,525 in comparison with the prior year. The non-spendable portion is $418,116, restricted is $8,019,789, $836,909 is committed, $5,485,722 is assigned and $4,518,827 is unassigned and available for spending at the government's discretion.

The *general fund* is the chief operating fund of the City. The ending fund balance in 2018 is $9,650,552, which increased $3.48 million. The 56% increase relates to the increases in tax revenues and grant reimbursements while working to maintain expenses. The increase in fund balance is reflective mainly in the change in the unassigned portion. The debt service reserve fund balance is $2,347,896 a decrease of ($0.56 million), which represent payment of interest and principal on debt. Currently the capital projects fund balance which represent construction of infrastructure and other capital improvements is zero; at the end of the fiscal year the City did not have any infrastructure or capital improvement projects which were accounted for in the capital project funds. Finally the fund balance in the special revenue funds at 9/30/2018 is $7,280,915, an increase of $1.20 million, $1.32 million of the increase relates to the increase in funds reserved for special purposes and projects off-set by a decrease of ($0.13) million relating to funding reserved for grants.

Business Type Funds. The enterprise funds have unrestricted net position of $685,832. Net investment in capital assets is $68,117,114 with a combined net position total of $68,802,946. The increase in net position of $0.92 million from the prior year is reflective of the operating gain relating to golf course.

General Fund Budgetary Highlights

The General Fund 2018 budget revenue was $36,901,634; the amount realized was $43,813,088, an increase of $6,911,454 or 18.73%. The expenditure budget was $36,886,199, and the actual amount was $40,332,181, an increase of $3,445,982 or 9.34%. All the budget numbers are presented without the netting of transfers in this section. Differences between the original and final revenue and expenditure budget increased fund balance by $3,480,907; the changes were substantial in some categories, listed below are the major notable amendments:

- $759,917 or 3.65% increase in taxes; increases in ad valorem taxes $247,512, local option taxes $204,418, and utility and other taxes $307,987.

- $249,236 or 68.94% increase in licenses and permits; $72,273 increase in occupational licenses and $176,963 more in other permits; planning and zoning amendments and miscellaneous fees were greater than budgeted.

- $2,946,555 or 90.41% increase in intergovernmental revenue; $2,303,004 increase in state and federal grants relating to emergency mitigation reimbursement, $195,623 increase in state shared revenue, $348,973 increase in half cent sales tax $107,113 more in state retirement contribution, and $6,573 decrease in other intergovernmental.

- $133,017 or 53.27% increase in charges for services; community center produced $27,942 more, $33,930 in youth activities, $26,779 parking fees, $30,071 in traffic fines, and $14,295 in other service charges.

- $294,137 or 134.93% increase in fines and forfeitures; $148,842 increase in alarm violations, $208,471 in property code violations, offset by $61,742 decrease in judgements and fees.

- $2,528,592 increase in other revenues and other financing sources; $1,865,490 in capital lease obligations were not budgeted, $18,821 increase in settlement of claims, $257,784 increase in interest, $175,797 increase in contribution from component unit, $225,209 increase in transfer from other funds increase related to reimbursement of expenses paid through general,$131,600 increase in private donations, $52,672 increase in payments in lieu, $139,795 increase in other miscellaneous reimbursement sand revenues, off-set by $341,566 decrease in administrative reimbursements.

- $3,445,982 or 9.34% increase in expenditures from various departments. The major increases were: Administration $2,414,808 primarily relating to increases in capital outlay, Public Safety $498,200 relating to capital outlay initiative and administrative expenses, Culture and recreation $261,954 relating to personal services and the implementation of youth activities, and Building maintenance $194,445 relating to contract services and supplies.

Capital Asset and Debt Administration

Capital assets. The City's investments in *capital assets* for its governmental and business type activities as of September 30, 2018 amounts to $192,920,332 (this is net of accumulated depreciation). Significant additions during the year consisted of street reconstruction, 65 new vehicles, a grapple truck in solid waste, construction of restrooms downtown, dinghy docks at the Marina, the start of reconstruction on 2 major canals, and various equipment and machinery. Notable disposals consisted of old vehicles and old computer equipment. See Note H for detail information on the primary government's Capital Assets.

City of Fort Pierce Capital Assets - FY 2018 and 2017
(net of depreciation)

	Governmental Activities		Business Type Activities		Total	
	2018	2017	2018	2017	2018	2017
Land & CIP	27,942,357	27,867,828	2,699,821	690,670	30,642,178	28,558,498
Buildings	26,846,329	27,548,481	10,093,100	10,678,533	36,939,429	38,227,014
Improvements Other than Buildings	21,740,718	19,763,742	70,803,967	73,004,809	92,544,685	92,768,551
Machinery & Equipment	5,479,617	7,113,978	2,896,489	2,924,532	8,376,106	10,038,510
Infrastructure	24,417,934	25,767,206	-	-	24,417,934	25,767,206
Total	106,426,955	108,061,235	86,493,377	87,298,544	192,920,332	195,359,779

Debt. At the end of the current fiscal year, the City had total long-term debt outstanding, net of current portion of $83,235,244.

City of Fort Pierce Outstanding Debt
Revenue Bond, Road Improvement Notes , Intergovernmental Notes & Capital Leases

	Governmental Activities		Business-type Activities		Total	
	2018	2017	2018	2017	2018	2017
Revenue bonds, road improvement notes , intergovernmental notes & capital leases	71,323,670	73,853,420	18,376,263	18,768,259	89,699,933	92,621,679
Less current portion	(5,041,475)	(4,428,656)	(1,423,214)	(1,392,340)	(6,464,689)	(5,820,996)
Long-term debt, net of current portion	66,282,195	69,424,764	16,953,049	17,375,919	83,235,244	86,800,683

The City's long-term debt, net of current portion debt decreased during the year by a net $2.53 million. The Notes to the Financial Statements (Note I) has additional information on all debt activity.

All bonded debt is insured and carries ratings from Moody's of A1, as of September 30. 2018. No direct ad valorem tax-supported debt exists at this time.

Economic Factors and Next Year's Budgets and Rates

The budget process for the 2019 budget began with a 5.54% increase or $2,043,414 in the General Fund Budget, of which $600,000 was restricted, and expenditures exceeding revenues by approximately $837,000; savings from the 2017 – 2018 budget was used to fund the shortfall.

Some of the significant factors considered in preparing the City's Annual General Fund Budget for Fiscal Year 2019, that caused and closed the budget gap are listed below:

- In the General Fund, the City's taxable valuation is $2,360,949,717 compared to last year's final valuation of $2,243,182,629. This represents an increase of approximately 5.25% or $117,767,088. This increase in property values and the City Commission electing to maintain the millage rate at 6.9000 helped to balance the budget. Maintaining the millage rate generated $0.65 million, of which $400,000 was restricted to be used to finance much needed future capital projects and purchases and an additional $200,000 is restricted to repay the interfund loan from FY 2016.

- The City budgeted to receive an additional $0.34 million in intergovernmental revenue.

- The City appropriated $0.84 million from fund balance to balance General Fund's budget.

- In the 2019 budget (General Fund) the personnel services included a 3% pay increase for all employees. General members' retirement rate is 16.99%, a decrease from 17.35%. Police officers retirement rate increased to 12.00% from 11.98%. Health insurance premiums increased 8%. These wage and benefit changes equated to an increase of $581,631.

- The 2019 budget (General Fund) included the addition of 13 personnel positions; 1 Community Service Aide, 1 Crime Scene Investigator, 1 Purchasing Agent, 1 Senior Code Enforcement position, 3 Administrative Assistant positions, 1 in Information Technology, 1 in the Risk Department, and 1 in Code Enforcement, 1 part-time crossing guard, 1 Maintenance Repair worker, 1 Recreation Program Specialist, and 2 part-time trolley driver. The addition of these positions equated to an increase of $312,239.

- The 2019 budget included an increase of $83,000 for payment of the new debt the City entered into for the acquisition of equipment.

- An additional $300,000 is included for capital projects.

- The Fort Pierce Redevelopment Agency tax increment financing (TIF) continues to increase. The increase in property tax values and maintaining the millage rate resulted in an increase of $1,065,444; from $5.2 million to $6.3 million. In the past, the budget was unable to support a number of special projects under historic preservation and restoration; funding for neighborhood and business grants; and other cultural and community events and functions. To help balance the budget transfers from General were used, in FY 2019 because of the increase in tax revenues, no transfer was budgeted.

- As for the business-type activities, the Marina and the Building Department had to make up their budget shortfalls by appropriating retained earnings of $797,594 and $222,170 respectively in FY 2019. Transfers from other funds were used to balance the budget of the Sunrise Theatre ($450,000 from Redevelopment Agency). Solid Waste, Stormwater, and Golf Course were able to sufficiently fund their budgets with budgeted revenues.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information in this report or requests for additional financial information should be addressed to the Finance Director, 100 North US 1, P. O. Box 1480, Fort Pierce, Florida 34954.

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BASIC FINANCIAL STATEMENTS

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GOVERNMENT-WIDE FINANCIAL STATEMENTS

City of Fort Pierce, Florida
STATEMENT OF NET POSITION
September 30, 2018

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	Fort Pierce Utilities Authority
ASSETS				
Current assets:				
Cash and investments	$ 17,001,869	$ 2,135,397	$ 19,137,266	$ 28,615,696
Receivables (net of allowance for uncollectibles)	1,386,035	2,578,844	3,964,879	14,125,733
Due from component unit	244,158	667,396	911,554	-
Internal balances	2,390,760	(2,390,760)	-	-
Due from other governments	1,001,546	1,723,778	2,725,324	1,961,699
Inventories and other current assets	418,116	274,097	692,213	4,791,838
Restricted Assets:				
Temporarily restricted:				
Cash and investments	-	177,335	177,335	26,066,811
Total current assets	22,442,484	5,166,087	27,608,571	75,561,777
Noncurrent assets:				
Prepaid Insurance	27,962	21,835	49,797	-
Notes Receivable	1,842,609	-	1,842,609	-
FMPA working capital receivable	-	-	-	1,918,608
Investment in Public Gas Partners Pool	-	-	-	428,036
Capital assets, not being depreciated:				
Land	27,796,483	674,008	28,470,491	9,947,000
Construction in progress	145,874	2,025,813	2,171,687	18,051,916
Capital assets (net of accumulated depreciation):				
Buildings	42,701,001	17,903,077	60,604,078	-
Improvements other than buildings	45,391,630	97,456,982	142,848,612	-
Equipment	19,128,482	11,207,010	30,335,492	-
Infrastructure	108,924,361	-	108,924,361	445,697,784
Accumulated depreciation	(137,660,876)	(42,773,513)	(180,434,389)	(259,868,943)
Total noncurrent assets	108,297,526	86,515,212	194,812,738	216,174,401
Total assets	$ 130,740,010	$ 91,681,299	$ 222,421,309	$ 291,736,178
DEFERRED OUTFLOWS OF RESOURCES				
Deferred charge on refunding	3,806,108	128,640	3,934,748	114,679
Pensions	4,952,003	847,192	5,799,195	4,772,667
Other post employment benefits	3,667	624	4,291	-
Total deferred outflows of resources	8,761,778	976,456	9,738,234	4,887,346

The accompanying notes are an integral part of this statement.

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	Fort Pierce Utilities Authority
LIABILITIES				
Current liabilities:				
Accounts payable and accrued liabilities	$ 1,027,299	$ 1,806,671	$ 2,833,970	$ 8,976,968
Unearned revenue	178,167	416,146	594,313	657,703
Accrued compensated absences	309,042	24,825	333,867	-
Capital leases payable	456,466	300,845	757,311	24,364
Due to other governments	-	-	-	801,451
Notes and revenue bonds-current	4,585,009	1,122,369	5,707,378	5,897,000
Accrued interest payable	367,774	196,465	564,239	881,182
Liabilities payable from restricted assets:				
Customer deposits	56,988	177,335	234,323	8,280,173
Total current liabilities	6,980,745	4,044,656	11,025,401	25,518,841
Noncurrent liabilities:				
Notes and bonds payable, net	65,081,978	16,050,209	81,132,187	62,479,479
Capital Leases	1,200,217	902,840	2,103,057	113,620
Accrued compensated absences	2,902,282	478,480	3,380,762	2,014,982
Other post employment benefits	1,922,945	327,407	2,250,352	856,298
Net Pension Liability	7,406,400	1,337,134	8,743,534	7,407,938
Total noncurrent liabilities	78,513,822	19,096,070	97,609,892	72,872,317
Total liabilities	85,494,567	23,140,726	108,635,293	98,391,158
DEFERRED INFLOWS OF RESOURCES				
Payments received in advance	-	-	-	4,482,076
Pensions	3,891,068	712,659	4,603,727	3,873,806
Other post employment benefits	8,366	1,424	9,790	43,591
Total deferred inflows of resources	3,899,434	714,083	4,613,517	8,399,473
NET POSITION				
Net Invested in capital assets	41,656,393	68,117,114	109,773,507	140,434,660
Restricted for:				
Capital improvement charges	-	-	-	4,151,629
Debt service and other	2,347,896	-	2,347,896	5,456,825
Unrestricted	6,103,498	685,832	6,789,330	39,789,779
Total net position	$ 50,107,787	$ 68,802,946	$ 118,910,733	$ 189,832,893

City of Fort Pierce, Florida
STATEMENT OF ACTIVITIES
Year ended September 30, 2018

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	$ 12,453,169	$ 1,581,796	$ 2,883,926	$ -
Public safety	16,341,557	915,607	263,508	-
Transportation	6,382,606	580,770	-	-
Economic environment	1,526,508	6,452,713	775,421	-
Culture and recreation	2,773,173	425,848	-	-
Interest on long-term debt	2,891,268	-	-	-
Total governmental activities	42,368,281	9,956,734	3,922,855	-
Business-type activities:				
Solid waste	6,745,265	7,806,315	-	-
Marina	4,180,073	3,635,137	-	351,428
Storm Water	3,275,415	2,691,049	1,433,973	-
Golf Course	1,432,238	1,127,258	-	-
Sunrise Theatre	3,832,927	2,415,352	-	-
Building Fund	1,632,847	2,158,592	-	-
Total business-type activities	21,098,765	19,833,703	1,433,973	351,428
Total primary government	$ 63,467,046	$ 29,790,437	$ 5,356,828	$ 351,428
Component units:				
Fort Pierce Utilities Authority	$ 95,341,093	$ 100,210,044	$ 456,520	$ 291,445
Total component units	$ 95,341,093	$ 100,210,044	$ 456,520	$ 291,445

General revenues:
Ad valorem taxes
General sales and use taxes
Utility service and franchise taxes
State revenue sharing-unrestricted
Additional one cent sales taxes
Insurance premium tax
Contributions from component unit
Miscellaneous
Unrestricted investment earnings
Extraordinary Item
Transfers
Total general revenues, extraordinary items, and transfers
Change in net position
Net position - beginning-restated

Net position - ending

The accompanying notes are an integral part of this statement.

Net (expense) Revenue and Change in Net Position			
Primary Government			Component Unit
Governmental Activities	Business-type Activities	Total	Fort Pierce Utilities Authority
$ (7,987,447)	$ -	$ (7,987,447)	$ -
(15,162,442)	-	(15,162,442)	-
(5,801,836)	-	(5,801,836)	-
5,701,626	-	5,701,626	-
(2,347,325)	-	(2,347,325)	-
(2,891,268)	-	(2,891,268)	-
(28,488,692)	-	(28,488,692)	-
-	1,061,050	1,061,050	-
-	(193,508)	(193,508)	-
-	849,607	849,607	-
-	(304,980)	(304,980)	-
-	(1,417,575)	(1,417,575)	-
-	525,745	525,745	-
-	520,339	520,339	-
$ (28,488,692)	$ 520,339	$ (27,968,353)	$ -
$ -	$ -	$ -	$ 5,616,916
$ -	$ -	$ -	$ 5,616,916
$ 15,118,042	-	$ 15,118,042	$ -
2,129,418	-	2,129,418	-
4,332,987	-	4,332,987	-
1,445,623	-	1,445,623	-
1,898,973	-	1,898,973	-
367,113	-	367,113	-
6,138,645	-	6,138,645	(6,138,645)
412,663	-	412,663	-
530,441	98,252	628,693	2,669,494
-	-	-	(654)
309,475	(309,475)	-	-
32,683,380	(211,223)	32,472,157	(3,469,805)
4,194,688	309,116	4,503,804	2,147,111
45,913,099	68,493,830	114,406,929	187,685,782
$ 50,107,787	$ 68,802,946	$ 118,910,733	$ 189,832,893

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FUND FINANCIAL STATEMENTS

- **Governmental Funds**
- **Proprietary funds**
- **Fiduciary funds**

City of Fort Pierce, Florida
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2018

	General Fund	Community Redevelopment Agency
ASSETS		
Cash and investments	$ 8,833,869	$ 314,698
Accounts receivables	4,583,962	293,138
Liens receivables	4,406,539	-
Due from component unit	244,158	-
Due from other funds	2,045,578	-
Advances to other funds	-	-
Due from other governments	822,663	-
Prepaid items	323,327	12,798
Inventories	80,528	-
Notes receivable	-	-
Total assets	$ 21,340,624	$ 620,634
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES		
LIABILITIES		
Accounts payable and accrued liabilities	$ 946,584	$ 4,877
Deposits	56,988	-
Due to other funds	-	21,024
Advances from other funds	915,602	-
Revenue in advance	178,166	-
Total liabilities	2,097,340	25,901
DEFERRED INFLOWS OF RESOURCES		
Unavailable revenue	9,592,732	266,533
Total Deferred Inflows	9,592,732	266,533
FUND BALANCES		
Nonspendable	403,855	12,798
Restricted	-	315,402
Committed	836,909	-
Assigned	3,890,961	-
Unassigned	4,518,827	-
Total fund balances	9,650,552	328,200
Total liabilities, deferred inflows of resources, and fund balances	$ 21,340,624	$ 620,634

The accompanying notes are an integral part of this statement.

Restricted Revenue Fund	Other Governmental Funds	Totals
$ 4,891,374	$ 2,961,928	$ 17,001,869
25,618	35,345	4,938,063
-	-	4,406,539
-	-	244,158
-	-	2,045,578
-	1,590,178	1,590,178
22,003	156,880	1,001,546
-	1,463	337,588
-	-	80,528
-	1,842,609	1,842,609
$ 4,938,995	$ 6,588,403	$ 33,488,656
$ 13,746	$ 62,092	$ 1,027,299
-	-	56,988
-	308,370	329,394
-	-	915,602
-	-	178,166
13,746	370,462	2,507,449
-	1,842,579	11,701,844
-	1,842,579	11,701,844
-	1,463	418,116
4,920,666	2,783,721	8,019,789
-	-	836,909
4,583	1,590,178	5,485,722
-	-	4,518,827
4,925,249	4,375,362	19,279,363
$ 4,938,995	$ 6,588,403	$ 33,488,656

City of Fort Pierce, Florida

RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE TO NET POSITION OF GOVERNMENTAL ACTIVITIES

September 30, 2018

Total fund balance per this statement	$	19,279,363
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are reported in the funds. The cost of the assets is $244,087,831 and the accumulated depreciation is $137,660,876		106,426,955
Deferred inflows related to pensions and other post employment benefits are not financial resources and therefore are not reported in governmental funds		(3,899,434)
Long-term liabilities (capital lease obligations, intergovernmental notes, other post employment benefits, accrued compensated absences, and pension liability) of $83,636,250 plus unamortized premiums of $228,089 are not due and payable and therefore, are not reported in the funds.		(83,864,339)
Governmental funds do not report a liability for accrued interest until it is due and payable. Accrued interest must be reported as a liability in the government-wide financial statements.		(367,774)
Insurance costs related to debt issuances and deferred charges on refundings are financial uses in the fund statement; for full accrual, however these expenses are reported as non-current assets in the government-wide financial statements.		3,834,070
Deferred outflows related to pensions and other post employment benefits are not financial resources and therefore are not reported in governmental funds		4,955,670
Various receivables, (liens receivable, loans receivable, notes receivable, and due from other governments are not financial resources in the current period and therefore, are reported as unavailable revenue in the funds.		3,743,276
Net position of governmental activities	$	50,107,787

The accompanying notes are an integral part of this statement.

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City of Fort Pierce, Florida
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
Year ended September 30, 2018

	General Fund	Community Redevelopment Agency
Revenues		
Taxes	$ 21,580,447	$ -
Licenses and permits	610,736	-
Intergovernmental	6,205,555	5,809,829
Charges for services	382,717	-
Fines and forfeitures	512,137	-
Contributions from component unit	6,138,645	-
Investment income	322,784	8,807
Other	2,207,658	215,028
Total revenues	37,960,679	6,033,664
Expenditures		
Current		
General government	12,259,917	-
Public safety	15,131,970	-
Transportation	3,074,578	-
Economic environment	-	329,019
Culture and recreation	2,444,590	-
Capital outlay	2,645,019	87,469
Debt service		
Principal	-	-
Interest and fees	31,163	654
Other	-	-
Total expenditures	35,587,237	417,142
Excess of revenues over (under) expenditures	2,373,442	5,616,522
Other financing sources (uses)		
Transfers in	3,986,919	274,994
Debt issuance	-	-
Capital lease issuance	1,865,490	-
Payment on Advance Refunding	-	-
Transfers out	(4,744,944)	(5,802,501)
Total other financing sources (uses)	1,107,465	(5,527,507)
Net change in fund balances	3,480,907	89,015
Fund balances - beginning of year	6,169,645	239,185
Fund balances - end of year	$ 9,650,552	$ 328,200

The accompanying notes are an integral part of this statement.

Restricted Revenue Fund	Other Governmental Funds	Totals
$ -	$ -	$ 21,580,447
296,702	-	907,438
206,492	976,366	13,198,242
-	-	382,717
-	40,008	552,145
-	-	6,138,645
61,494	137,356	530,441
1,131,685	176,145	3,730,516
1,696,373	1,329,875	47,020,591
-	-	12,259,917
-	476,873	15,608,843
-	-	3,074,578
-	1,106,833	1,435,852
-	-	2,444,590
285,460	15,000	3,032,948
-	4,742,039	4,742,039
-	2,444,222	2,476,039
-	113,527	113,527
285,460	8,898,494	45,188,333
1,410,913	(7,568,619)	1,832,258
-	6,704,856	10,966,769
-	5,003,520	5,003,520
-	-	1,865,490
-	(4,893,218)	(4,893,218)
(85,505)	(24,344)	(10,657,294)
(85,505)	6,790,814	2,285,267
1,325,408	(777,805)	4,117,525
3,599,841	5,153,167	15,161,838
$ 4,925,249	$ 4,375,362	$ 19,279,363

City of Fort Pierce, Florida

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

Year ended September 30, 2018

Net change in fund balances-total governmental funds	$	4,117,525
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmmental funds report capital outlays as expenditures, however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which depreciation ($4,662,866) exceeds capital outlay ($3,032,948) in the current period.		(1,629,918)
Governmental funds report the sale of general capital assets as financial resources, the deletions of general capital assets is not reflected in the fund statement. This is the net amount of the proceeds and the adjusted basis of the assets deleted.		(4,359)
Repayment of bond and note principal ($4,742,039) are expenditures in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Assets.		4,742,039
Debt issuance ($5,003,520) used to refund bonds ($4,893,218) are other financing sources(uses) in the governmental funds, but increase(decrease) long-term liablities in the Statement of Net Assets.		(110,302)
Capital lease issuance ($1,865,490) used for capital asset acquisition are other financing sources(uses) in the governmental funds, but increase(decrease) long-term liabilities in the Statement of Net Assets.		(1,865,490)
Compensated Absences of ($98,657) reported in the Statement of Activities, do not require the use of current financial resources, and therefore, are not reported as expenditures in governmental funds.		(98,657)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds interest expenditures are reported when due. This is the net amount between the prior and current year.		46,089
Governmental funds do not recognize expenditures for the Change in Net Pension Liability and OPEB each year. This represents the change in the Net Pension Liability and OPEB in the current year.		(1,063,976)
Bond insurance costs and discounts are reported as expenditures when paid. In the Statement of Net Position these costs are amortized. Current year amortization expense was ($319,971)		(319,971)
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds. This is the net amount between the prior and current year.		381,708
Change in Net position of governmental activities	$	4,194,688

The accompanying notes are an integral part of this statement.

City of Fort Pierce, Florida
STATEMENT OF GENERAL FUND REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL
GENERAL FUND
Year ended September 30, 2018

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Taxes	$ 20,820,530	$ 21,580,447	$ 21,580,447	$ -
Licenses and permits	361,500	610,736	610,736	-
Intergovernmental	3,259,000	6,205,555	6,205,555	-
Charges for services	249,700	382,717	382,717	-
Fines and forfeitures	218,000	512,137	512,137	-
Contributions from component unit	7,040,848	6,138,645	6,138,645	-
Investment income	65,000	322,784	322,784	-
Other	2,203,346	2,207,658	2,207,658	-
Total revenues	34,217,924	37,960,679	37,960,679	-
Expenditures				
General government	11,967,485	14,598,571	14,598,571	-
Public safety	14,956,829	15,455,029	15,455,029	-
Transportation	3,027,296	3,074,578	3,074,578	-
Culture and recreation	2,197,105	2,459,059	2,459,059	-
Total expenditures	32,148,715	35,587,237	35,587,237	-
Excess of revenues over expenditures	2,069,209	2,373,442	2,373,442	-
Other financing sources (uses)				
Capital lease issuance	-	1,865,490	1,865,490	-
Transfers in	2,683,710	3,986,919	3,986,919	-
Transfers out	(4,737,484)	(4,744,944)	(4,744,944)	-
Total other financing sources (uses)	(2,053,774)	1,107,465	1,107,465	-
Net change in fund balances	15,435	3,480,907	3,480,907	-
Fund balance - beginning of year	6,169,645	6,169,645	6,169,645	-
Fund balance - end of year	$ 6,185,080	$ 9,650,552	$ 9,650,552	$ -

The accompanying notes are an integral part of this statement.

City of Fort Pierce, Florida
STATEMENT OF SPECIAL REVENUE FUND REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL
COMMUNITY REDEVELOPMENT AGENCY
Year ended September 30, 2018

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Intergovernmental	$ 5,240,683	$ 5,809,829	$ 5,809,829	$ -
Investment income	500	8,807	8,807	-
Other	182,000	215,028	215,028	-
Total revenues	5,423,183	6,033,664	6,033,664	-
Expenditures				
Current				
Economic environment	333,000	329,019	329,019	-
Capital outlay	-	87,469	87,469	-
Debt service	-	654	654	-
Total expenditures	333,000	417,142	417,142	-
Excess of revenues over expenditures	5,090,183	5,616,522	5,616,522	-
Other financing sources (uses)				
Transfers in	550,967	274,994	274,994	-
Transfers out	(5,641,150)	(5,802,501)	(5,802,501)	-
Total other financing sources (uses)	(5,090,183)	(5,527,507)	(5,527,507)	-
Net change in fund balances	-	89,015	89,015	-
Fund balance - beginning of year	239,185	239,185	239,185	-
Fund balance - end of year	$ 239,185	$ 328,200	$ 328,200	$ -

The accompanying notes are an integral part of this statement.

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City of Fort Pierce, Florida
STATEMENT OF NET POSITION -
PROPRIETARY FUNDS
September 30, 2018

	Business-type Activities		
	Solid Waste	Marina	Storm Water
ASSETS			
CURRENT ASSETS			
Cash and investments	$ 613,942	$ 3,554	$ 49,356
Receivables - net of allowances:			
Accounts	970,275	136,024	1,277,559
Unbilled services	187,488	-	-
Due from component units	666,821	-	-
Due from other governments	-	351,428	1,372,350
Inventories and other current assets	74,445	88,410	-
Restricted Assets			
Cash and investments	-	129,352	-
Total current assets	2,512,971	708,768	2,699,265
NON-CURRENT ASSETS			
Prepaid Insurance	-	3,114	18,721
Non-depreciable capital assets			
Land	-	9,197	-
Construction in progress	-	-	2,025,813
Depreciable capital assets			
Buildings	122,858	843,196	-
Improvements other than buildings	47,243	45,141,274	49,493,634
Equipment	8,846,313	187,436	1,012,413
Accumulated depreciation	(6,951,623)	(11,850,945)	(14,937,699)
Total non-current assets	2,064,791	34,333,272	37,612,882
Total assets	4,577,762	35,042,040	40,312,147
DEFERRED OUTFLOWS			
Deferred charge on refunding	-	128,640	-
Pensions	389,676	90,038	-
OPEB	291	64	
Total deferred outflows	389,967	218,742	-

The accompanying notes are an integral part of this statement.

Golf Course	Sunrise Theatre	Building Fund	Business-type Activities Totals
$ 950	$ 6,100	$ 1,461,495	$ 2,135,397
1,080	6,418	-	2,391,356
-	-	-	187,488
-	-	575	667,396
-	-	-	1,723,778
46,112	57,676	7,454	274,097
-	47,983	-	177,335
48,142	118,177	1,469,524	7,556,847
-	-	-	21,835
314,811	350,000	-	674,008
-	-	-	2,025,813
877,676	16,059,347	-	17,903,077
2,774,831	-	-	97,456,982
564,530	213,635	382,683	11,207,010
(2,049,982)	(6,723,608)	(259,656)	(42,773,513)
2,481,866	9,899,374	123,027	86,515,212
2,530,008	10,017,551	1,592,551	94,072,059
-	-	-	128,640
38,159	128,214	201,105	847,192
12	98	159	624
38,171	128,312	201,264	976,456

City of Fort Pierce, Florida
STATEMENT OF NET POSITION- (CONTINUED)
PROPRIETARY FUNDS
September 30, 2018

	Business-type Activities		
	Solid Waste	Marina	Storm Water
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Accounts payable and accrued liabilities	$ 472,926	$ 90,653	$ 847,400
Contracts payable - retainage	-	-	186,679
Due to other funds	608,667	73,730	117,798
Accrued compensated absences	5,099	4,292	-
Revenue bonds and notes - current	-	267,369	855,000
Capital Lease Payable-current	300,845	-	-
Accrued interest - revenue bonds and notes	-	22,900	173,565
Liabilities payable from restricted assets			
Customer deposits	-	129,352	-
Revenue in Advance	-	-	-
Total current liabilities	1,387,537	588,296	2,180,442
NON-CURRENT LIABILITIES			
Advances from other funds	-	674,576	-
Other Post Employment Benefits	152,515	33,868	-
Accrued compensated absences	231,902	88,693	-
Net Pension Liability	615,030	142,109	-
Capital Lease Payable	902,840	-	-
Revenue bonds and notes payable, net	-	4,962,835	11,087,374
Total non-current liabilities	1,902,287	5,902,081	11,087,374
Total liabilities	3,289,824	6,490,377	13,267,816
DEFERRED INFLOWS			
Pensions	327,795	75,740	-
OPEB	664	147	-
Total deferred inflows	328,459	75,887	-
NET POSITION			
Net Invested in capital assets	861,106	29,099,954	25,651,787
Unrestricted	488,340	(405,436)	1,392,544
Total net position	$ 1,349,446	$ 28,694,518	$ 27,044,331

The accompanying notes are an integral part of this statement.

Golf Course	Sunrise Theatre	Building Fund	Business-type Activities Totals
$ 70,183	$ 68,270	$ 70,560	$ 1,619,992
-	-	-	186,679
346,707	559,287	9,995	1,716,184
1,888	7,231	6,315	24,825
-	-	-	1,122,369
-	-	-	300,845
-	-	-	196,465
-	47,983	-	177,335
-	416,146	-	416,146
418,778	1,098,917	86,870	5,760,840
-	-	-	674,576
6,366	51,369	83,289	327,407
3,559	53,769	100,557	478,480
60,227	202,361	317,407	1,337,134
-	-	-	902,840
-	-	-	16,050,209
70,152	307,499	501,253	19,770,646
488,930	1,406,416	588,123	25,531,486
32,101	107,853	169,170	712,659
28	223	362	1,424
32,129	108,076	169,532	714,083
2,481,866	9,899,374	123,027	68,117,114
(434,746)	(1,268,003)	913,133	685,832
$ 2,047,120	$ 8,631,371	$ 1,036,160	$ 68,802,946

City of Fort Pierce, Florida
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - PROPRIETARY FUNDS
Year ended September 30, 2018

	Business-type Activities		
	Solid Waste	Marina	Storm Water
Operating revenues			
Sales and charges for services	$ 7,512,395	$ 1,878,817	$ 2,691,049
Gas and oil sales	-	1,237,730	-
Other	293,920	518,590	-
Total operating revenues	7,806,315	3,635,137	2,691,049
Operating expenses			
Personal services	2,319,507	407,953	-
General and administrative	80,000	-	289,269
Cost of goods and services sold	2,430,059	1,125,930	-
Depreciation	487,631	1,117,618	1,311,892
Other operating expenses	1,391,054	1,315,944	1,322,922
Total operating expenses	6,708,251	3,967,445	2,924,083
Operating income (loss)	1,098,064	(332,308)	(233,034)
Non-operating revenues (expenses)			
Investment income	9,961	11,460	59,640
Intergovernmental	-	-	1,433,973
Interest expense	(37,014)	(212,628)	(351,332)
Total non-operating revenues (expenses)	(27,053)	(201,168)	1,142,281
Income (loss) before transfers and capital contributions	1,071,011	(533,476)	909,247
Capital Contributions	-	351,428	-
Transfers in	-	-	-
Transfers out	(860,925)	(250,000)	-
CHANGE IN NET POSITION	210,086	(432,048)	909,247
Total net position - beginning-restated	1,139,360	29,126,566	26,135,084
Total net position - end of year	$ 1,349,446	$ 28,694,518	$ 27,044,331

The accompanying notes are an integral part of this statement.

Golf Course	Sunrise Theatre	Building Fund	Business-type Activities Totals
$ 1,061,188	$ 2,273,708	$ 2,130,674	$ 17,547,831
-	-	-	1,237,730
66,070	141,644	27,918	1,048,142
1,127,258	2,415,352	2,158,592	19,833,703
214,982	613,469	1,015,292	4,571,203
58,110	93,434	-	520,813
40,190	1,002,018	-	4,598,197
135,347	546,199	62,001	3,660,688
983,609	1,577,807	555,554	7,146,890
1,432,238	3,832,927	1,632,847	20,497,791
(304,980)	(1,417,575)	525,745	(664,088)
132	780	16,279	98,252
-	-	-	1,433,973
-	-	-	(600,974)
132	780	16,279	931,251
(304,848)	(1,416,795)	542,024	267,163
-	-	-	351,428
358,000	455,726	-	813,726
(7,000)	-	(5,276)	(1,123,201)
46,152	(961,069)	536,748	309,116
2,000,968	9,592,440	499,412	68,493,830
$ 2,047,120	$ 8,631,371	$ 1,036,160	$ 68,802,946

City of Fort Pierce, Florida
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
Year ended September 30, 2018

	Business-type Activities	
	Solid Waste	Marina
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	$ 7,731,238	$ 3,426,478
Receipts from rental property	-	232,234
Payments to suppliers for goods and services	(3,981,352)	(2,557,511)
Payments to employees for services	(1,352,149)	(253,829)
Payments for benefits on behalf of employees	(662,852)	(129,404)
Net cash provided (used) by operating activities	1,734,885	717,968
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Transfers in	-	-
Transfers (out)	(860,925)	(250,000)
Net cash provided (used) by noncapital financing activities	(860,925)	(250,000)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Acquisition and construction of capital assets	(209,734)	(416,434)
Receipts from Intergovernmental	-	-
Bond and loan principal payments	(267,992)	(267,620)
Bond and loan interest payments	(37,014)	(201,646)
Net cash provided (used) by capital and related financing activities	(514,740)	(885,700)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest on cash and investments	9,961	11,460
Net cash provided (used) by investing activities	9,961	11,460
Net increase (decrease) in cash and investments	369,181	(406,272)
Cash and investments at beginning of year	244,761	539,178
Cash and investments at end of year	$ 613,942	$ 132,906
Cash and investments-unrestricted	$ 613,942	$ 3,554
Cash and investments-restricted	-	129,352
	$ 613,942	$ 132,906

The accompanying notes are an integral part of this statement.

Storm Water	Golf Course	Sunrise Theatre	Building Fund	Business-type Activities Totals
$ 2,711,730	$ 1,126,178	$ 2,507,426	$ 2,158,017	$ 19,661,067
-	-	-	-	232,234
(667,731)	(987,312)	(2,337,664)	(596,656)	(11,128,226)
-	(181,697)	(494,881)	(571,703)	(2,854,259)
-	(261,516)	(155,874)	(294,980)	(1,504,626)
2,043,999	(304,347)	(480,993)	694,678	4,406,190
-	358,000	455,726	-	813,726
-	(7,000)	-	(5,276)	(1,123,201)
-	351,000	455,726	(5,276)	(309,475)
(2,025,813)	(46,785)	(5,754)	(151,000)	(2,855,520)
71,611	-	-	-	71,611
-	-	-	-	(535,612)
(177,767)	-	-	-	(416,427)
(2,131,969)	(46,785)	(5,754)	(151,000)	(3,735,948)
59,640	132	780	16,279	98,252
59,640	132	780	16,279	98,252
(28,330)	-	(30,241)	554,681	459,019
77,686	950	84,324	906,814	1,853,713
$ 49,356	$ 950	$ 54,083	$ 1,461,495	$ 2,312,732
$ 49,356	$ 950	$ 6,100	$ 1,461,495	$ 2,135,397
-	-	47,983	-	177,335
$ 49,356	$ 950	$ 54,083	$ 1,461,495	$ 2,312,732

City of Fort Pierce, Florida
STATEMENT OF CASH FLOWS (CONTINUED)
PROPRIETARY FUNDS
Year ended September 30, 2018

	Business-type Activities	
	Solid Waste	Marina
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating income (loss)	$ 1,098,064	$ (332,308)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:		
Depreciation expense	487,631	1,117,618
(Increase) decrease in accounts receivable	(33,131)	(4,051)
(Increase) decrease in due from component unit	(41,946)	-
(Increase) decrease in inventories and other current assets	(11,312)	(56,484)
(Increase) decrease in deferred outflows	(63,209)	73,170
Increase (decrease) in accounts payable and accrued liabilities	(71,402)	15,506
Increase (decrease) in due to other funds	-	(73,077)
Increase (decrease) in customer deposits	-	27,626
Increase (decrease) in other post employment benefits	(27,734)	(1,260)
Increase (decrease) in Net Pension Liability	199,585	(65,581)
Increase (decrease) in Deferred Inflows	207,354	15,529
Increase (decrease) in accrued compensated absences	(9,015)	1,280
Net cash provided (used) by operating activities	$ 1,734,885	$ 717,968
NONCASH INVESTING,CAPITAL AND FINANCING ACTIVITIES		
Transfer of capital assets to governmental fund	**$** -	**$** -
Equipment purchased with capital leases	-	-
Transfer of Accrued Compensated Absence Liability	$ -	$ -
	$ -	$ -

The accompanying notes are an integral part of this statement.

Storm Water	Golf Course	Sunrise Theatre	Building Fund	Business-type Activities Totals
$ (233,034)	$ (304,980)	$ (1,417,575)	525,745	$ (664,088)
1,311,892	135,347	546,199	62,001	3,660,688
10,607	(1,080)	4,137	-	(23,518)
10,074	-	-	(575)	(32,447)
4,202	(33,259)	(10,917)	(1,383)	(109,153)
-	205,652	133,388	103,216	452,217
965,787	30,512	12,778	(34,120)	919,061
(25,529)	90,865	330,376	2,232	324,867
-	-	87,937	-	115,563
-	(47,237)	4,679	24,396	(47,156)
-	(250,035)	(130,541)	(69,857)	(316,429)
-	(57,846)	11,342	56,899	233,278
-	(72,286)	(52,796)	26,124	(106,693)
$ 2,043,999	$ (304,347)	$ (480,993)	$ 694,678	$ 4,406,190
$ -	**$** -	**$** -	**$** -	**$** -
-	-	-	-	-
$ -	$ -	$ -	$	$ -
$ -	$ -	$ -	$ -	$ -

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TRUST FUNDS

♦ Pension Trust

General Employees
To account for the accumulation of resources to be used for retirement benefits of all City employees. The City has a multi-employer plan; therefore, other governmental units are included in the Fund.

Police Officers
To account for State and police officer's contributions to be used for future retirement benefits of all police officers.

City of Fort Pierce, Florida
STATEMENT OF FIDUCIARY FUNDS NET POSITION
September 30, 2018

	Pension Trusts
ASSETS	
Cash and cash equivalents	$ 3,279,372
Investments, at fair value:	
U.S. Government Securities	21,146,746
Mutual Funds	125,651,821
Common Stock	22,282,979
Corporate Bonds	26,485,247
Real Estate Trust L.P.	20,292,935
Common Trust Fund	898,466
Money Market	762,393
Total investments	217,520,587
Total cash and investments	220,799,959
Accounts receivable	655,911
Accrued interest receivable	406,537
Total assets	221,862,407
LIABILITIES AND NET POSITION	
LIABILITIES	
Accounts payable and accrued liabilities	42,481
Total liabilities	42,481
NET POSITION-RESTRICTED FOR PENSION BENEFITS	$ 221,819,926

The accompanying notes are an integral part of this statement.

City of Fort Pierce, Florida
STATEMENT OF CHANGES IN FIDUCIARY FUNDS NET POSITION
Year ended September 30, 2018

	Pension Trusts
ADDITIONS	
Contributions	
Employer	$ 4,909,654
Employees	2,192,861
State-Via the General Fund	367,113
Total contributions	7,469,628
Investment income	
Interest	2,172,983
Dividends	2,083,017
Net appreciation in fair value of investments	17,024,865
Total investment income	21,280,865
Investment expenses	(929,231)
Net investment income	20,351,634
Total additions	27,821,262
DEDUCTIONS	
Retirement benefits paid	14,170,078
Refunds of employee contributions	344,428
Administrative expenses	215,247
Insurance expense	19,406
Total deductions	14,749,159
Net Increase	13,072,103
NET POSITION-RESTRICTED FOR PENSION BENEFITS	
Beginning of year	208,747,823
End of year	$ 221,819,926

The accompanying notes are an integral part of this statement.

NOTES TO THE FINANCIAL STATEMENTS

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements of the City of Fort Pierce, Florida (City) have been prepared in conformity with accounting principles ("GAAP") generally accepted in the United States of America as applied to governmental units. The Governmental Accounting Standards Board ("GASB") is the standard-setting body for governmental accounting and financial reporting.

1. REPORTING ENTITY

The City of Fort Pierce, Florida was incorporated in 1901 under the general law. This incorporation was validated by Act of the State Legislature, Chapter 5100, Acts 1901. The City covers an area of approximately 35.05 square miles and is located in St. Lucie County, Florida. The City operates under an elected City Commission (5 members) and provides services to its more than 45,581 residents in the form of law enforcement, street maintenance, solid waste, culture and recreation, planning and zoning, human resources and general administrative services.

The accompanying financial statements present the primary government and its component units. Component units are legally separate entities for which the primary government is financially accountable or entities which should be included in the City's financial statements because of the nature and significance of their relationship with the primary government.

The decision to include a potential component unit in the City's reporting entity is based on the criteria stated in GASB Statement No. 14 – *The Financial Reporting Entity*, as amended by GASB 39,"*Determining Whether Certain Organizations are Component Units"* and GASB 61, "*The Financial Reporting Entity; Omnibus an Amendment of GASB Statements No. 14 and No. 34"* which includes the ability to appoint a voting majority of an organization's governing body and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific financial benefits to, or impose specific financial burden on the City, or the nature and significance of the relationship between the City and the organization is such that exclusion would cause the City's financial statements to be incomplete.

Blended component units, although legally separate entities, are, in substance, part of the City's operations. Accordingly, data from these component units are included with data of the primary government. The discretely presented component unit, on the other hand, is reported in a separate column in the financial statements to emphasize that it is legally separate from the City. The financial activities and balances for each blended and discretely presented component units are as of and for the period ended September 30, 2018.

A. BLENDED COMPONENT UNITS

Community Redevelopment Agency

The Community Redevelopment Agency (CRA) was established for the purpose of carrying out redevelopment activities for certain areas existing in the City of Fort Pierce. The members of the governing board are comprised of the Fort Pierce City Commission. The CRA's budget is subject to approval by the City Commission and the primary government has operational responsibility for the CRA.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

1. REPORTING ENTITY (CONTINUED)

B. DISCRETELY PRESENTED COMPONENT UNIT

Fort Pierce Utilities Authority

The Fort Pierce Utilities Authority (Authority) provides electric, water, wastewater and natural gas services to residents and businesses of Fort Pierce and is responsible for the management and operations of the Manatee Observation and Education Center. The members of the governing board are appointed and/or removed from office by the Fort Pierce City Commission. The budget and rates for services are subject to the approval of the Commission. Complete financial statements of the Authority can be obtained from its administrative office located at 206 South Sixth Street, Fort Pierce, Florida 34948.

C. RELATED ORGANIZATION

Fort Pierce Housing Authority

The Mayor of Fort Pierce is responsible for appointing the members of the Board of the Fort Pierce Housing Authority (FPHA), but the City's accountability for this organization does not extend beyond making these appointments. The FPHA's operating and capital expenditures, including debt service, are financed entirely from federal grants and rentals. The City has no involvement in the determination of FPHA's budget or rental rates, and has no obligation for FPHA's outstanding debt. Hence, the FPHA is not considered a component unit of the City, and no financial information is included in these financial statements.

2. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The basic financial statements include both government-wide financial statements (based on the City as a whole) and fund financial statements. Separate financial statements are provided for governmental funds, propriety funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

The Government-Wide Statement of Net Position reports all financial and capital resources of the City, excluding those reported in the fiduciary funds. It is displayed in the format of assets and deferred outflows less liabilities and deferred inflows, equals net position, with the assets and liabilities shown in order of their relative liquidity. Net position is required to be displayed in three components: (1) net investment in capital assets, (2) restricted, and (3) unrestricted. The net investment in capital assets component of net position consists of capital assets, net of accumulated depreciation, reduced by outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. The restricted component of net position consists of restricted assets reduced by liabilities related to those assets. Restricted assets are those with constraints placed on their use that are either: (1) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or (2) imposed by law through constitutional provisions or enabling legislation. The unrestricted component of net position is the net amount of the assets and liabilities that are not included in the determination of net investment in capital assets or the restricted component of net position.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. The City chooses to eliminate the general and administrative charges between governmental activities to avoid a “doubling up” effect.

Separate financial statements are provided for governmental funds, propriety funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION

The government-wide financial statements are reported using the *economic resources measurement focus* and the *full accrual basis of accounting*, as are the proprietary fund, internal service fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The measurement focus of the governmental funds (in the Fund Financial Statements) is upon determination of financial position and changes in financial position rather than upon net income.

These governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considered property taxes as available if they are collected within 60 days after year-end. A six-month availability period is used for revenue recognition for all other governmental fund revenues. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Taxpayer-assessed property and other taxes, and charges for regularly billed or routinely provided services, are recorded as revenue when earned, taxpayer liability has been established and collectability is assured, or losses can be reasonably estimated. Licenses and fees, fines and forfeitures, and miscellaneous revenues are recorded when received in cash, because they are generally not measurable until actually received. Investment income from cash deposits is recorded as revenue when earned, since it is measurable and available.

The city reports the following major governmental funds:

The *general fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The c*ommunity redevelopment agency-special revenue fund* accounts for the redevelopment of designated areas within the City. Financing is provided by an incremental increase in ad valorem taxes levied each year.

The *restricted revenue fund-special revenue fund* accounts for all revenue that is restricted as to the purpose the money generated can be utilized.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION (CONTINUED)

The government reports the following major proprietary funds:

Business type activities

The *solid waste fund* is used to account for the solid waste disposal services provided to the residents of the City.

The *marina fund* is used to account for the activities of a special recreation facility for the residents of the City and the surrounding area.

The *storm water fund* is used to account for the storm water drainage and control services provided to the residents of the City.

The *golf course fund* is used to account for the activities of a special recreation facility for the residents of the City and the surrounding area.

The *sunrise theatre fund* is used to account for the activities of a historic theatre for the residents of the City and the surrounding area.

The *building fund* is used to account for the activities of a building department for the residents of the City.

Governmental activities

Additionally, the government reports the following fund types:

Fiduciary funds

The two pension trust funds account for the activities of the General Employees and the Police Officers' Pension Plans, which accumulate resources for pension benefit payments to qualified employees of the respective plans.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the government's solid waste disposal function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION (CONTINUED)

Proprietary funds distinguish *operating* revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the proprietary funds are charges to customers for sales and services. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expense, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources, as they are needed.

4. ASSETS, LIABILITIES,DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE

a. Deposits and investments

The City has defined cash and cash equivalents to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. State statutes and local ordinances authorize the government and the component units to invest in various types of investments as discussed in a subsequent note.

Investments of the City, as well as for its component units, are reported at fair value within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application.*

Investments include the State Board of Administration Pooled Trust Fund which operates in accordance with appropriate state laws and regulations. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Investments that do not have an established market are reported at estimated fair value based on market indicators regarded as measures of equity or fixed income performance results. The City does not have a significant amount of investments valued at other than quoted market prices, except in the pension trust funds, amortization of premium and accretion of discount on investments purchased are not recorded over the term of the investment. The effect of this policy on the financial statements of the various funds is not significant. The reported value of the pool is the same as the fair value of the pool shares.

b. Receivables and payables

All trade receivables are shown net of an allowance for uncollectible accounts. Unbilled service receivables represent the estimated amount of accounts receivable for services that have not yet been billed. The amount represents a timing difference between the end of the financial statement cycle (month end) and the billing cycle (varying dates each billing period).

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. ASSETS, LIABILITIES,DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE (CONTINUED)

c. Due to/Due from

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of inter-fund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans.) All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

d. Inventories and prepaid items

Inventories are valued at cost (using average cost) in governmental type funds and the lower of cost (weighted average) or market in business-type funds. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. Prepaid items are recorded as expenditures when consumed rather than when purchased.

e. Restricted assets

Certain proceeds from bonds, notes, and loans, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants and restrictions. As a general rule these restricted assets are maintained in separate accounts.

The Fort Pierce Utilities Authority has similar restricted assets.

f. Capital assets

Capital assets, include property, plant, equipment, and infrastructure assets (e.g., road, bridges, sidewalks, and similar items), which are reported in the applicable governmental or business-type activities columns on the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets, works of art, and similar items, and capital assets received in a service concession arrangement should be reported at acquisition value rather than fair value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. ASSETS, LIABILITIES,DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE (CONTINUED)

f. Capital assets(continued)

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Property, plant, and equipment of the primary government, as well as the component units, is depreciated using the straight line method over the following estimated lives:

Buildings and improvements	3-55 years
Improvements other than buildings	20-25 years
Equipment	3-20 years
Public domain infrastructure	15-75 years

g. Deferred outflows/inflows of resources

The Statement of Net Position includes a separate section for Deferred Outflows of Resources. This represents the usage of net position applicable to future periods and will be recognized as expenditures in the future period to which it applies. This category includes Deferred Charge on Refunding reported on the Government-wide Statement of Net Position. The deferred charge on refunding is the difference between the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or the refunding debt. This category also contains amounts related to pensions and OPEB for certain actuarially determined differences projected and actual investment earnings.

The Statement of Net Position also includes a separate section for Deferred Inflows of Resources. This represents the acquisition of net position applicable to future periods and will be recognized as revenue in the future period to which it applies. Currently, this category includes revenue received in advance, and amounts related to pensions and OPEB for certain actuarially determined differences between projected and actual experience.

Deferred Inflows of Resources in the Governmental Funds Balance Sheet include unavailable revenue. Unavailable revenue consists primarily of special assessment, loans and notes receivable. The city considers revenues available if they are collected within 60 days of the end of the fiscal year.

h. Compensated absences

Accumulated unpaid vacation and sick pay and the benefits associated with them are accrued when incurred in all proprietary fund types and in the component units. In governmental and Fiduciary fund types, the cost of vacation and sick pay is recognized when payments are made to employees or when matured, as a result of employee resignation or retirement.

All sick and vacation pay is accrued when incurred in the Government-Wide Financial Statements.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION (CONTINUED)

i. Other Post Employment Benefits

The City provides certain health care and life insurance benefits for retired employees. The primary government recognizes the costs associated with providing these benefits as claims are paid. In the Government-Wide Financial Statements and proprietary fund types in the Fund Financial statements, other post employment benefits are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

j. Long-term obligations

In the Government-Wide Financial Statements and propriety fund types in the Fund Financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts, as well as insurance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond insurance costs are reported as deferred charges and amortized over the term of the related debt.

In the Fund Financial Statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

k. Fund equity

The City implemented GASB No. 54 "Fund Balance Reporting and Governmental Fund Type Definitions", for the year ended September 30, 2011. The Statement requires the fund balance of governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

l. New Accounting Standards Adopted

GASB Statement No. 86 – Certain Debt Extinguishment Issues. The primary objective of this Statement is to improve consistency in accounting and financial reporting for in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only existing resources—resources other than the proceeds of refunding debt—are placed in an irrevocable trust for the sole purpose of extinguishing debt. This Statement also improves accounting and financial reporting for prepaid insurance on debt that is extinguished and notes to financial statements for debt that is defeased in substance." As a result of this implementation, prepaid insurance on bonds that were defeased in substance has been reclassified as a deferred outflow "Loss on Bond Defeasance".

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION (CONTINUED)

l. New Accounting Standards Adopted(continued)

GASB Statement No. 75 – Accounting and Financial Reporting for Postemployment Benefits Other Than Pension Benefits. The principal objective of this Statement is to improve the usefulness of information for decisions made by the various users of the general purpose external financial reports (financial reports) of governments whose employees—both active employees and inactive employees—are provided with postemployment benefits other than pensions. These benefits are referred to as other postemployment benefits (OPEB). One aspect of that objective is to provide information about the effects of OPEB-related transactions and other events on the elements of the basic financial statements. This information will assist users in assessing accountability and the relationship between a government's inflows of resources and its total cost (including OPEB expense) of providing government services each period. Another aspect of that objective is to provide users with information about the government's OPEB obligations and the resources, if any, available to satisfy those obligations." As a result of the implementation of this standard, the City has restated beginning net position and recorded a net OPEB liability as described in Note N.

5. ACCOUNTING ESTIMATES

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

6. RESTATEMENT OF PRIOR YEAR NET POSITION

The October 1, 2017 beginning net position has been restated due to the implementation of GASB Statement 75:

	Governmental Activities	Business-type Activities	Total
Beginning Net Position	$ 46,931,015	$ 68,710,717	115,641,732
Adjustment to record net OPEB liability	(1,017,916)	(216,887)	(1,234,803)
Beginning Net Position-Restated	$ 45,913,099	$ 68,493,830	$ 114,406,929

	Proprietary Funds				
	Solid Waste	Marina	Golf Course	Sunrise Theatre	Building Fund
Beginning Net Position	$ 1,244,938	$ 29,147,575	$ 2,025,329	9,617,783	540,008
Adjustment to record net OPEB liability	(105,578)	(21,009)	(24,361)	(25,343)	(40,596)
Beginning Net Position-Restated	$ 1,139,360	$ 29,126,566	$ 2,000,968	$ 9,592,440	$ 499,412

NOTE B - STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

1. Budgetary Information

The appropriated budget is the expenditure authority created by the appropriation ordinance which is signed into law along with related estimated revenues for the general fund, one major special revenue fund; community redevelopment agency fund, and the following non-major special revenue funds: police grant fund, state housing initiatives program fund, community development block grant fund, and hurricane housing recovery grant fund. The major special revenue fund; restricted revenue fund was not legally required to adopt a budget.

The amended budget reflects the appropriated budget for the general fund and certain special revenue funds. Budgets are not adopted for governmental funds other than the general fund and previously noted major and non-major special revenue funds. All annual appropriations lapse at fiscal year end.

The City follows these procedures in establishing the appropriated budget reflected in the financial statement:

a. Prior to August 15, the City Manager submits to the City Commission a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.

b. Public hearings are conducted to obtain taxpayer comments.

NOTE B - STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY(CONTINUED)

c. Prior to October 1, the budget is legally enacted through passage of an ordinance.

d. Formal budgetary integration is employed as a management control device during the year for the general fund, certain major and non-major special revenue funds. Formal budgetary integration is not employed for debt service funds because effective budgetary control is alternately achieved through general obligation bond indenture provisions.

e. Budgets for the general fund, certain major and non-major special revenue funds are adopted on a basis consistent with generally accepted accounting principles. (GAAP).

f. The level of control (level at which expenditures may not exceed budget) is the department. Department heads may move budget appropriations from one line item to another line item within his/her department with the approval of the Director of Finance. Transfers of budget appropriations between departments must be approved by the Director of Finance and the City Manager. Any increase in budget over what was appropriated must be approved by the City Commission. Unexpended balances of appropriations lapse at year end.

g. In accordance with past practices, after the close of the year, the budget has been amended to reflect changes in available revenues and transfers of appropriations between departments and programs.

NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position.

"Total fund balances" as reported on the City's Governmental Funds Balance Sheet $19,279,363 differs from the "net position" of governmental activities $50,107,787 that are reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Funds Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (land, buildings and improvements, infrastructure, machinery and equipment, and construction in progress that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position includes those capital assets among the assets of the city as a whole:

Cost of capital assets, not being depreciated	$	27,942,357
Cost of capital assets, being depreciated		216,145,474
Accumulated depreciation		(137,660,876)
Total	$	106,426,955

NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

Long-term debt transactions

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2018 were:

Bonds and notes payable	$	(69,666,987)
Capital lease obligations		(1,656,683)
Other post employment benefits		(1,922,945)
Net Pension Liability		(7,406,400)
Compensated absences		(3,211,324)
Total	$	(83,864,339)

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds and revenue notes.

Bond and revenue notes	$	(367,774)

1. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position (continued)

Prepaid Insurance and Deferred Charge on Refunding

Bond insurance costs and deferred charge on refunding in the Statement of Net Position differs from the amount reported in governmental funds because bond insurance costs and the difference between the carrying value of refunded debt and its reacquisition price are capitalized and amortized over the term of the bonds, whereas these costs are reported as expenditures in the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balance.

Net bond insurance costs	$	27,962
Net Deferred charge on refunding	$	3,806,108

NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

Unavailable revenues

Unavailable revenues in the Statement of Net Position differ from the amount reported in governmental funds due to various receivables. Governmental fund financial statements report unearned revenues or revenues which are measurable but not available, as unavailable revenues. However, unavailable revenues in governmental funds are subject to full accrual on the government-wide financial statements.

Liens receivable	$	9,137,244
Loans receivable		8,033
Notes receivable		1,842,579
Due from other governments		713,985
Allowance for doubtful accounts		(7,958,565)
Deferred revenues	$	3,743,276

Deferred Inflows and Outflows from Pension Activity

Deferred inflows and outflows related to pensions are not financial resources and are not reported in governmental funds.

Deferred inflows/outflows		
Deferred Inflows-Pensions and OPEB	$	(3,899,434)
Deferred Outflows-Pensions and OPEB	$	4,955,670

Elimination of inter-fund receivables/payables

Inter-fund receivables and payables in the amount of $1,244,996 between governmental funds have been eliminated for the Statement of Net Position.

2. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities

The "net change in fund balances" for government funds $4,117,525 differs from the "change in net position" for governmental activities $4,194,688 reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

Capital related items

When capital assets are purchased or constructed for governmental activities, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation expense charged for the year.

Capital outlay	$	3,032,948
Depreciation expense		(4,662,866)
	$	(1,629,918)

In the Statement of Activities, only the gain and loss on the sale of capital assets is reported. However, in the governmental funds, the proceeds from the sale increase financial resources. Thus, the change in net assets differs from the change in fund balance by the adjusted basis of the capital assets sold. Also, governmental funds do not show contributions of capital assets. Thus, the change in net assets differs from the change in fund balance by the fair market value of the asset at date of contribution.

Net book value of capital assets disposed	$	(4,359)

Long-term debt transactions

Repayments of principal on bonds, notes, and capital leases are reported as expenditures in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used. Principal payments reduce the liabilities in the Statement of Net Position, but do not result in an expense in the Statement of Activities.

Bond, notes, and capital lease principal payments	$	4,742,039

2. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities

Some expenses reported in the Statement of Activities do not require the use of current financial resources, and therefore, are not reported as expenditures in the governmental funds. The amounts listed below are the net of prior and current fiscal years and are included in the Statement of activities.

Net change in other post employment benefits	$	(27,750)
Net change in compensated absences	$	(98,657)
Net interest adjustment	$	46,089
Net Change in Pension Liability	$	(1,036,226)

NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

In the Statement of Activities, debt proceeds increase long-term liabilities. However, in the governmental funds, debt proceeds are treated as other financing sources (uses) since they provide current financial resources to governmental funds.

Debt Issuance	$	(5,003,520)
Payment on advance refunding		4,893,218
Capital lease proceeds		(1,865,490)
	$	(1,975,792)

Bond issuance costs

Bond issuance costs are reported as expenditures in the governmental funds. However, in the Statement of Activities, the bond issuance costs are amortized over the terms of the bond agreement.

Amortization expenses	$	(319,971)

Deferred revenues

Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.

Net change in Deferred Revenue	$	381,708

Reclassification and Eliminations

The General Fund recognizes revenues in the amount of $1,144,444 for the general administrative charges to the various functions. These revenues and expenditures must be eliminated to avoid "double counting". Transfers in and transfers out in the amount of $10,657,294 between governmental activities are eliminated in the government-wide financial statements.

NOTE D – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments. The carrying amount of these deposits at September 30, 2018 was $19,314,601 and the bank balance was $21,195,075. The deposits are insured by federal depository insurance or collateralized under the provisions of Chapter 280, Florida Statutes.

Deposits - Florida statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral for their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits. The City had deposits only with qualifying institutions as of September 30, 2018, or with banks in which depository insurance was sufficient to cover the deposit balance.

NOTE D – CASH AND INVESTMENTS (CONTINUED)

Cash resources of the individual funds are combined to form a pool of cash and investments which is managed by the City Finance Director. Cash equivalents consist of demand deposits, certificates of deposit, and money market accounts. Investments in the pooled fund consist of Repurchase agreements (overnight), Treasury notes, and Government securities.

The FPUA also invests in the SBA Florida PRIME Local Government Surplus Fund which are governed by Chapter 19-7 of the Florida Administrative Code, which identifies the Rules of the SBA. Additionally, the Office of the Auditor General performs the operational audit of the activities and investments of the SBA. Additional information regarding the Local Government Surplus Funds Trust Fund may be obtained from the State Board of Administration.

The Florida PRIME has met the criteria as a "2a7-like" pool; this pool was assigned a rating of AAAm by the Standards and Poor's Rating Service. The FPUA has a $5,394,089 balance at September 30, 2018. The fair value of the position in the pool is valued the same as the pooled shares.

The Florida Municipal Investment Trust (Municipal Trust) was created under the laws of the State of Florida to provide eligible units of local government with an investment vehicle to pool their surplus funds and to reinvest such funds in one or more investment portfolios under the direction and daily supervision of an investment advisor. The Florida League of Cities serves as the administrator, investment manager and secretary-treasurer of the Trust. The Municipal Trust is not a registrant with the Securities and Exchange Commission (SEC); however the board has adopted operating procedures consistent with the requirements for a "2a-7 like" pool.

The City has implemented the GASB Statement No. 72 *Fair Value Measurement and Application* by categorizing its investments according to the fair market value hierarchy established by the statement. The hierarchy is based on the valuation input used to measure the fair value of the asset as follows:

Level 1- inputs are quoted prices for identical assets or liabilities in active markets that a government can access at the measurement date.
Level 2- inputs-other than quoted prices included within level 1-debt securities classified as level 2 are valued using a matrix pricing technique.
Level 3- unobservable inputs for an asset or liability.

NOTE D – CASH AND INVESTMENTS (CONTINUED)

A summary of pooled cash and investments as of September 30, 2018 is as follows:

	Primary Government	Component Unit-FPUA
Cash	$ 2,487,452	$ 6,903,018
Investments:		
Certificates of Deposit	10,081,484	3,268,911
State Board of Administration pooled trust fund	-	5,394,089
Florida Municipal Investment trust	48,484	-
Money market	-	7,113,847
Repurchase agreements	6,697,181	32,002,642
Total investments	16,827,149	47,779,489
Total pooled cash and investments	$ 19,314,601	$ 54,682,507

All investments held in the primary government and component unit at September 30, 2018 have maturity dates less than one year.

A summary of investments held in pension trust funds as of September 30, 2018 is as follows:

	Fair Value Measurements		
	Level 1	Level 2	Level 3
U.S. Agencies	$ 20,731,686	$ -	$ -
U.S. Treasuries	415,060	-	-
Corporate obligations	-	26,485,247	-
Common stock	22,282,979	-	-
Mutual funds-equity	125,651,821	-	-
Real estate trust L.P.	-	-	20,292,935
Common trust fund	-	-	898,466
Money market funds	762,393	-	-
	$169,843,939	$ 26,485,247	$21,191,401

NOTE D – CASH AND INVESTMENTS (CONTINUED)

	Investment Maturities in Years					
	under 1	1-5	6-10	10-20	over 20	total
U.S. Agencies	$ -	$ 1,657,522	$ 3,293,359	$ 1,086,775	$ 14,694,030	$ 20,731,686
U.S. Treasuries	-	139,442	-	-	275,618	415,060
Corporate obligations	-	16,888,385	5,350,828	2,246,950	1,999,084	26,485,247
Common stock	22,282,979	-	-	-	-	22,282,979
Mutual funds-equity	125,651,821	-	-	-	-	125,651,821
Real estate trust L.P.	20,292,935	-	-	-	-	20,292,935
Common trust fund	898,466	-	-	-	-	898,466
Money market funds	762,393	-	-	-	-	762,393
	$ 169,888,594	$ 18,685,349	$ 8,644,187	$ 3,333,725	$ 16,968,732	$ 217,520,587

Credit Risk. State law limits investments in corporate notes to the top two ratings issued by nationally recognized statistical ratings organizations (NRSROs). It is the City's policy to limit its investments in these investment types to A or better, with a maximum 15% discretionary allocation to BBB by Standard and Poor's. Money Market securities rated A1/P1 by Standard and Poor's/Moody's are allowed. The City has certain investments in an unrated 2a7-like investment pool administered by the Florida League of Cities.

As of September 30, 2018, the pension plans had the following fixed income investments with corresponding credit ratings:

	Credit Rating	Amount
Corporate Bonds	A1	2,863,620
Corporate Bonds	A2	4,386,280
Corporate Bonds	A3	7,695,082
Corporate Bonds	Aaa	1,214,629
Corporate Bonds	Aa1	143,238
Corporate Bonds	Aa2	825,381
Corporate Bonds	Aa3	1,009,104
Corporate Bonds	Baa1	5,668,783
Corporate Bonds	Baa2	1,752,179
Corporate Bonds	Baa3	490,117
Corporate Bonds	not rated	436,834
		$ 26,485,247

NOTE D – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk. As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's investment policy discourages long-term investments. For the City's pension plans, maturities are significantly longer. The pension system may invest in various mortgaged-backed securities, such as collateralized mortgage obligations. These securities are based on cash flows on underlying mortgages. Therefore, they are sensitive to prepayments by mortgagees, which may result from a decline in interest rates.

Custodial Credit Risk. For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the city will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's pension funds consist of uninsured, unregistered investments held by a counterparty's trust department but not in the City's name.

Investments - The primary government, except for the Enterprise Fund and Expendable Pension Trust Funds, is authorized by Ordinance to invest in:

1. Local Governmental Surplus Trust Funds
2. Interest-bearing time deposits or savings accounts in banks organized under the laws of this State or the United States and doing business in this State as detailed in the investment policy of the City.
3. Deposits and certificates of deposit in out-of-state banks, savings and loan associations and other regulated financial institutions as may be required by contractual agreements when approved by the City Commission.
4. Negotiable direct obligations of, or obligations the principal and interest of which are unconditionally guaranteed by, the United States Government at the then prevailing price for such securities.
5. Repurchase Agreements, secured by the type of investment listed above, restricted as to acquisition, term, and market value.

The FPUA (a component unit) is authorized by resolution to invest in:

1. Local Government Surplus Trust Funds.
2. Negotiable direct obligations of the United States Government, or obligations, the principal and interest which are unconditionally guaranteed by the United States Government.
3. Obligations of the Federal Farm Credit Banks, the Federal Home Loan Mortgage Corporation, including Federal Home Loan Corporation participation certificates, or the Federal Home Loan Bank or its district banks, or obligations guaranteed by the Government National Mortgage Association, U. S. Treasury, agencies, and instrumentalities.
4. Repurchase Agreements secured by the type of investment listed above, restricted as to acquisition, term and market value.

NOTE D – CASH AND INVESTMENTS (CONTINUED)

5. Interest-bearing time deposits or savings accounts in banks organized under the laws of this State, in national banks organized under the laws of the United States and doing business and situated in this State, in savings and loan associations which are under State supervision, or in federal savings and loan associations located in this State and organized under federal law and federal supervision, provided that any such deposits are secured by collateral as may be prescribed by law.

6. Deposits and certificates of deposit in out-of-state banks, savings and loan associations and other regulated financial institutions insured by the FDIC.

7. Full faith and credit direct general obligations of any state, or unlimited tax direct obligations of any political subdivision thereof, the payment of which the full faith and credit of such political subdivision is pledged, provided that at the time of purchase such obligations are rated in either of the two highest rating categories by a nationally recognized bond rating agency.

The General Employees Pension Trust Fund is authorized by resolution to invest in:

1. Common and preferred stock issues.

2. Publicly traded Government, corporate, and agency bonds.

3. Publicly traded money market securities.

The Police Officers Pension Trust Fund is authorized by resolution to invest in:

1. Common and preferred stock issues. (Limited to holdings of less than five percent of any one entity's stock, and aggregate stock holdings of less than fifty percent of total plan assets.)

2. Publicly traded Government, corporate, and agency bonds.

3. Publicly traded money market securities.

4. Interest-bearing time deposits or savings accounts in banks organized under the laws of this State or the United States and doing business in this State as detailed in the investment policy of the Police Officers' Pension Trust Fund.

NOTE E - PROPERTY TAXES

The City's property tax is levied by St. Lucie County each November 1 on the assessed value listed as of the prior January 1 for real and personal property located in the City. Property taxes become a lien on the first day of the levy year and are due on or before March 31. Assessed values are established by the St. Lucie County Property Appraiser. The assessed value at January 1, 2017, upon which the 2017-2018 levy is based, was $2,243,131,859.

The City is permitted by State law to levy taxes of up to 10 mills of assessed valuation for the General Fund. Taxes are levied at 6.9 mills for the General Fund for the fiscal year ended September 30, 2018.

NOTE F - ACCOUNTS RECEIVABLE/NOTES RECEIVABLE

Accounts Receivable

Accounts receivable held by the primary government's enterprise funds and the FPUA (a component unit) are stated net of allowances for estimated uncollectibles of $15,639 for the marina, $27,235 for sanitation, $0 for storm water, $0 for golf course, and $3,776,865 the FPUA, respectively. The general fund accounts receivable is stated net of allowance for estimated uncollectibles of $7,958,565. No other allowance is provided for receivables held by governmental or fiduciary fund types because, in the opinion of management, all such accounts are collectible.

Notes Receivable

Notes Receivable is comprised of various down payment assistance loans as part of the City's redevelopment plan. The terms of the notes range from 5 to 30 years with interest rates from 0% to 5% based on the recipient's income level.

NOTE G - DUE FROM OTHER GOVERNMENTS

Amounts due from other governments include $89,706 from U.S. Department of Housing & Urban Development, $21,428 from Federal Department of Justice, $45,747 from the Florida Department of Law Enforcement, $1,351,574 from the U.S. Department of Agriculture, $14,806 from the State of Florida, $58,051 from St. Lucie County, $611,987 from FEMA, $101,998 from Florida Department of Community Affairs, $175,713 from Florida Inland Navigation, $175,713 from Federal Fish and Wildlife, and $78,601 due from St. Lucie County Housing Authority.

NOTE H - CAPITAL ASSETS

Capital asset activity of the **primary government** for the year ended September 30, 2018 was as follows:

Governmental Activities:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Capital assets, not being depreciated:					
Land	$ 27,796,483	$ -	$ -	$ -	$ 27,796,483
Construction in Progress	71,345	80,489	-	(5,960)	145,874
Total capital assets, not being depreciated	27,867,828	80,489	-	(5,960)	27,942,357
Capital assets, being depreciated:					
Buildings	42,508,571	186,470	-	5,960	42,701,001
Improvements other than buildings	44,858,512	533,118	-	-	45,391,630
Equipment	17,604,761	2,232,871	(695,433)	(13,717)	19,128,482
Infrastructure	108,924,361	-	-	-	108,924,361
Total	213,896,205	2,952,459	(695,433)	(7,757)	216,145,474
Less accumulated depreciation for:					
Buildings	(14,960,090)	(894,581)	-	-	(15,854,671)
Improvements other than buildings	(22,115,492)	(1,535,419)	-	-	(23,650,911)
Equipment	(13,470,061)	(883,593)	691,071	13,717	(13,648,866)
Infrastructure	(83,157,155)	(1,349,273)	-	-	(84,506,428)
Total accumulated depreciation	(133,702,798)	(4,662,866)	691,071	13,717	(137,660,876)
Total capital assets, being depreciated, net	80,193,407	(1,710,407)	(4,362)	5,960	78,484,598
Total capital assets, net	$ 108,061,235	$ (1,629,918)	$ (4,362)	$ -	$ 106,426,955

Depreciation expense charged to functions/programs of the **primary government** (governmental activities) for the year ended September 30, 2018 was as follows:

Governmental activities:

General government	$ 192,980
Public safety	751,011
Transportation	3,308,027
Economic environment	82,265
Culture and recreation	328,583
Total	$ 4,662,866

NOTE H - CAPITAL ASSETS (CONTINUED)

Business-type activities:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Capital assets, not being depreciated:					
Land	$ 674,008	$ -	$ -	$ -	$ 674,008
Construction in Progress	16,662	2,025,813	-	(16,662)	2,025,813
Total capital assets, not being depreciated	690,670	2,025,813	-	(16,662)	2,699,821
Capital assets, being depreciated:					
Buildings	17,903,077	-	-	-	17,903,077
Improvements other than buildings	97,023,886	416,434	-	16,662	97,456,982
Equipment	10,798,811	413,274	(18,792)	13,717	11,207,010
Total	125,725,774	829,708	(18,792)	30,379	126,567,069
Less accumulated depreciation for:					
Buildings	(7,224,544)	(585,433)	-	-	(7,809,977)
Improvements other than buildings	(24,019,077)	(2,374,282)	-	-	(26,393,359)
Equipment	(7,874,279)	(700,973)	18,792	(13,717)	(8,570,177)
Total accumulated depreciation	(39,117,900)	(3,660,688)	18,792	(13,717)	(42,773,513)
Total capital assets, being depreciated, net	86,607,874	(2,830,980)	-	16,662	83,793,556
Total capital assets, net	$ 87,298,544	$ (805,167)	$ -	$ -	$ 86,493,377

Additions to accumulated depreciation and depreciation expense charged to functions/programs of the **primary government** (business-type activities) for the year ended September 30, 2018 was as follows:

Solid waste	$ 487,631
Marina	1,117,618
Stormwater	1,311,892
Golf course	135,347
Sunrise Theatre	546,199
Building Fund	62,001
Total	$ 3,660,688

NOTE H - CAPITAL ASSETS (CONTINUED)

Capital asset activity of the **FPUA** (a component unit) for the year ended September 30, 2018 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Utility Plant, not being depreciated:				
Land	$ 10,065,000	$ 19,000	$ (137,000)	$ 9,947,000
Construction Work in Progress	20,124,282	14,258,634	(16,331,000)	18,051,916
Total Utility Plant, not being depreciated	30,189,282	14,277,634	(16,468,000)	27,998,916
Utility Plant, being depreciated:				
Transmission, distribution and collection systems	340,741,789	11,301,995	(2,433,000)	349,610,784
Equipment	58,471,000	2,394,000	(3,228,000)	57,637,000
Structures and improvements	37,169,000	2,258,000	(977,000)	38,450,000
Total Utility Plant being depreciated	436,381,789	15,953,995	(6,638,000)	445,697,784
Less accumulated depreciation for:				
Transmission, distribution and collection systems	(189,816,389)	(9,317,554)	2,433,000	(196,700,943)
Equipment	(39,562,000)	(2,211,000)	3,228,000	(38,545,000)
Structures and improvements	(24,136,000)	(1,464,000)	977,000	(24,623,000)
Total accumulated depreciation	(253,514,389)	(12,992,554)	6,638,000	(259,868,943)
Total Utility Plant, being depreciated, net	182,867,400	2,961,441	-	185,828,841
Total Utility Plant, net	$ 213,056,682	$ 17,239,075	$ (16,468,000)	$ 213,827,757

Construction work in progress at September 30, 2018 consists principally of expansions and upgrades to the electric transmission and distribution system, water supply and distribution system, wastewater collection system, and gas distribution system. FPUA capitalizes interest costs on funds borrowed to finance the construction of the utility plant in conformity with the Governmental Accounting Standards Board Statement No. 62 as applicable. Total interest costs for the year ended September 30, 2018, were $3,077,000 of which $175,000 was capitalized as plant utility construction costs.

The **FPUA** has entered into contracts for the construction or expansion of various system assets as follows.

	Project Total	Expended to Date	Remaining Commitment	Required Further Financing
Water	$ 4,911,000	$ 1,020,000	$ 3,891,000	None
Wastewater	2,532,000	1,204,000	1,328,000	None
Gas	344,000	202,000	142,000	None
	$ 7,787,000	$ 2,426,000	$ 5,361,000	

NOTE H - CAPITAL ASSETS (CONTINUED)

In addition, the component unit has entered into unit price contracts for the construction and renovation of system assets. These contracts are not firm commitments, and the contractors are utilized as needed. As of September 30, 2018, costs of $287,000 were authorized under these contracts, $126,000 has been spent, and authorized amounts of $161,000 remained.

NOTE I – LONG TERM DEBT

Bond and note obligations of the **primary government** as of September 30, 2018 are as follows:

	Business-type Activities	Government Activities
$6,825,000 Capital Improvement Revenue Refunding Bonds, Series 2010A, payable from Non-Ad Valorem Revenues appropriated in the City's annual budget, 5% interest payable semi-annually and annual sinking fund installments ranging from 480,000 to 780,000 beginning in 2020 through September 1, 2030. Proceeds used to defease the 1998 and 2001 Capital Improvement bonds. Current portion of bond is 0.	129,889	350,111
$2,935,000 Taxable Capital Improvement Revenue Refunding Bonds, Series 2010B, payable from Non-Ad Valorem Revenues appropriated in the City's annual budget, 5.344% interest payable semi-annually and annual sinking fund installments ranging from 340,000 to 400,000 beginning in 2014 through September 1, 2022. Proceeds used to partially refund the Taxable Capital Improvement Revenue Refunding Bonds, Series 2008. Current portion of bond is 340,000.	-	1,480,000

NOTE I – LONG TERM DEBT (CONTINUED)

	Business-type Activities	Government Activities
$3,395,000 Section 108 Loan Payable, variable interest only monthly to 2012, annual principal payments beginning in 2012 ranging from 282,000 to 283,000 to 2024, payable from proceeds of a note receivable secured by a shopping center with a pledge of the City's Community Development Block Grant revenues Current portion of note is $283,000.	-	1,697,000
$6,079,229 Capital Improvement Revenue Note, Series 2014, payable from Non-Ad Valorem Revenues appropriated in the City's annual budget, 3.055% interest payable semi-annually and annual principal payments ranging from 351,892 to 535,541 beginning in 2014 through December 1, 2028. Proceeds used to purchase energy conservation equipment. Current portion of note is 351,892.	-	4,830,114
$3,920,771 Capital Improvement Revenue Note, Series 2014A, payable from net marina revenues and the half-cent sales tax, 3.19% interest payable semi-annually and annual principal payments ranging from 252,486 to 346,491 beginning in 2016 through December 1, 2029. Proceeds used for construction costs related to the city owned marina. Current portion of note is 252,486.	3,269,867	-
$13,745,000 Stormwater Utility System Revenue Refunding Note, Series 2016, payable from and secured by a first lien and pledge upon the Stormwater revenues, interest at 2.90% payable semi-annually and sinking fund installments ranging from $740,000 to $1,095,000 through October 1, 2030. Proceeds used to currently refund the 2002 and 2006 Stormwater Utility Revenue Bonds. Current portion is $855,000.	11,970,000	-

NOTE I – LONG TERM DEBT (CONTINUED)

	Business-type Activities	Government Activities
$28,315,000 Capital Improvement Revenue Refunding Note, Series 2015, payable from Non-Ad Valorem Revenues appropriated in the City's annual budget, 3.26% interest payable semi-annually and annual sinking fund installments ranging from 1,545,000 to 2,345,000 through September 1, 2032. Proceeds used to defease the 2004 and a portion of the 2008 Capital Improvement bonds. Current portion of bond is 1,545,000.		
	-	26,890,000
$20,000,000 Fort Pierce Redevelopment Revenue Refunding Notes, Series 2015A, payable from and secured by a first lien and pledge upon tax increment revenues, with interest at 3.2%, payable semi-annually and sinking fund installments ranging from $1,075,000 to $1,615,000 through May 1, 2031. Proceeds will be used to refund the Fort Pierce Redevelopment Bonds, Series 2005 and 2006. Current portion is $1,075,000.		
	-	17,055,000
$11,055,000 Fort Pierce Redevelopment Revenue Refunding Notes, Series 2015B, payable from and secured by a first lien and pledge upon tax increment revenues, with interest at 3.2%, payable semi-annually and sinking fund installments ranging from $590,000 to $905,000 through May 1, 2031. Proceeds used to refund the Fort Pierce Redevelopment Bonds, Series 2005 and 2006. Current portion is $590,000.		
	-	9,380,000
$1,280,000 Fort Pierce Taxable Capital Improvement Revenue Note, 2016A , payable from Non-Ad Valorem Revenues appropriated in the City's annual budget, with interest at 4.25%, payable semi-annually and sinking fund installments ranging from $115,000 to $150,000 through August 1, 2026. Proceeds used to repay Fort Pierce Utility Authority. Current portion is $115,000.		
	-	1,050,000

NOTE I – LONG TERM DEBT (CONTINUED)

	Business-type Activities	Government Activities
$820,000 Fort Pierce Capital Improvement Revenue Note, 2016B , payable from Non-Ad Valorem Revenues appropriated in the City's annual budget, with interest at 3.09%, payable semi-annually and sinking fund installments ranging from $45,000 to $65,000 through August 1, 2026. Proceeds used for land purchase. Current portion is $45,000.	-	725,000
$1,435,000 Fort Pierce Taxable Capital Improvement Revenue Note, 2016C , payable from Non-Ad Valorem Revenues appropriated in the City's annual budget, with interest at 2.35%, payable semi-annually and sinking fund installments ranging from $200,000 to $215,000 through August 1, 2023. Proceeds used for new radios. Current portion is $200,000.	-	1,040,000
$6,860,000 Fort Pierce Capital Improvement Revenue Refunding Note, 2018 , payable from Non-Ad Valorem Revenues appropriated in the City's annual budget, with interest at 3.61%, payable semi-annually and sinking fund installments ranging from $55,000 to $750,000 through August 1, 2023. Proceeds used to defease a portion of the Series 2010A Capital Improvement Revenue Refunding Bonds. Current portion is $55,000.	1,833,327	4,941,673
	17,203,083	69,438,898
Less: current portion payable from restricted assets	(1,122,369)	(4,585,009)
Unamortized items	(30,505)	228,089
	$ 16,050,209	$ 65,081,978

NOTE I – LONG TERM DEBT (CONTINUED)

Requirements to pay principal and interest on the **primary government's** obligations in each of the years/periods ending September 30, is as follows

Governmental Activities:

	Principal	Interest	Total
2019	$ 4,585,009	2,218,007	$ 6,803,016
2020	5,099,885	2,062,982	7,162,867
2021	5,283,736	1,871,192	7,154,928
2022	5,449,081	1,703,630	7,152,711
2023	5,208,884	1,541,379	6,750,263
2024-2028	25,892,253	5,319,281	31,211,534
2029-2032	17,920,050	1,273,346	19,193,396
	$ 69,438,898	$ 15,989,817	$ 85,428,715

Business-Type Activities:

	Principal	Interest	Total
2019	$ 1,122,369	348,538	$ 1,470,907
2020	1,284,436	324,144	1,608,580
2021	1,327,287	285,562	1,612,849
2022	1,359,995	259,351	1,619,346
2023	1,404,335	232,456	1,636,791
2024-2028	7,677,679	728,421	8,406,100
2029-2031	3,026,982	92,188	3,119,170
	$ 17,203,083	$ 2,270,660	$ 19,473,743

NOTE I – LONG TERM DEBT (CONTINUED)

Long-term liability activity of the **primary government** for the year ended September 30, 2018 was as follows:

	Beginning Balance 10/1/2017	Additions	Reductions	Ending Balance 9/30/2018	Amounts Due within One Year	Amounts Due after One Year
Governmental Activities:						
Notes, bonds payable, and loans:						
Revenue notes	$ 63,715,461	$ 5,003,672	$ 2,807,346	$ 65,911,787	$ 3,962,009	$ 61,949,778
Revenue bonds	7,848,143	-	6,018,032	1,830,111	340,000	1,490,111
Section 108 Loan	1,980,000	-	283,000	1,697,000	283,000	1,414,000
Unamortized items	256,930	-	28,841	228,089	-	228,089
	73,800,534	5,003,672	9,137,219	69,666,987	4,585,009	65,081,978
Capital lease payable						
Capital lease payable	52,886	1,865,490	261,693	1,656,683	456,466	1,200,217
Other Liabilities:						
Other post employment benefits	1,899,894	23,051	-	1,922,945	-	1,922,945
Net Pension Liability	8,712,174	-	1,305,774	7,406,400	-	7,406,400
Compensated absences	3,112,667	1,643,018	1,544,361	3,211,324	309,042	2,902,282
Total governmental activities	$ 87,578,155	$ 8,535,231	$ 12,249,047	$ 83,864,339	$ 5,350,517	$ 78,513,822
Business-type Activities:						
Notes, bonds payable, and capital leases:						
Revenue notes	$ 15,484,486	$ 1,986,217	$ 267,620	$ 17,203,083	$ 1,122,369	$ 16,080,714
Revenue bonds	1,846,857	-	1,846,857	-	-	-
Unamortized items	(34,761)	-	(4,256)	(30,505)	-	(30,505)
	17,296,582	1,986,217	2,110,221	17,172,578	1,122,369	16,050,209
Capital lease payable						
Capital lease payable	1,471,677	-	267,992	1,203,685	300,845	902,840
Other Liabilities:						
Other post employment benefits	375,364	-	47,957	327,407	-	327,407
Net Pension Liability	1,653,561		316,427	1,337,134	-	1,337,134
Compensated absences	609,998	107,010	213,703	503,305	24,825	478,480
Total business activities	$ 21,407,182	$ 2,093,227	$ 2,956,300	$ 20,544,109	$ 1,448,039	$ 19,096,070

Compensated absences	Beginning Balance 10/1/2017	Additions	Reductions	Ending Balance 9/30/2018
Governmental Activities:				
General Fund	$ 3,097,376	$ 1,627,040	$ 1,536,774	$ 3,187,642
Community Development Block Grant	15,291	15,978	7,587	23,682
	$ 3,112,667	$ 1,643,018	$ 1,544,361	$ 3,211,324

The compensated absence liability, net pension liability and net other postemployment obligation attributed to governmental activities are being liquidated in the General Fund, and Community Development Block Grant.

NOTE I – LONG TERM DEBT (CONTINUED)

Capital Improvement Revenue Refunding Bonds, Series 2010A and 2010B

The Series 2010 Bonds were issued pursuant to Chapter 166, Part II, Florida Statutes, The City Charter, Chapter 159, Part VII, Florida Statutes, and Resolution No. 10-34 as supplemented for the purpose of (i) refunding all of the City's outstanding Capital Improvement Revenue Bonds, Series 1998, all of the City's outstanding Capital Improvement Revenue Refunding Bonds, Series 2001 and a portion of the City's outstanding Taxable Capital Improvement Revenue Refunding Bonds, Series 2008B (ii) financing the costs of issuance of the Series 2010 Bonds including the municipal bond insurance premium and reserve policy premium. The resolution provides for the creation and establishment of the following funds:

1. Reserve Fund – For deposit of an amount equal to the reserve requirement to be used only for the purpose of the payment of amortization installments, principal of, or interest on the outstanding bonds when the other monies are insufficient therefore, and for no other purpose. The "reserve account requirement" is defined as the lesser of (i) the maximum debt service requirement, (ii) 125% of the average annual debt service requirement, or (iii) 10% of the proceeds of the Series 2010 Bonds. As provided for in the resolution, the City elected to provide for the maximum reserve by purchasing a surety bond through Assured Guaranty municipal Corp.

The Series 2010 Bonds and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of, redemption price, if any, and interest on the Series 2010 Bonds when due.

Section 108 Note Payable

The City entered into a Loan Guarantee Assistance Contract with the Secretary of Housing and Urban Development in 2009, for the construction of a shopping center by a developer. The City then executed a mortgage receivable with the developer to ensure repayment of the debt. The Note Payable requires quarterly interest payments at .2% above LIBOR. Annual principal payments begin in 2013 and continue to 2023. The loan is secured by future Community Development Block Grant funds in the event that the developer defaults.

Capital Improvement Revenue Note, Series 2014

The Series 2014 Notes were issued for the purpose of: (i) financing the City's cost of acquiring and installing energy efficient conservation equipment under a guaranteed energy, water and wastewater performance contract (ii) finance the costs of issuance of the Series 2014 notes.

The Series 2014 Notes and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of and interest on the Series 2014 Notes when due.

NOTE I – LONG TERM DEBT (CONTINUED)

Capital Improvement Revenue Note, Series 2014A

The Series 2014 Notes were issued for the purpose of: (i) financing the construction of improvements and rehabilitation of the city owned and operated marina (ii) finance the costs of issuance of the Series 2014 notes.

The Series 2014 Notes and interest thereon are payable from net marina revenues and the half-cent sales tax.

Stormwater Revenue Refunding Note, Series 2016

The Series 2016 Notes were issued for the purpose of: (i) refunding the Stormwater Utility System Revenue Bonds Series 2002 and 2006 (ii) finance the costs of issuance of the Series 2016 notes.

The Series 2016 Notes and interest thereon are payable from Stormwater Revenues.

Capital Improvement Revenue Refunding Note, Series 2015

The Series 2015 Notes were issued for the purpose of: (i) currently refunding the Capital Improvement Revenue Bonds Series 2004 and advance refund the Capital Improvement Revenue Bonds Series 2008A (ii) finance the costs of issuance of the Series 2015 notes.

The Series 2015 Notes and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of and interest on the Series 2015 Notes when due.

Redevelopment Revenue Refunding Note, Series 2015A and B

The Series 2015 Notes were issued for the purpose of: (i) currently refunding the Capital Improvement Revenue Bonds Series 2004 and advance refund the Capital Improvement Revenue Bonds Series 2008A (ii) finance the costs of issuance of the Series 2015 notes.

The Series 2015 Notes and interest thereon are payable from and secured by a first lien and pledge upon the Tax Increment Revenues.

Redevelopment Revenue Refunding Note, Series 2016 A, B and C

The Series 2016 Notes were issued for the purpose of: (i) repay the loan from the Fort Pierce Utilities Authority (ii) purchase land for public parking (iii) purchase radios and related equipment for use by the city's emergency services employees.

The Series 2016 Notes and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of and interest on the Series 2016 Notes when due.

NOTE I – LONG TERM DEBT (CONTINUED)

Capital Improvement Revenue Refunding Note, Series 2018

The Series 2018 Notes were issued for the purpose of: (i) advance refund a portion of the City's outstanding Capital Improvement Revenue Refunding Bonds, Series 2010A (ii) finance the costs of issuance of the Series 2018 notes.

The Series 2018 Notes and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of and interest on the Series 2018 Notes when due.

Defeasance of Revenue Bonds Payable

On May 23, 2018 the city advance refunded and defeased a portion of the Series 2010 Capital Improvement Revenue Refunding Bonds maturing on September 1, 2018 through September 1, 2030 amounting to $6,345,000. The City deposited proceeds of $6,749,698 from Series 2018 Capital Improvement Refunding Revenue Notes in an irrevocable trust account and invested in direct obligations of the United States of America to allow for future payments of principal and interest until the redemption date of September 1, 2030 at a redemption price of 100%.

The difference in the cash flows of the old debt service compared to the new issue was a positive $521,568. The economic gain (difference between the present value of the net debt service payments of the refunded and refunding debt) was $430,297. The City refunded the issue to reduce debt service costs over the term of the loan.

In prior years, the city defeased certain outstanding Redevelopment Revenue Bonds payable from tax increment revenues. The city also defeased certain Sunshine Governmental Financing Commission Revenue Notes payable from Non-Ad Valorem Revenues appropriated in the City's annual budget. For each issue, the City deposited proceeds of the refunding bonds in an irrevocable trust account to provide for all future debt service payments on the old bonds. Accordingly, the trust account assets and liabilities for the defeased bonds are not included in the City's financial statements.

At September 30, 2018 the following bonds are considered defeased:

Bond Issue	Series	Beginning Balance 10-1-2017	Additions	Retirement	Ending Balance 9-30-2018
Capital Improvement Bonds	2001	$ 430,000	$ -	$ 100,000	$ 330,000
Redevelopment Revenue Bonds	2003	3,910,000	-	580,000	3,330,000
Capital Improvement Bonds	2008	22,090,000	-	-	22,090,000
Redevelopment Revenue Bonds	2006	14,265,000	-	680,000	13,585,000
Capital Improvement Revenue Refunding Bonds	2010	-	6,345,000	-	6,345,000
		$ 40,695,000	$ 6,345,000	$ 1,360,000	$ 45,680,000

NOTE I – LONG TERM DEBT (CONTINUED)

Component Unit

Bond obligations of the FPUA (a component unit) as of September 30, 2018 are as follows:

	Business-type Activities
$10,223,254 Utilities Revenue Capital Appreciation Bonds, Series 1999B, collateralized by pledge of and first lien on the net revenues of the combined systems, yield varying from 5.80% to 5.90%. The accreted value at September 30, 2018 is $25,679,000. The bonds mature October 1, 2018, through October 1, 2024, with principal amounts totaling $30,360,000 due in those years in annual amounts ranging from $4,335,000 to $4,340,000.	25,679,000
$9,545,000 Utilities Revenue Bonds, Series 2016, collateralized by pledge of and first lien on the net revenues of the combined systems, interest at 2.14%. The bonds mature October 1, 2018, through October 1, 2028, with principal amounts ranging from $302,000 to $3,451,000.	9,078,000
$34,800,000 Utilities Refunding Revenue Bonds, Series 2009, collateralized by pledge of and first lien on the net revenues of the combined systems, interest varying from 4.0% to 5.00% on the remaining annual principal amounts renging from $1,255,000 to $7,285,000 through October 1, 2029.	33,590,000
	68,347,000
Less: Unamortized portion of bond premium and discounts	47,000
Current portion payable from restricted assets	5,897,000
	$ 62,403,000

NOTE I – LONG TERM DEBT (CONTINUED)

Long-term liability activity of the **FPUA** (a component unit) for the year ended September 30, 2018 was as follows:

	Balance 10/1/2017	Additions	Reductions	Balance 9/30/2018	Due within One Year
Loans and revenue bonds	$ 72,744,000	$ 7,340,000	$ (11,737,000)	$ 68,347,000	$ 5,897,000
Deferred Amounts	(53,000)	-	5,000	(48,000)	-
Due to St. Lucie County	124,000	-	(47,000)	77,000	-
Net Pension Liability	10,090,000	-	(2,682,000)	7,408,000	-
Capital Leases	11,000	138,000	(11,000)	138,000	24,000
Other Liabilities:					
Compensated absences	1,968,000	1,502,000	(1,455,000)	2,015,000	-
Other Post Employment Benefits	742,000	205,000	(91,000)	856,000	
Total	$ 85,626,000	$ 9,185,000	$ (16,018,000)	$ 78,793,000	$ 5,921,000

Requirements to pay principal and interest on the **FPUA** (a component unit) obligations in each of the years/periods ending September 30, 2018 are as follows

	Principal	Interest	Total
2019	$ 5,897,000	1,706,000	7,603,000
2020	5,953,000	1,645,000	7,598,000
2021	6,015,000	1,584,000	7,599,000
2022-2024	18,424,000	4,345,000	22,769,000
2025-2027	19,224,000	3,225,000	22,449,000
2028-2030	17,515,000	1,052,000	18,567,000
	73,028,000	13,557,000	86,585,000
Future accretion on capital appreciation bonds	(4,681,000)	4,681,000	-
	$ 68,347,000	$ 18,238,000	$ 86,585,000

NOTE I – LONG TERM DEBT (CONTINUED)

Other Requirements

The Series 1999, 2009, and 2016 bond issues provide that the Authority accumulate monthly 1/6 of the amount of all interest becoming due on the next semi-annual interest payment date, and 1/12 of the amount of principal which will become due and payable on the next principal maturity date. Additionally, FPUA's Master Bond Resolution requires renewal and replacement, emergency reserve, and debt service reserve subaccount funds with minimum requirements of $500,000, $900,000 and $5,457,000, respectively. These reserves are funded in the amounts of $500,000, $900,000, and $5,457,000, respectively, at September 30, 2018.

The 2016 Utilities Refunding Bonds, maturing on October 1, 2026 with an interest rate of 2.14% are redeemable at any time at the option of FPUA. Any full or partial prepayment will carry a fee equal to the greater of (i) 1% of the principal balance multiplied by the number of years remaining or (ii) a "yield maintenance Fee".

Other Requirements

The Series 2009 Bonds maturing in the year 2029 with an interest rate of 4.70% are redeemable, prior to their stated date of maturity, at the option of the Authority, on or after October 1, 2014. The Series 2009 Bonds maturing on or after October 1, 2020 (excluding those maturing in the year 2029 with an interest rate of 4.7%) are redeemable, prior to their stated date of maturity, at the option of the Authority, on or after October 1, 2019 at par plus accrued interest to the redemption date.

NOTE J - INTERFUND ADVANCES, RECEIVABLES, PAYABLES, AND TRANSFERS

Advances

During the year ending September 30, 2015, the Section 108 Debt Service fund advanced approximately $1,090,000 to the Marina Fund to aid in the construction of new docks. Terms of the loan require 96 monthly payments of $12,903, including interest at 3%. At September 30, 2018, the long-term portion of the advance was $674,576.

During the year ending September 30, 2016, the Section 108 Debt Service fund advanced approximately $1,400,000 to the General Fund to aid in the construction of infrastructure improvements. Terms of the loan require 96 monthly payments of $16,421, including interest at 3%. At September 30, 2018, the long-term portion of the advance was $915,602.

NOTE J - INTERFUND ADVANCES, RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)

The composition of interfund balances as of and for the year ended September 30, 2018, is as follows:

Receivable Fund	Payable Fund	Amount
General	Nonmajor	$ 308,370
General	Community Redevelopment Agency	21,024
General	Solid Waste	608,667
General	Marina	73,730
General	Stormwater	117,798
General	Golf Course	346,707
General	Building Fund	9,995
General	Sunrise Theatre	559,287
		$ 2,045,578

Due to/Due from other funds:

Amounts due to the General Fund include general and administrative charges and various reimbursements.

Due to the primary government and from the component units:

Receivable Entity	Payable Entity	Amount
General fund	FPUA	$ 244,158
Community Redevelopment Agency	FPUA	-
Solid waste fund	FPUA	666,821
Building fund	FPUA	575
		$ 911,554

NOTE J - INTERFUND ADVANCES, RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)

Inter-fund transfers:

	General	Community Redev. Agency	Golf Course	Sunrise Theatre	Nonmajor Funds	Total
Transfers out:						
General	$ -	$ 274,994	$ 358,000	$ -	$ 4,111,950	$ 4,744,944
Community Redev. Agency	2,783,939	-	-	450,000	2,568,562	5,802,501
Restricted Rev.	79,779			5,726		85,505
Solid Waste	860,925	-	-	-	-	860,925
Marina	250,000	-	-	-	-	250,000
Golf Course	7,000	-	-	-	-	7,000
Building	5,276	-	-	-	-	5,276
Nonmajor	-	-	-	-	24,344	24,344
	$ 3,986,919	$ 274,994	$ 358,000	$ 455,726	$ 6,704,856	$ 11,780,495

Transfers into the Nonmajor funds were for debt service payments made from the various debt service funds. The transfer into the Sunrise Theatre from the Community Redevelopment Agency special revenue fund and Restricted Fund were to provide support for operations and capital expenses, respectively. The General Fund received a transfer from the Community Redevelopment Agency Fund to subsidize redevelopment district projects and related debt. The General Fund also received an annual transfer from the Solid Waste Fund, Marina Fund, Golf Course, and Building Fund. The Community Redevelopment Agency Fund received a transfer from the General Fund for assistance with debt service. The Golf Course received a transfer from the General Fund to support operations.

NOTE K - TRANSACTIONS WITH COMPONENT UNITS

Fort Pierce Utilities Authority (a discretely presented component unit)

Transactions occur throughout the year in the ordinary course of operations between the City and the Fort Pierce Utilities Authority (FPUA) (a proprietary fund and component unit of the City). A summary of significant transactions follows:

Vehicle Maintenance - The City charges the FPUA, on a monthly basis, for fuel used by FPUA vehicles.

Non-metered and Metered Service Charges - The FPUA bills the City, on a monthly basis, for all nonmetered and metered services.

Charges to City residents for sanitation and utility taxes are included on the FPUA's monthly billing statements to customers as a service to the City. The FPUA acts only as an agent with all cash collections relating to the charges forwarded directly to the City. The City is charged $187,200 annually by the FPUA for performance of these services.

NOTE K - TRANSACTIONS WITH COMPONENT UNITS(CONTINUED)

Total charges to the City for nonmetered and metered services for the year ended September 30, 2018 were approximately $1,689,000. Total disbursements made to the City by the FPUA, including payments of utility tax and sanitation charges collected during year ended September 30, 2018, were approximately $10,501,000. Amounts receivable from the FPUA at September 30, 2018 were approximately $911,000.

The Fort Pierce City Charter, Article XII, Section 178, provides that each year the Utility Authority shall pay to the City of Fort Pierce a sum equal to six percent of gross revenues derived from the operation of the utilities for the preceding fiscal year. The city commission, by majority vote, may agree to accept a lesser percentage. For purposes of this section the Charter defines gross revenues as all income derived from retail sales of electricity, gas, and wastewater disposal; wholesale and retail sales of water; gains on sales of assets, interest, rents, royalties, dividends, and management fees. Where a power cost adjustment or purchase gas adjustment is utilized, gross income shall mean the amount billed based upon the applicable rate without a debit or credit for the cost adjustment. For the year ended September 30, 2018, the amount transferred to the General Fund under this provision was $6,139,000.

NOTE L - RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City's risk management program mainly encompasses obtaining property and liability insurance through commercial insurance carriers. During the year ended September 30, 2018, the City paid premiums of approximately $2,175,800 to commercial insurance carriers for provisions of various liability, property, casualty and workers compensation insurance. The City has various deductible amounts ranging from $500 to $25,000 on various policies. At year-end, the City did not have any significant claims. There were no significant changes in coverage retention, or limits during the fiscal year. The General Fund handles property claims for the City and absorbs the loss for any amounts below the deductible amounts.

The City contracted with Blue Cross and Blue Shield of Florida for health insurance for its employees, effective June 1, 2008. Prior to June 1, 2008, the City was a self-insurer for the health and accident claims of its employees. The City closed the Internal Service Fund as of September 30, 2009 and accordingly, no current claims liability is reported.

The City adopted the provisions of GASB No. 49, *Accounting and Reporting for Pollution Remediation Obligations,* in the fiscal year ending September 30, 2011. Fort Pierce Utilities Authority transferred property to the Fort Pierce Redevelopment Agency, for which there is a dual responsibility for post remediation monitoring. The estimated cost related to the cleanup is discussed in Note X.

NOTE M - EMPLOYEE RETIREMENT SYSTEMS

The City participates in two retirement and benefit plans. The General Employees' Retirement and Benefit System covers all primary government and component unit employees. The Municipal Police Officers' Retirement Trust Fund covers the City's police officers. The City and The Utilities Authority, a component unit, offer a Deferred Retirement Option Plan (DROP).

The General Employees' Retirement and Benefit System

Plan Description

The General Employees' Retirement and Benefit System (the System) is a cost-sharing multiple-employer PERS defined benefit plan administered by the City covering all municipal employees, including the Fort Pierce Utilities authority employees (FPUA). The System does not issue a stand-alone financial report but is included in the Pension Trust Fund of the City's financial statements. Participation in the Plan is compulsory for all full-time employees of the City, who are eligible upon employment.

Upon retirement, members are entitled to an annual retirement benefit, payable for life, of total service times 3.0% of final average salary, based upon the highest five consecutive years of the last ten years for General Employees and Utilities Authority.

Plan Changes effective for October 1, 2012

For members hired prior to October 1, 2012:

- Benefits vest 100% after five years of service.
- Overtime hours included in compensation are limited to 300 hours per year.
- Payments for unused sick/vacation time are limited to the September 30, 2012 balance.
- Maximum pension benefit paid is $100,000 per year.

For members hired after October 1, 2012:

- Benefits vest 100% after ten years of service.
- Overtime hours included in compensation are limited to 300 hours per year.
- Maximum pension benefit paid is the lesser of $100,000 or 75% of final five year average.

Police receive 3.0% of final average salary, based upon the highest five years out of the last ten years. (Optional benefit forms are available on an actuarial equivalent basis.) The system also provides death and disability benefits. These benefit provisions and all other requirements are established and may be amended by State Statute and City ordinance. Ad hoc increases in benefits may be granted periodically by a decision of the Retirement Board with the approval of the City Commission.

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Funding Policy

Per City Code Section 13-39 and 13-40, as amended by Ordinance K-121, the City and FPUA employees are required to contribute 5.16% and 6.16% respectively of their annual salary to the System whether or not they are subject to collective bargaining. The employer is required to contribute actuarially determined amounts which, together with member contributions, are sufficient to fund the System. Administrative costs are financed through investment earnings.

The System funding policy provides for periodic employer contributions at actuarially determined rates that, expressed as percentages of annual covered payroll, are designed to accumulate sufficient assets to pay benefits when due. The normal cost and actuarial accrued liability are determined using an attained age actuarial funding method. Unfunded actuarial accrued liabilities are being amortized at a level percent of payroll over periods of 3-30 years.

Membership

At September 30, 2018**,** the Plan's membership consisted of: (1) 505 retirees and beneficiaries currently receiving benefits and 45 terminated employees entitled to benefits but not yet receiving them; (2) 297 vested active employees; and (3) 242 non-vested active employees.

Benefits

The plan provides retirement, termination, disability, and death benefits to all full time employees.

Normal Retirement- Eligibility occurs at 25 years of service regardless of age, or at age 60 (55 for police officers) with 5 years of service. Retirees receive of 3% of final average salary times total service with a maximum of $100,000 per year.
Non-Duty Disability Retirement- Benefits occur after 5 years of service; computed as a normal retirement based upon service and final average salary at date of disability.
Duty Disability Retirement- No service requirement; computed as a normal retirement based upon service projected to the end of the duty disability period and final average salary at the time of disability.
Non-Duty Pre-Retirement Death Benefit- Benefits occur after 5 years of service; computed as a normal retirement but actuarially reduced in accordance with a 100% joint and survivor election.
Duty Pre-Retirement Death Benefit- No age of service requirement benefits begin upon termination of workers compensation; benefits paid at the same amount that was paid by workers' compensation to the spouse until death, or to unmarried children under 18 and dependents of parents.
Deferred Retirement Option Plan-Eligibility is based on normal retirement. The maximum participation period is 5 years, but not beyond 30 years of service. The benefit is calculated as normal retirement but based on service and final average salary at the date of the DROP election. Member contributions cease and monthly benefits accumulate in a self-directed DROP account and are payable upon termination of employment.

Contributions

For the Three years ended 2016, 2017 and 2018, employer contributions to the Plan, all made in accordance with actuarially determined requirements, were $4,211,311, $4,565,884 and $4,565,884 which was 15.43%, 15.33% and 16.27% respectively, of annual covered payroll.

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Contributions

The total payroll for employees covered by the System for the year ended September 30, 2018 was $30,176,465 which includes $13,400,529 for Fort Pierce Utilities Authority employees. One hundred percent of required contributions were actually made for 2016, 2017 and 2018.

Pension Liabilities, Pension Expense and Deferred Outflows and Inflows of Resources

At September 30, 2018, the City and Fort Pierce Utilities Authority (FPUA) reported their proportional share of the following:

	City	Component Unit FPUA
Net Pension Liability	7,871,592	7,407,938
Employer Allocation Percentage	51.52%	48.48%
Proportional Share of Plan Pension Expense	3,952,909	3,852,858

The City and FPUA reported proportional shares of deferred outflows of resources and deferred inflows of resources from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Primary Government:		
Difference between Expected and Actual Experience	205,290	110,575
Net Difference between Projected and Actual Investment Earnings on PensionPlan Investments	1,138,193	4,005,689
Change of Assumptions	3,643,861	-
Changes in Proportion and Differences between Employer Contributions and Share of Contributions	-	79,089
	4,987,344	4,195,353
Component Unit-FPUA:		
Difference between Expected and Actual Experience	193,198	104,062
Net Difference between Projected and Actual Investment Earnings on PensionPlan Investments	1,071,150	3,769,744
Change of Assumptions	3,429,229	-
Changes in Proportion and Differences between Employer Contributions and Share of Contributions	79,089	-
	4,772,666	3,873,806
	9,760,010	8,069,159

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Deferred outflows and inflows of resources by year to be recognized in future pension expenses:

Year Ending September 30	Net Deferred Outflows of Resources		
	City	Component Unit FPUA	Total
2019	1,581,416	1,621,051	3,202,467
2020	245,250	339,811	585,061
2021	(566,193)	(595,300)	(1,161,493)
2023	(468,482)	(466,702)	(935,184)
2024	-	-	-
Thereafter	-	-	-
TOTAL	$ 791,991	$ 898,860	$ 1,690,851

Pension Payable

At September 30, 2018, the City reported payable's to the pension for their final two payrolls of the fiscal year of $196,427 (including member contributions of $48,085) for the City and the final payroll of the fiscal year $64,438 (including member contributions of $16,355) for FPUA.

Investments

Investments are reported at fair value and are managed by third party money managers. Investments that do not have established market values are reported at estimated fair market value.

Best estimates of real rates of return for each major asset class included in the plan's target asset allocation as of September 30, 2018 are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return	Allocation-weighted Long-term Expected Real Rate of Return
Large Cap Equity	26%	4.75%	1.24%
Small/Mid Cap Equity	12%	5.00%	0.60%
Global Ex-US Equity	25%	5.00%	1.25%
Domestic Fixed Income	27%	1.50%	0.41%
Real Estate	10%	4.00%	0.40%
	100%		3.90%

For the year ended September 30, 2018, the annual money-weighted rate of return, net of investment expenses was 9.38%.

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Actuarial Assumptions

The annual required contribution for the current year was determined as part of the September 30, 2018 actuarial valuation of the Plan. The following methods and assumptions were used to determine the contribution rates:

Valuation date	Actuarily determined contribution rates are calculated as of September 30, which is 12 months prior to the beginning of the fiscal year in which contributions are
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll, closed
Remaining amortization period	3-30 years as of September 30, 2016
Asset valuation method	4-year smoothed market
Wage Inflation	4.0%
Salary increases	General & Utilities Authority; 4.0% to 6.5%, including inflation Police; 4.0% to 8.0%
Investment rate of return	7.75%
Long-term municipal bond rate	3.83%
Retirement Age	Age and service-based tables that are specific to the type of eligibility condition
Mortality	The Florida Retirement System(FRS) mortality tables which use variations of the fully generational RP-2000 Mortality Tables with projection scale BB.
Cost-of-living Adjustment	COLA's are granted if the investment return exceeds the investment return assumption and the cummulative actuarial gains and losses since 1995 are positive. Because the cummulative gains and losses are (30) million, the COLA provision is assumed to not operate for the indefinite future.

Discount Rate

A single discount rate of 7.75% is used to measure the total pension liability. This single rate was based on the expected rate of return on pension plan investments of 7.75%. The projection of cash flows used to determine this single discount rate assumes that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between the total actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Sensitivity of Pension Liability

The following presents the City's proportional share of the plan's net pension liability, calculated using a single discount rate of 7.75%, as well as what the plan's net pension liability would be if it were calculated using a single discount rate that is one-percentage-point lower or one-percentage-point higher:

Sensitivity of the Net Pension Liability to the Single Discount Rate Assumption

	1% Decrease 6.75	Current Single Discount Rate Assumption 7.75	1% Increase 8.75
Total Pension Liability	$ 247,166,561	$ 222,244,792	201,234,195
Net Position Restricted for Pensions	206,965,262	206,965,262	206,965,262
Net Pension Liability	$ 40,201,299	$ 15,279,530	$ (5,731,067)

Municipal Police Officers' Retirement Trust Fund

Plan Description

The Municipal Police Officers' Retirement Trust Fund (the Fund) is a single employer defined benefit plan administered by the City for the benefit of its police officers. The Fund is established under the provisions of Chapter 185 Florida Statutes. The Fund does not issue a stand-alone financial report, but is included in the Pension Trust Fund of the City's financial statements. Participation in the Plan is compulsory for all certified police officers of the City, who are eligible upon employment.

Police officers with ten or more years of continuous service with the police department are eligible for benefits. On April 15, 1985, the Fort Pierce City Commission approved an amendment to the benefit provisions of the Pension Trust. Prior to the amendment, all police officers who were eligible for benefits had the option to accept a lump sum in cash or the purchase of an annuity equal to the value of the lump sum payment at the date of retirement.

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

The amendment allows lump sum payments only to participants hired prior to December 17, 1984.

These benefit provisions and all other requirements are established and may be amended by State Statute and City Ordinance. Ad hoc increases in benefits may be granted periodically by a decision of the Police Retirement Board with approval by the City Commission.

Membership

As of September 30, 2018, Plan membership consisted of: (1) 37 retirees and beneficiaries currently receiving benefits and 3 terminated employees entitled to benefits but not yet receiving them; (2) 37 vested active employees; and (3) 73 non-vested active employees.

Funding Policy

Contribution requirements for the Plan are established and may be amended by State law and City ordinance. Contributions for the Plan are financed principally by contributions from the State of Florida, which are financed by a .85% excise tax on casualty insurance premiums on policies covering property within the corporate limits of City of Fort Pierce, as provided under provisions of Chapter 185, Florida Statutes. Current year contributions to the plan from the State of Florida were $367,113. The revenue and corresponding expense are recorded in the general fund. In accordance with City Code Section 13-169 each Plan member is required to make contributions of 7% of their salaries to the Plan. The funding policy for the Plan is actuarially determined in that an annual actuarial valuation is made to determine if State and employee contributions are sufficient to fund the Plan. The City is not required to contribute in any way to the Plan. Administrative costs are financed through investment earnings.

The actuarial valuation as of September 30, 2018 found anticipated revenues to be sufficient to fund the current year benefits provided by the Plan in accordance with the provisions of Chapter 185, Florida Statutes.

Benefits

The plan provides retirement, termination, disability, and death benefits to all full time police officers.

Normal Retirement- Benefits occur at age 55 with 10 years of service, or 25 years of service. Retirees receive the greater of 2% of final average salary times total service with a maximum of $1,000 per month, or 1% of final average salary times credited service up to 30 years.
Early Retirement-Benefits occur at age 45 with 10 years of service. Retirees receive 2% of final average salary times total service, with a maximum benefit of $1,000 per month. The pension is reduced by 3% for each complete year retirement age precedes 55.
Disability Retirement- Benefits occur after 10 years of service. A lump sum payment equal to the actuarial equivalent of pension benefit the member accrued as of the date of disability.
Pre-Retirement Death Benefit- Benefits occur after 10 years of service. A lump sum payment equal to the actuarial equivalent of pension benefits to which the deceased member would have been entitled at normal retirement age.

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Deferred Retirement Option Plan-Eligibility is based on normal retirement. The maximum participation period is 5 years, but not beyond 30 years of service. The monthly pension is calculated with normal retirement based on frozen years of service and final average salary at the time the member elects to participate in DROP.

Pension Liabilities, Pension Expense and Deferred Outflows and Inflows of Resources

At September 30, 2018, the City reported a liability of $871,942 for its share of the net pension liability. The net pension liability was measured at September 30, 2018 with an actuarial valuation date of September 30, 2018.

For the year ended September 30, 2018, the city recognized pension expense of $348,816. The City reported deferred outflows of resources and deferred inflows of resources from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between Expected and Actual Experience	401,977	112,951
Net Difference between Projected and Actual Investment Earnings on PensionPlan Investments	409,874	184,043
Change of Assumptions	-	111,378
Total Deferred Outflows/Inflows of Resources	811,851	408,372

Deferred outflows and inflows of resources by year to be recognized in future pension expenses:

Year Ending September 30	Net Deferred Outflows of Resources
2019	216,344
2020	(4,143)
2021	26,098
2023	77,876
2024	48,518
Thereafter	38,786
TOTAL	$ 403,479

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Pension Payable

At September 30, 2018, the City reported a payable to the police pension related to employee contributions of $27,433 withheld from the City's final payroll of the fiscal year, and the state contribution of $367,113 received by the City after the fiscal year-end.

Investments

Investments are reported at fair value and are managed by third party money managers. Investments that do not have established market values are reported at estimated fair market value.

Best estimates of real rates of return for each major asset class included in the plan's target asset allocation as of September 30, 2018 are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return	Allocation-weighted Long-term Expected Real Rate of Return
Large Cap Equity	15%	8.20%	1.20%
Small/Mid Cap Equity	14%	8.60%	1.20%
Global Ex-US Equity	15%	3.10%	0.50%
Domestic Fixed Income	25%	3.20%	0.80%
MLP	6%	6.30%	0.40%
High Yield	6%	5.60%	0.30%
Convertible Bonds	8%	6.70%	0.50%
REITS	5%	6.80%	0.30%
Real Estate	5%	4.90%	0.20%
Cash	1%	0.70%	0.00%
	100%		5.40%

For the year ended September 30, 2018, the annual money-weighted rate of return, net of investment expenses was 6.47%.

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Net Pension Liability and Plan Fiduciary Net Position

The components of the net pension liability and plan fiduciary net position of the City at September 30, 2018, were as follows:

Total Pension Liability:		
Service cost	$	548,415
Interest		1,067,784
Benefit change		-
Difference between actual & expected experience		
experience		297,338
Assumption changes		-
Benefit payments		(637,505)
Refunds		(95,647)
Net Change in Total Pension Liability		1,180,385
Total Pension Liability-Beginning		14,546,221
Total Pension Liability-Ending (a)	$	15,726,606
Plan Fiduciary Net Position:		
Contributions-employer	$	-
Contributions-employer (from state)		367,113
Contributions-Employee(Including buyback contributions)		502,051
Net investment income		780,019
Benefit payments		(637,505)
Refunds		(95,647)
Administrative expense		(35,078)
Other		-
Net Change in Plan Fiduciary Net Position		880,953
Plan Fiduciary Net Position-Beginning		13,973,711
Plan Fiduciary Net Position-Ending (b)	$	14,854,664
Net Pension Liability-Ending (a) - (b)		871,942

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Actuarial Assumptions

The annual required contribution for the current year was determined as part of the September 30, 2018 actuarial valuation of the Plan. The following methods and assumptions were used to determine the contribution rates:

Valuation date	September 30, 2017
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll, closed
Remaining amortization period	21 years (single equivalent amortization period)
Asset valuation method	4-year smoothed market
Inflation rate	2.5%
Salary increases	3.5% to 6.5% depending on completed years of service including inflation
Investment rate of return	7.25%
Retirement Age	Experienced-based table of rates that are specific to the type of eligibility condition
Mortality	RP-2000 Combined Healthy Participant Mortality Table(for pre-retirement mortality) and the RP-2000 Mortality Table for Annuitants(for postretirement mortality), with mortality improvements projected for all future years after 2000 using Scale BB. For males, the base mortality rates include a 90% blue collar adjustment and a 10% white collar adjustment. For females, the base mortality rates include a 100% white collar adjustment. These are the same rates currently in use for special risk class members of the Florida Retirement System(FRS), as required under Chapter 112.63, Florida Statutes.

Discount Rate

A single discount rate of 7.25% is used to measure the total pension liability. This single rate was based on the expected rate of return on pension plan investments of 7.25%. The projection of cash flows used to determine this single discount rate assumes that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between the total actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Sensitivity of Pension Liability

The following presents the plan's net pension liability, calculated using a single discount rate of 7.25%, as well as what the plan's net pension liability would be if it were calculated using a single discount rate that is one-percentage-point lower or one-percentage-point higher:

1% Decrease 6.25%	Current Single Discount Rate Assumption 7.25%	1% Increase 8.25%
$ 2,877,030	$ 871,942	$ (789,447)

Currently an annual actuarial evaluation is performed for both Plans. The most recent actuarial valuations were performed for the year ended September 30, 2018. Other information regarding contributions and funding progress is included as supplementary information to this report.

The City accounts for both plans as pension trust funds; therefore, they are accounted for in substantially the same manner as proprietary funds with an economic resources measurement focus and the accrual basis of accounting. Plan member contributions, employer contributions and contributions from other entities are recognized in the period in which the contributions are due. Benefits and refunds are recognized when due and payable in accordance with terms of the plans. Plan assets are valued at fair market value for financial statement purposes.

The City's pension expense for all pension plans for the year ending September 30, 2018 was:

	Primary Government	Component Unit FPUA
General Employees Retirement Benefit System	3,952,909	3,852,858
Municipal Police Officer's Retirement Trust Fund	348,816	-
Total	4,301,725	3,852,858

The defined benefit plans do not issue stand-alone financial reports and are not included in any other retirement system's or entity's financial report. Financial statements for the individual pension plans are presented below since separate GAAP financial reports have not been issued for the individual plans.

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

City of Fort Pierce, Florida
COMBINING STATEMENT OF
FIDUCIARY FUNDS NET POSITION
September 30, 2018

	Pension Trusts		
	General Employees	Police Officers	Total
ASSETS			
Cash and cash equivalents	$ 2,931,573	$ 347,799	$ 3,279,372
Investments, at fair value:			
U.S. Government Securities	19,834,863	1,311,883	21,146,746
Mutual Funds	119,590,852	6,060,969	125,651,821
Common Stock	17,613,492	4,669,487	22,282,979
Corporate Bonds	25,512,177	973,070	26,485,247
Real Estate Trust L.P.	20,292,935	-	20,292,935
Common Trust Fund	-	898,466	898,466
Money Market	561,288	201,105	762,393
Total investments	203,405,607	14,114,980	217,520,587
Total cash and investments	206,337,180	14,462,779	220,799,959
Accounts receivable	260,865	394,546	655,411
Prepaid Taxes	500	-	500
Accrued interest receivable	406,537	-	406,537
Total assets	$ 207,005,082	$ 14,857,325	$ 221,862,407
LIABILITIES			
Accounts payable and accrued liabilities	$ 39,820	$ 2,661	$ 42,481
NET POSITION-RESTRICTED FOR PENSION BENEFITS	$ 206,965,262	$ 14,854,664	$ 221,819,926

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

City of Fort Pierce, Florida
COMBINING STATEMENT OF CHANGES
IN FIDUCIARY FUNDS NET POSITION
Year ended September 30, 2018

	Pension Trusts		
	General Employees	Police Officers	Total
ADDITIONS			
Contributions			
Employer	$ 4,909,654	$ -	$ 4,909,654
Employees	1,690,810	502,051	2,192,861
State-via the general fund	-	367,113	367,113
Total contributions	6,600,464	869,164	7,469,628
Investment income			
Interest	2,103,616	69,367	2,172,983
Dividends	1,684,252	398,765	2,083,017
Net appreciation (depreciation) in fair value of investments	16,644,607	380,258	17,024,865
Total investment income	20,432,475	848,390	21,280,865
Investment expenses	(835,177)	(94,054)	(929,231)
Net investment income	19,597,298	754,336	20,351,634
Total increases	26,197,762	1,623,500	27,821,262
DEDUCTIONS			
Retirement benefits paid	13,532,573	637,505	14,170,078
Refunds of employee contributions	248,781	95,647	344,428
Administrative expenses	205,852	9,395	215,247
Insurance expense	19,406	-	19,406
Total deductions	14,006,612	742,547	14,749,159
Net Increase	12,191,150	880,953	13,072,103
NET POSITION-RESTRICTED FOR PENSION BENEFITS			
Beginning of year	194,774,112	13,973,711	208,747,823
End of year	$ 206,965,262	$ 14,854,664	$ 221,819,926

NOTE N - POST-EMPLOYMENT HEALTH CARE BENEFITS

In addition to providing pension benefits, the City provides certain health care and life insurance benefits for retired employees. Substantially all of the City's employees may become eligible for those benefits if they reach normal retirement age while working for the City. The primary government recognizes the costs associated with providing these benefits as premiums are paid. The FPUA (a component unit) recognizes the cost as it is incurred. Premiums paid by retirees for the primary government and for the FPUA total approximately $324,600 and $229,000, respectively.

Section 112.0801, Florida Statutes, as amended by Sections 1 and 2 of Chapter 87-373, Laws of Florida, requires all public employers to allow their retirees to participate in the same health group plan or self-insurance plan offered to their active employees.

Plan Description

The Other Post Employment Benefit plan is a single-employer benefit plan administered by the City. Retiree's are charged the same rate by the insurance company as active employees. Premiums charged by the insurance company are a blended rate based on the experience of younger active employees and older retired employees. Since retirees actually have higher costs yet pay the same rate as younger active employees, the city actually subsidizes the cost of the retirees' health insurance coverage.

Funding Policy

As of September 30, 2018, the most recent actuarial measurement date, the city's and FPUA's plans were unfunded.

Membership

At September 30, 2018**,** the City's Plan membership consisted of: (1) 25 retirees and beneficiaries, and (2) 329 active employees. At September 30, 2018**,** the FPUA's Plan membership consisted of: (1) 22 retirees and beneficiaries, and (2) 254 active employees.

OPEB Liabilities, OPEB Expense and Deferred Outflows and Inflows of Resources

At September 30, 2018, the City and FPUA reported an OPEB liability of $2,250,352, and $856,298. The net OPEB liability was measured at September 30, 2018 with an actuarial valuation date of September 30, 2016.

For the year ended September 30, 2018, the city and FPUA recognized OPEB expense of $180,275, and $53,155, respectively.

	Primary Government	Component Unit FPUA
OPEB Expense:		
Service Cost	$ 107,246	$ 19,960
Interest on the Total OPEB Liability	78,531	33,195
Recognition of Outflow(Inflow) of of Resources Due to Liabilities	(5,499)	-
	$ 180,278	$ 53,155

NOTE N - POST-EMPLOYMENT HEALTH CARE BENEFITS(CONTINUED)

Recognition of Deferred Outflows and Inflows of Resources

Differences between expected and actual experience and changes in assumptions are recognized in OPEB expense using a systematic and rational method over a closed period equal to the average of the expected remaining service lives of all employees that are provided with OPEB through the OPEB plan (active employees and inactive employees) determined as of the beginning of the measurement period. At the beginning of the current measurement period, the expected remaining service lives of all active employees in the plan was approximately 2,601 years. Additionally, the total plan membership (active employees and inactive employees) was 354. As a result, the average of the expected remaining service lives for purposes of recognizing the applicable deferred outflows and inflows of resources established in the current measurement period is 7.3484 years.

The City and FPUA reported deferred outflows of resources and deferred inflows of resources from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Primary Government:		
Difference between Expected and Actual Experience	27,244	(62,151)
	27,244	(62,151)
Component Unit-FPUA:		
Difference between Expected and Actual Experience	(50,737)	7,146
	(50,737)	7,146

Deferred outflows and inflows of resources by year to be recognized in future OPEB expenses:

	Net Deferred Outflows of Resources	
Year Ending September 30	Primary Government	Component Unit FPUA
2019	(5,499)	(7,146)
2020	(5,499)	(7,146)
2021	(5,499)	(7,146)
2022	(5,499)	(7,146)
2023	(5,499)	(7,146)
Thereafter	(7,412)	(7,861)
TOTAL	$ (34,907)	$ (43,591)

NOTE N - POST-EMPLOYMENT HEALTH CARE BENEFITS(CONTINUED)

Net OPEB Liability

	Primary Government	Component Unit FPUA
Total OPEB Liability:		
Service cost	$ 107,243	$ 19,960
Interest	78,531	33,195
Benefit change	-	-
Difference between actual & expected experience	31,535	(50,737)
Assumption changes	(71,941)	-
Benefit payments	(170,274)	(40,626)
Net Change in Total OPEB Liability	(24,906)	(38,208)
Total OPEB Liability-Beginning	2,275,258	894,506
Total OPEB Liability-Ending (a)	$ 2,250,352	$ 856,298
Covered Payroll	17,543,452	15,838,042
Net OPEB Liability as a Percentage of Covered Employee Payroll	12.83%	5.41%

Actuarial Assumptions and Methods

Valuation date	September 30, 2016
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll,open 30-year period
Wage Inflation	2.5%
Salary increases	General : 4.0% to 6.5%, including inflation Police; 4% to 8%
Retirement Age	Age and service-based tables that are specific to the type of eligibility
Mortality	The Florida Retirement System(FRS) mortality tables which use variations of the fully generational RP-2000 Mortality Tables with projection scale BB.
Health Care Trend Rates	Trend starting at 9.0% and gradually decreasing to an ultimate trend rate of 4.0%
Aging Factors	Based on the 2013 SOA Study "Health Care Costs-From Birth to Death"
Expenses	Administrative expenses are included in the premium costs

Discount Rate

For plans that do not have formal assets, the discount rate should equal the tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date. For the purpose of this valuation, the municipal bond rate is 3.83% (based on the daily rate closest to but not later than the measurement date of the Fidelity “20-Year Municipal GO AA Index”). The discount rate was 3.50% as of the prior measurement date.

NOTE N - POST-EMPLOYMENT HEALTH CARE BENEFITS(CONTINUED)

Sensitivity of Total OPEB Liability

Regarding the sensitivity of the total OPEB liability to changes in the discount rate, the following presents the plan's total OPEB liability, calculated using a discount rate of 3.83%, as well as what the plan's total OPEB liability would be if it were calculated using a discount rate that is one percent lower or one percent higher:

Sensitivity of the Total OPEB Liability to the Discount Rate Assumption

1% Decrease 2.83	Current Single Discount Rate Assumption 3.83	1% Increase 4.83
$ 2,477,454	$ 2,250,352	$ 2,051,218

Regarding the sensitivity of the total OPEB liability to changes in the healthcare cost trend rates, the following presents the plan's total OPEB liability, calculated using the assumed trend rates as well as what the plan's total OPEB liability would be if it were calculated using a trend rate that is one percent lower or one percent higher:

Sensitivity of Total OPEB Liability to Healthcare Cost Rate Assumption

1% Decrease	Current Healthcare Cost Trend Rate Assumption	1% Increase
$ 2,007,857	$ 2,250,352	$ 2,534,511

NOTE O - DEFERRED COMPENSATION PLAN

The primary government (the City) and the component unit (the Authority) offer employees a deferred compensation Plan created in accordance with Internal Revenue Code Section 457. The Plan, available to all employees, permits them to defer a portion of their salary until future years. The deferred compensation assets are not available to employees until termination, retirement, death, or unforeseeable emergency.

During the year ended September 30, 1997, the assets in the plan were transferred into trust funds. The assets are protected by the trust agreement from any claims on the employer and from any use by the employer other than paying benefits to employees and their beneficiaries in accordance with the plan. In accordance with GASB Statement No. 32, the plan's assets and related liability were removed from the City and the Authority balance sheets as of September 30, 1997.

NOTE P - CONTRACT COMMITMENTS

FPUA, the "Authority" (a component unit)

FMPA All-requirements Power Supply Project

As of January 1, 1998, the Authority became a participant in Florida Municipal Power Agency's (FMPA) All-Requirements Power Supply Project (hereinafter referred to as ARP). The Authority has agreed to purchase all capacity and energy necessary for their electric system from FPMA's ARP during the term of the contract. The contract is a 30 year evergreen, automatically renewing on October 1 of each year unless notification is provided one year prior to the automatic extension date.

Prior to being involved in the ARP, the Authority had Project Support Contracts and Power Sales Contracts with FMPA regarding Stanton Unit No. 1 (Stanton and Tri-City Projects) and Stanton Unit No. 2, coal-fired plants constructed by the Orlando Utilities Commission. The Authority's resources which have been assigned include the contracts with FMPA related to Stanton Unit No. 1 and Stanton Unit No. 2, and part of the contract with Florida Gas Transmission for the purchase of firm capacity natural gas. (See below). The contracts related to the St. Lucie Project, detailed below, have not been assigned; however, as of January 1, 1998, the Authority's share of transmission costs related to the St. Lucie Project has been assigned to the ARP.

FMPA St. Lucie Project

The Authority has entered into agreements with the Florida Municipal Power Agency (FMPA), of which it is a member, and with certain other members of FMPA, for entitlement to capacity, energy and transmission services from Florida Power & Light Company's St. Lucie Unit No. 2 (the Unit), which is located on South Hutchinson Island near Fort Pierce, and through a reliability exchange agreement in St. Lucie Unit No. 1, located on the same site. Pursuant to a Power Sales Contract and a Project Support Contract, the Authority has acquired an entitlement share of FMPA's allocation of these services. The Power Sales Contract requires payments for each month in which capacity, energy, or transmission services are available from the St. Lucie Project. Payments due each month are based upon an annual budget. Once each year the excess or deficiency of payments related to actual cost is calculated and applied to the monthly statements from FMPA to the Authority.

NOTE P - CONTRACT COMMITMENTS(CONTINUED)

The Power Sales Contract will remain in effect until the latest of (i) the date principal of, premium, if any, and interest on all bonds of the Unit have been paid or funds are set aside for the payment thereof, (ii) the date the Unit is decommissioned or finally disposed of as an electric generating unit pursuant to the Participation Agreement or FMPA's interest in the Unit is terminated pursuant to the Participation Agreement or otherwise disposed of, or (iii) the date all obligations or FMPA under the Participation Agreement have been paid, performed or provided for.

In any month when electric capacity, energy, or transmission services are not made available to the Authority, payment is made to FMPA under a Project Support Contract in a like amount as would have been due under the Power Sales Contract.

Purchases under these contracts are accounted for as operating expenses by the Authority. Total cost included in operating expenses for the year ended September 30, 2018 is $8,135,000. The Authority is committed under the agreements to payments totaling $8,096,000 for the year ending September 30, 2018.

Florida Gas Transmission

The Authority executed an All Requirements Gas Service Agreement with Florida Gas Utility (FGU) on January 15, 2002. As a member of the All Requirements project, the Authority is required to purchase natural gas and the firm capacity needed for its delivery through FGU. The firm capacity of natural gas is the availability of the pipeline required to transport the natural gas to the Authority. This agreement will remain in effect until cancelled by the Authority.

On July 3, 2012, the Authority acquired additional firm capacity from the City of Sunrise, Florida in order to meet the needs of new industrial customers. This agreement will remain in effect until cancelled by the Authority. In fiscal 2016, additional firm capacity was made available from FGT and the Authority exercised rights to obtain this capacity. An additional 96,800 MMbtu of capacity was obtained. With the additional capacity, the amount of Sunrise capacity was reduced by 45,300 MMbtu via a revised interlocal agreement with the City of Sunrise. In fiscal 2018, FPUA will be entitled to firm capacity of 566,412 MMBtu, and will commit to purchase 173,800 MMBtu of natural gas at a cost of $573,000. The amounts purchased under these contracts for fiscal 2018 and fiscal 2017 were $1,763,000 and 1,724,000, respectively.

FMPA Treasure Coast Energy Center

The Authority has entered into an agreement with FMPA to manage and operate their newly developed facility located in St. Lucie County near Fort Pierce. The Treasure Coast Energy Center (TCEC) is a natural gas fueled power generation site. The initial terms of this agreement(s) commenced on July 24, 2007 and expired on September 30, 2011, after which the agreement becomes a one-year evergreen protecting both parties from a long term commitment. The agreement has been extended for the year ended September 30, 2018.

The Authority has been engaged to manage, operate, and maintain the TCEC. TCEC employees are on the payroll of the Authority and all costs associated with them are reimbursed bi-weekly by FMPA. TCEC employee costs and revenue for Fiscal 2018 totaled $1,828,000.

NOTE Q - CONTINGENT LIABILITIES

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

NOTE R - LEASES

Operating Leases:

The city entered into a 5 year agreement effective August 2018, for body camera equipment and support at $7,500 per month extending to August 2023.

The City entered into a 25 year lease agreement, effective October 2012, with the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. The City, as lessee, agrees to certain conditions for the use of sovereign submerged land for the purpose of operating the Marina under an operating lease expiring September 23, 2037. Per the agreement, annual lease payments may be adjusted due to a change in the 5 year average consumer price index.

Minimum future rental payments under operating leases for each of the years/period ending September 30 are as follows:

2019	$ 122,302
2020	122,302
2021	122,302
2022	122,302
2023	114,802
Thereafter	452,228
	$ 1,187,718

Rent expense for the above referenced leases was $106,129 for the year ended September 30, 2018.

Capital Leases:

The City has entered into lease agreements as lessee for financing the acquisition of vehicles and certain equipment. These lease agreements qualify as capital leases for accounting purposes and accordingly have been recorded at the present value of their future minimum lease payments as of the inception date. Aggregate cost and accumulated depreciation of assets acquired through capital leases are as follows:

	Governmental Activities	Business-Type Activities
Machinery and Equipment	$ 1,919,863	$ 1,524,415
Less: accumulated depreciation	(206,277)	(1,168,718)
Total	$ 1,713,586	$ 355,697

NOTE R – LEASES(CONTINUED)

The future minimum lease obligations and net present value of these minimum lease payments as of September 30, 2018, were as follows:

	Governmental Activities	Business-Type Activities
2019	$ 526,158	$ 332,734
2020	428,179	332,764
2021	428,179	332,734
2022	390,168	277,278
2023	58,148	-
	1,830,832	1,275,510
Less: Amount representing interest	(174,149)	(71,825)
Present value of future minimum lease payments	$ 1,656,683	$ 1,203,685

FPUA(component unit) entered into a five-year capital lease on January 14, 2018 for equipment capitalized at $154,000. The interest/maintenance costs for 2018 were $18,000. The Future minimum lease payments for this capital lease are as follows:

	Amount
2019	45,000
2020	45,000
2021	45,000
2022	45,000
2023	11,000
	$ 191,000

NOTE S - OPERATING LESSOR

On August 18, 1998, the City, as lessor, entered into an agreement with the Tiki Bar and Restaurant of Fort Pierce, Inc. (the "tenant"), the lessee, to rent the restaurant facility located at the City's public marina and docking facility. The current lease expired in August 2018. Both parties are continuing to operate under the terms of this lease as of September 30, 2018, on a month to month basis. Rent is payable monthly on the last day of each month. Currently the lease terms call for rent payments equal to a certain percentage of the tenant's gross revenues. Until the tenant's calendar year-to-date revenues exceed $1,000,000, rent is equal to 10% of the tenant's gross revenues. For the remainder of the calendar year, rent is equal to 5% of the tenant's gross revenues. The City collected $238,971 from the tenant for the year ended September 30, 2018. The minimum future rental payments beyond that date cannot be determined.

NOTE S - OPERATING LESSOR(CONTINUED)

On December 15, 2005 the City, as a lessor, entered into an agreement with Ianco, LLC (the "tenant"), the lessee, to rent the restaurant facility located on the western side of the City's public marina and docking facility. The current lease agreement extends to June 30, 2021. Rent is payable monthly within five business days of the closing of any monthly period. Rent is the computed at the greater of 7.25% of all gross revenues or $6,500 per month. The City collected $185,674 from the tenant for the year ended September 30, 2018.

NOTE T-FUND BALANCE

The City implemented GASB No. 54 "Fund Balance Reporting and Governmental Fund Type Definitions", for the year ended September 30, 2011. The Statement requires the fund balance of governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

As of September 30, 2018, the fund balances of the governmental funds are classified as follows:

Non-spendable- Amounts that cannot be spent because they are not in spendable form, or because they are legally or contractually required to be maintained intact.

Restricted- Amounts can be used only for specific purposes because of a constitutional provision, enabling legislation, or externally imposed constraints by creditors, grantors, contributors, or other governments.

Committed- Amounts can be used only for specific purposes because of a formal action (ordinance) of the City Commission, the highest level of decision making authority. Commitments may be changed or lifted only by the City Commission taking the same formal action(ordinance) that imposed the original constraint.

Assigned- Amounts that do not meet the criteria to be classified as restricted or committed but are intended to be used for specific purposes as determined by the City Commission.

Unassigned- Residual amount retained in the general fund that has not been otherwise classified.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to been spent first. When an expenditure is incurred for purposes for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first from committed, second from assigned, and lastly from unassigned balances.

Through a resolution, the City Commission established a minimum fund balance of ten percent of annual operating budgeted expenditures in the general fund to be held for unexpected unforeseen expenditures. The Commission reviews the policy annually to determine if adjustments are necessary.

NOTE T-FUND BALANCE (CONTINUED)

As of September 30, 2018, the fund balances of the governmental funds are:

	General Fund	Community Redevelopment Agency	Restricted Revenue Fund	Other Governmental Funds	Totals
FUND BALANCES					
Nonspendable:					
Inventories	$ 80,528	$ -	$ -	$ -	$ 80,528
Prepaid Items	323,327	12,798	-	1,463	337,588
Restricted for:					
Law Enforcement	-	-	-	108,811	108,811
Debt Service	-	-	-	757,718	757,718
Grant-CDBG	-	-	-	749,776	749,776
Redevelopment Projects	-	315,402	-	-	315,402
State Housing Initiatives	-	-	-	150,981	150,981
Grant-Administration	-	-	-	1,016,435	1,016,435
Impact Fees-Capital Improv.	-	-	2,077,883	-	2,077,883
PSFRD-Capital Improv.	-	-	59,729	-	59,729
Park Improvements	-	-	723,975	-	723,975
Special Projects	-	-	1,318,989	-	1,318,989
Capital Improvement:					
Roads	-	-	600,000	-	600,000
Theatre Restoration	-	-	140,090	-	140,090
Committed to:					
Budget Appropriations	836,909	-	-	-	836,909
Assigned to:					
10% Reserve Policy	3,890,961	-	-	-	3,890,961
Art in Public Places	-	-	4,583	-	4,583
Advances to Other Funds	-	-	-	1,590,178	1,590,178
Unassigned:	4,518,827	-	-	-	4,518,827
	$ 9,650,552	$ 328,200	$ 4,925,249	$ 4,375,362	$ 19,279,363

NOTE U – TAX ABATEMENTS

The city provides tax abatements under the Economic Development Ad Valorem Tax Exemption program(EDATE). The city established the EDATE program by ordinance in accordance with Florida Statutes Section 196.1995. The abatements are up to 100% of the assessed value of all improvements to real property and are used to attract and/or expand businesses. The City entered into an EDATE agreement in 2010 with Wal-mart related to the construction of a distribution center and annexation of the property into the City. By agreeing to the annexation, Wal-mart qualified for the tax abatement. The agreement does not include any recapture provisions. The agreement allowed for tax abatements of 100% for 2010-2015, 80% in 2016, 60% in 2017, 40% in 2018, and 20% in 2019. At September 30, 2018, the abated taxes related to the distribution center were approximately $161,000.

NOTE V - RESTRICTED ASSETS

Certain assets are restricted by bond resolution and some have been classified as restricted in accordance with governmental accounting standards for enterprise funds.

The restricted assets of the **primary government** as of September 30, 2018 are as follows:

Business-type activities:

Cash and investments:		
Customer deposits	$	177,335

The restricted assets of the **FPUA** (a component unit) as of September 30, 2018, are as follows:

Cash and investments:		
Principal and interest on debt service	$	6,778,184
Capital Improvement charges		4,151,629
Debt service		5,456,825
Emergency reserve		900,000
Renewal and replacement reserve		500,000
Customer security deposits		8,280,173
	$	26,066,811

NOTE W – CONDUIT DEBT OBLIGATIONS

The City issued Capital Improvement Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of facilities deemed to be in the public's interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the facilities transfers to the private-sector entity served by the bond issuance. The City, the State, and any political subdivisions thereof are not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

As of September 30, 2018, there were two series of Capital Improvement Revenue Bonds outstanding. The aggregate principal amount payable for the series issued after October 1, 1996, is $9,238,021.

NOTE X- EXTRAORDINARY ITEM

FPUA transferred the ownership of the former site of the Henry D. King Power Plant to the Fort Pierce Redevelopment Agency (FPRA) on October 15, 2009. A grant awarded to the FPRA for the cleanup was not sufficient to cover the cost of remediation. There were no amounts payable to the FPRA at September 30, 2018. The amount paid by FPUA in FY 2018 is $1,000. The work concluded and the final cost will be reevaluated based on the actual amounts received through Voluntary Cleanup Tax Credits.

NOTE Y- NONEXCHANGE FINANCIAL GUARANTEES

At September 30, 2018 FPUA had irrevocable letters of credit with Harbor Community Bank, which serves as security for loans from the Treasure Coast Regional Planning Council (TCRPC) to the Fort Pierce Redevelopment Agency (FPRA) for cleanup of environmental contamination at the H.D. King Plant site (See Note O). The loans total $262,000 and will begin to come due on February 1, 2021. No additional loans have been taken as of this report date. The recovery of these funds began in fiscal 2016 from the sale of the Voluntary Cleanup Tax Credits applied for by the FPRA.

NOTE Z– SUBSEQUENT EVENTS

Management has performed an analysis of the activities and transactions subsequent to September 30, 2018 to determine the need for any adjustments to and/or disclosures within the audited financial statements for the year ended September 30, 2018. Management has performed their analysis through March 7, 2019, the date the financial statements were available for issuance.

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REQUIRED SUPPLEMENTARY INFORMATION

- **GASB Statement 75**
- **GASB Statement 67**
- **GASB Statement 68**

City of Fort Pierce, Florida
GASB STATEMENT 75 REQUIREMENT SUPPLEMENTARY INFORMATION
City of Ft. Pierce Other Post Employment Benefits
Schedule of Changes in the City's Net OPEB Liability and Related Ratios
September 30, 2018
(Unaudited)

Primary Government	2018
Total OPEB Liability:	
Service cost	$ 107,243
Interest	78,531
Benefit change	-
Difference between actual & expected experience	31,535
Assumption changes	(71,941)
Benefit payments	(170,274)
Net Change in Total OPEB Liability	(24,906)
Total OPEB Liability-Beginning	2,275,258
Total OPEB Liability-Ending (a)	$ 2,250,352
Covered Payroll	17,543,452
Net OPEB Liability as a Percentage of Covered Payroll	12.83%
Component Unit-FPUA	
Service cost	$ 19,960
Interest	33,195
Benefit change	-
Difference between actual & expected experience	(50,737)
Assumption changes	-
Implicit rate subsidy	(40,626)
Net Change in Total OPEB Liability	(38,208)
Total OPEB Liability-Beginning	894,506
Total OPEB Liability-Ending (a)	$ 856,298
Covered Payroll	15,838,042
Net OPEB Liability as a Percentage of Covered Payroll	5.41%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, OPEB plans should present information for those years for which information is available.

City of Fort Pierce, Florida
GASB STATEMENT 75 REQUIREMENT SUPPLEMENTARY INFORMATION
City of Ft. Pierce Other Post Employment Benefits
Schedule of Changes in the City's Net OPEB Liability and Related
Ratios September 30, 2018
(Unaudited)

ACTUARIAL ASSUMPTIONS AND METHODS

Valuation date	September 30, 2016
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll,open 30-year period
Wage Inflation	2.5%
Salary increases	General : 4.0% to 6%, including inflation Police; 4% to 8%
Retirement Age	Age and service-based tables that are specific to the type of eligibility
Mortality	The Florida Retirement System(FRS) mortality tables which use variations of the fully generational RP_2000 Mortality Tables with projection scale BB.
Health Care Trend Rates Aging Factors	Trend starting at 9.0% and gradually decreasing to an ultimate trend rate of 4.0% Based on the 2013 SOA Study "Health Care Costs-From Birth to Death"
Expenses	Administrative expenses are included in the premium costs

City of Fort Pierce, Florida
Required Supplementary Information
Schedule of Changes in the City's Net Pension Liability and Related Ratios
General Employees Retirement and Benefits System
September 30, 2018

	2018	2017	2016	2015	2014
Total Pension Liability:					
Service cost	$ 4,568,028	$ 4,587,528	$ 4,329,645	$ 4,044,804	$ 4,049,351
Interest	16,278,951	15,490,335	14,668,388	14,241,759	13,874,945
Benefit change	-	-	-	-	-
Difference between actual & expected experience	521,525	344	(620,021)	-	(500,696)
Assumption changes	-	9,957,279	5,168,979	-	(335,946)
Benefit payments	(13,781,354)	(13,426,539)	(13,376,671)	(12,528,070)	(11,877,048)
Refunds	-	-	-	(287,469)	(307,836)
Net Change in Total Pension Liability	7,587,150	16,608,947	10,170,320	5,471,024	4,902,770
Total Pension Liability-Beginning	214,657,642	198,048,695	187,878,375	182,407,351	177,504,581
Total Pension Liability-Ending (a)	$222,244,792	$ 214,657,642	$ 198,048,695	$ 187,878,375	$ 182,407,351
Plan Fiduciary Net Position:					
Contributions-employer	$ 4,909,654	$ 4,565,884	$ 4,211,311	$ 4,093,268	$ 4,356,127
Contributions-member	1,690,811	1,669,207	1,533,510	1,473,091	1,493,529
Net investment income	19,626,060	19,013,825	16,472,191	2,984,072	16,939,786
Benefit payments	(13,781,354)	(13,426,539)	(13,376,671)	(12,528,070)	(11,877,048)
Refunds	-	-	-	(287,469)	(307,836)
Administrative expense	(207,265)	(209,251)	(217,891)	(176,341)	(199,552)
Other	(46,756)	(45,031)	(50,240)	(44,893)	(47,555)
Net Change in Plan Fiduciary Net Position	12,191,150	11,568,095	8,572,210	(4,486,342)	10,357,451
Plan Fiduciary Net Position-Beginning	194,774,112	183,206,017	174,633,807	179,120,149	168,762,698
Plan Fiduciary Net Position-Ending (b)	$206,965,262	$ 194,774,112	$ 183,206,017	$ 174,633,807	$ 179,120,149
Net Pension Liability-Ending (a) - (b)	15,279,530	19,883,530	14,842,678	13,244,568	3,287,202
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	93.12%	90.74%	92.51%	92.95%	98.20%
Covered Payroll	30,176,465	29,789,176	27,295,114	26,139,109	26,380,878
Net Pension Liability as a Percentage of Covered Payroll	50.63%	66.75%	54.38%	50.67%	12.46%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present those years for which information is available.

CITY OF FT. PIERCE
SCHEDULE OF THE EMPLOYER'S NET PENSION LIABILITY

	9/30/2018	9/30/2017	9/30/2016	9/30/2015
Employer's Proportion of the Net Pension Liability(Asset)	7,871,592	9,793,225	8,187,612	7,716,429
Employer's Proportionate share of the Net Pension Liability(Asset)	51.52%	49.25%	55.16%	58.26%
Employer's Covered Payroll	16,775,936	16,580,599	14,786,848	13,707,805
Employer's Proportionate share of the Net Pension Liability(Asset) as a Percentage of Covered Payroll	46.92%	59.06%	55.37%	56.29%
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	93.12%	90.74%	92.51%	92.95%

FORT PIERCE UTILITY AUTHORITY(component unit)
SCHEDULE OF THE EMPLOYER'S NET PENSION LIABILITY

	9/30/2018	9/30/2017	9/30/2016	9/30/2015
Employer's Proportion of the Net Pension Liability(Asset)	7,407,938	10,090,305	6,655,066	5,528,139
Employer's Proportionate share of the Net Pension Liability(Asset)	48.48%	50.75%	44.84%	41.74%
Employer's Covered Payroll	13,400,529	13,208,577	12,508,266	12,431,304
Employer's Proportionate share of the Net Pension Liability(Asset) as a Percentage of Covered Payroll	55.28%	76.39%	53.21%	44.47%
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	93.12%	90.74%	92.51%	92.95%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present those years for which information is available.

City of Fort Pierce, Florida
REQUIREMENT SUPPLEMENTARY INFORMATION
General Employee's Retirement and Benefit System
September 30, 2018
(Unaudited)

CITY OF FT. PIERCE
SCHEDULE OF CONTRIBUTIONS

Fiscal Year Ending	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
9/30/2014	2,302,840	2,302,840	-	14,546,191	15.83%
9/30/2015	2,006,447	2,006,447	-	13,707,805	14.64%
9/30/2016	2,172,613	2,172,613	-	14,786,848	14.69%
9/30/2017	2,418,554	2,418,554	-	16,580,599	14.59%
9/30/2018	2,507,774	2,507,774	-	16,775,936	14.95%

FORT PIERCE UTILITY AUTHORITY(component unit)
SCHEDULE OF CONTRIBUTIONS

Fiscal Year Ending	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
9/30/2014	2,053,287	2,053,287	-	11,834,687	17.35%
9/30/2015	2,086,821	2,086,821	-	12,431,304	16.79%
9/30/2016	2,038,699	2,038,699	-	12,508,266	16.30%
9/30/2017	2,147,330	2,147,330	-	13,208,577	16.26%
9/30/2018	2,401,880	2,401,880	-	13,400,529	17.92%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present those years for which information is available.

City of Fort Pierce, Florida
REQUIREMENT SUPPLEMENTARY INFORMATION
General Employee's Retirement and Benefit System
September 30, 2018
(Unaudited)

Notes to Schedule of Contributions:

Valuation date	Actuarily determined contribution rates are calculated as of September 30, which is 12 months prior to the beginning of the fiscal year in which contributions are reported.
Actuarial cost method	Individual Entry Age Normal
Amortization method	Level Percent of Payroll, closed
Remaining amortization period	3-30 years as of September 30, 2016
Asset valuation method	4-year smoothed market
Wage Inflation	4.0%
Salary increases	General & Utilities Authority; 4.0% to 6.5%, including inflation Police; 4.0% to 8.0%
Investment rate of return	7.75%
Long-term municipal bond rate	3.83%
Retirement Age	Age and service-based tables that are specific to the type of eligibility condition.
Mortality	The Florida Retirement System(FRS) mortality tables which use variations of the fully generational RP-2000 Mortality Tables with projection scale BB.
Cost-of-living Adjustment	COLA's are granted if the investment return exceeds the investment return assumption and the cummulative actuarial gains and losses since 1995 are positive. Because the cummulative gains and losses are (30) million, the COLA provision is assumed to not operate for the indefinite future.

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present those years for which information is available.

City of Fort Pierce, Florida
REQUIREMENT SUPPLEMENTARY INFORMATION
General Employee's Retirement and Benefit System
September 30, 2018
(Unaudited)

SCHEDULE OF INVESTMENT RETURNS MULTIYEAR*

Annual money-weighted rate of return, net of investment expense:	Annual Return
Fiscal year ending September 30, 2014	10.48%
Fiscal year ending September 30, 2015	1.75%
Fiscal year ending September 30, 2016	9.86%
Fiscal year ending September 30, 2017	11.79%
Fiscal year ending September 30, 2018	9.38%

* This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present information for those years for which information is available.

City of Fort Pierce, Florida
Required Supplementary Information
Schedule of Changes in the City's Net Pension Liability and Related Ratios
Municipal Police Officers' Retirement Trust Fund
September 30, 2018

	2018	2017	2016	2015	2014
Total Pension Liability:					
Service cost	$ 548,415	$ 492,850	$ 498,450	$ 498,038	$ 592,432
Interest	1,067,784	1,000,403	952,685	916,626	861,104
Benefit change	-	-	-	-	-
Difference between actual & expected experience	297,338	206,823	(66,499)	(158,912)	(9,847)
Assumption changes	-	(155,930)	-	-	305,956
Benefit payments	(637,505)	(566,773)	(540,270)	(561,863)	(729,776)
Refunds	(95,647)	(40,689)	(293,992)	(121,468)	(132,922)
Net Change in Total Pension Liability	1,180,385	936,684	550,374	572,421	886,947
Total Pension Liability-Beginning	14,546,221	13,609,537	13,059,163	12,486,742	11,599,795
Total Pension Liability-Ending (a)	$15,726,606	$14,546,221	$13,609,537	$13,059,163	$12,486,742
Plan Fiduciary Net Position:					
Contributions-employer	$ -	$ -	$ -	$ -	$ -
Contributions-Employer(State)	367,113	329,933	302,837	265,449	248,113
Contributions-member	502,051	487,044	471,774	452,740	449,881
Net investment income	780,019	1,130,702	1,000,576	(232,886)	896,529
Benefit payments	(637,505)	(566,773)	(540,270)	(561,863)	(729,776)
Refunds	(95,647)	(40,689)	(293,992)	(121,468)	(132,922)
Administrative expense	(35,078)	(34,525)	(36,110)	(30,114)	(65,371)
Other	-	-	-	-	-
Net Change in Plan Fiduciary Net Position	880,953	1,305,692	904,815	(228,142)	666,454
Plan Fiduciary Net Position-Beginning	13,973,711	12,668,019	11,763,204	11,991,346	11,324,892
Plan Fiduciary Net Position-Ending (b)	$14,854,664	$13,973,711	$12,668,019	$11,763,204	$11,991,346
Net Pension Liability-Ending (a) - (b)	871,942	572,510	941,518	1,295,959	495,396
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	94.46%	96.06%	93.08%	90.08%	96.03%
Covered Payroll	7,172,157	6,957,771	6,739,629	6,450,909	6,426,871
Net Pension Liability as a Percentage of Covered Payroll	12.16%	8.23%	13.97%	20.09%	7.71%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present information for those years for which information is available.

City of Fort Pierce, Florida
REQUIREMENT SUPPLEMENTARY INFORMATION
Municipal Police Officers' Retirement Trust Fund
September 30, 2018
(Unaudited)

SCHEDULE OF CONTRIBUTIONS

Fiscal Year Ending	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
9/30/2014	285,353	248,113	37,240 *	6,426,871	3.86%
9/30/2015	198,688	265,449	(66,761)	6,450,909	4.11%
9/30/2016	173,208	302,837	(129,629)	6,739,629	4.49%
9/30/2017	186,468	329,933	(143,465)	6,957,771	4.74%
9/30/2018	200,820	367,113	(166,293)	7,172,157	5.12%

* This deficiency is satisfied through the use of an excess contribution reserve, which was built up by contributions in excess of the Actuarially Determined Contribution in previous years.

Notes to Schedule of Contributions

Valuation date	September 30, 2017
Measurement date	September 30, 2018
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll, closed
Remaining amortization period	21 years (single equivalent amortization period)
Asset valuation method	4-year smoothed market
Inflation rate	2.5%
Salary increases	3.5% to 6.5% depending on completed years of service, including inflation
Investment rate of return	7.25%
Retirement Age	Experienced-based table of rates that are specific to the type of eligibility condition
Mortality	RP-2000 Combined Healthy Participant Mortality Table(for pre-retirement mortality) and the RP-2000 Mortality Table for Annuitants(for postretirement mortality), with mortality improvements projected for all future years after 2000 using Scale BB. For males, the base mortality rates include a 90% blue collar adjustment and a 10% white collar adjustment. For females, the base mortality rates include a 100% white collar adjustment. These are the same rates currently in use for special risk class members of the Florida Retirement System(FRS), as required under Chapter 112.63, Florida Statutes.

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present information for those years for which information is available.

City of Fort Pierce, Florida
REQUIREMENT SUPPLEMENTARY INFORMATION
Municipal Police Officers' Retirement Trust Fund
September 30, 2018
(Unaudited)

SCHEDULE OF INVESTMENT RETURNS MULTIYEAR*

Annual money-weighted rate of return, net of investment expense:	Annual Return
Fiscal year ending September 30, 2014	9.3%
Fiscal year ending September 30, 2015	-3.5%
Fiscal year ending September 30, 2016	9.57%
Fiscal year ending September 30, 2017	10.68%
Fiscal year ending September 30, 2018	6.47%

* This schedule is presented to illustrate the requirement to show information for those years for 10 years. However, until a full 10-year trend is compiled, pension plans should present information for those years for which information is available.

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COMBINING AND INDIVIDUAL FUND STATEMENTS

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GENERAL FUND

The General Fund is used to account for all sources and uses of financial resources applicable to the general operations of the City of fort pierce. All general operating revenue which are not restricted as to use are recorded in the General Fund.

City of Fort Pierce, Florida
SCHEDULE OF GENERAL FUND REVENUES AND OTHER FINANCING SOURCES
BUDGET (GAAP BASIS) AND ACTUAL
GENERAL FUND
Year ended September 30, 2018

	Budgeted Amounts		
	Original	Final	Actual
Revenues			
Taxes			
Ad valorem	$ 14,870,530	$ 15,118,042	$ 15,118,042
General sales and use	1,925,000	2,129,418	2,129,418
Franchise	4,025,000	4,332,987	4,332,987
	20,820,530	21,580,447	21,580,447
Licenses and permits			
Occupational licenses	275,000	347,273	347,273
Other	86,500	263,463	263,463
	361,500	610,736	610,736
Intergovernmental revenue			
State grants	-	133,063	133,063
Federal grants	-	2,169,941	2,169,941
State shared revenue	2,949,000	3,492,011	3,492,011
State retirement contribution	260,000	367,113	367,113
County shared revenue	50,000	43,427	43,427
	3,259,000	6,205,555	6,205,555
Charges for services			
General government	216,700	301,457	301,457
Physical environment	33,000	81,260	81,260
	249,700	382,717	382,717
Fines and forfeitures			
Court cases	73,500	11,758	11,758
Code violation	144,500	500,379	500,379
	218,000	512,137	512,137
Other			
Contributions from component unit	7,040,848	6,138,645	6,138,645
Investment income	65,000	322,784	322,784
Rents	54,746	55,615	55,615
Administrative and contractual services	550,000	651,372	651,372
Reimbursements by other funds	1,486,000	1,035,996	1,035,996
Special assessments	10,000	14,644	14,644
Impact fees	-	32,822	32,822
Miscellaneous	102,600	417,209	417,209
	9,309,194	8,669,087	8,669,087
Total revenues	34,217,924	37,960,679	37,960,679
Other financing sources			
Transfers in	2,683,710	3,986,919	3,986,919
Capital lease issuance	-	1,865,490	1,865,490
Total other financing sources	2,683,710	5,852,409	5,852,409
Total revenues, other financing sources,	$ 36,901,634	$ 43,813,088	$ 43,813,088

City of Fort Pierce, Florida
SCHEDULE OF GENERAL FUND EXPENDITURES
AND OTHER FINANCING USES
BUDGET (GAAP BASIS) AND ACTUAL
GENERAL FUND
Year ended September 30, 2018

	Budgeted Amounts		
	Original	Final	Actual
Expenditures			
General Government			
Legislative			
City Commission	$ 239,208	$ 250,047	$ 250,047
Executive			
City Manager	567,103	570,597	570,597
City Clerk	330,926	309,689	309,689
Financial and administrative			
General administration	5,251,069	7,665,877	7,665,877
Finance	833,699	851,871	851,871
MIS	1,129,314	1,097,546	1,097,546
Purchasing	258,451	236,929	236,929
Human Resources	492,035	547,543	547,543
Legal counsel			
City Attorney	725,698	714,215	714,215
Comprehensive planning			
Planning	505,246	484,179	484,179
Public works			
Director	96,228	131,465	131,465
Garage	589,999	595,659	595,659
Building maintenance	948,509	1,142,954	1,142,954
	11,967,485	14,598,571	14,598,571
Public safety			
Law enforcement			
Police	5,125,000	5,135,113	5,135,113
Police- Operations	7,633,168	7,944,196	7,944,196
Police- Support Operations	1,250,000	1,222,659	1,222,659
Code Enforcement	948,661	1,153,061	1,153,061
	14,956,829	15,455,029	15,455,029
Transportation			
Road and street facilities			
Engineering	1,223,747	1,017,629	1,017,629
Street maintenance	1,803,549	2,056,949	2,056,949
	3,027,296	3,074,578	3,074,578
Culture and recreation			
Parks and recreation	2,025,903	2,121,685	2,121,685
Riverwalk Center	171,202	337,374	337,374
	2,197,105	2,459,059	2,459,059
Total expenditures	32,148,715	35,587,237	35,587,237
Other financing uses			
Transfers out	4,737,484	4,744,944	4,744,944
Total expenditures and other financing uses	$ 36,886,199	$ 40,332,181	$ 40,332,181

NONMAJOR GOVERNMENTAL FUNDS

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes. The City does not have an appropriated budget for special revenue funds.

- **The Law Enforcement Trust Fund**
  This fund is used to account for the assets confiscated by the Police Department. The money generated from the sale of confiscated property is used solely for the City's law enforcement system and is legally restricted for that purpose.

- **Police Grant Fund**
  This fund is used to account for all Federal and State Grants received for the purpose of Law Enforcement.

- **State Housing Initiative Program (SHIP)**
  This fund is used to record assistance received from the State of Florida for housing assistance for the City's low and moderate income citizens.

- **Federal Major Grant Program (CDBG)**
  This fund is used to account for major grants administered by Grants Administration to record grant income and related eligible expenditures.

- **Hurricane Housing Recovery Grant Fund**
  This fund is used to account for hurricane housing assistance program revenue, down payment assistance, rehabilitation assistance and donation grants.

NONMAJOR GOVERNMENTAL FUNDS (CONT'D)

DEBT SERVICE FUNDS

Debt service funds are used to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest. The City does not have an appropriated budget for debt service funds.

- **Capital Improvement Revenue Refunding Bond Fund, Series 2008 A&B**

  This fund is used to account for the accumulation of monies to pay $23,190,00 2008 Series A and $6,650,000 2008 Series B of the Capital Improvement Revenue Refunding Bonds, Series 2008 issue. FPRA TIF funds are pledged for the payments of principal and interest due from 2009-2034.

- **Capital Improvement Revenue Refunding Bond Fund, Series 2010 A&B**

  This fund is used to account for the accumulation of monies to pay $6,825,000 2010 Series A and $2,935,000 2010 Series B of the Capital Improvement Revenue Refunding Bonds, Series 2010 issue. FPRA TIF funds are pledged for the payments of principal and interest due from 2014-2030.

- **Section 108 Note Payable**

  This fund is used to account for the accumulation of monies to pay $3,,395,000 Section 108 Loan. Proceeds of a note payable from a shopping center with a pledge from the Community Development Block is used for the payment of principal and interest due from 2012-2024.

- **Capital Improvement Revenue Refunding Bond Fund, Series 2014**

  This fund is used to account for the accumulation of monies to pay $6,079,229 of financing used for the purchase of capital energy conservation equipment. Non-Ad Valorem revenues are appropriated for the payment of principal and interest due from 2014-2028.

NONMAJOR GOVERNMENTAL FUNDS (CONT'D)

DEBT SERVICE FUNDS (CONT'D.)

- **Fort Pierce Redevelopment Revenue Refunding Note Fund, Series 2015 AB**

  This fund is used to account for the accumulation of monies to pay $20,000,000 Series 2006 and $20,2000,000 Series 2005 of the Redevelopment Bonds. FPRA TIF funds are pledged for the payments of principal and interest due from 2016-2031.

- **Capital Improvement Revenue Refunding Note Fund, Series 2015**

  This fund is used to account for the accumulation of monies to pay $3,170,000 Series 2004 and $1,909,000 Series 2008A of the Capital Improvement Revenue Refunding Bonds. Non-Ad Valorem revenues are appropriated for the payment of principal and interest due from 2017-2032.

- **Capital Improvement Revenue Note Fund, Series 2016A**

  This fund is used to account for the accumulation of monies to pay $1,280,000 of financing used to repay Fort Pierce Utility Authority. Non-Ad Valorem revenues are appropriated for the payment of principal and interest due from 2016-2026.

- **Capital Improvement Revenue Note Fund, Series 2016B**

  This fund is used to account for the accumulation of monies to pay $820,000 of financing used to purchase land. Non-Ad Valorem revenues are appropriated for the payment of principal and interest due from 2016-2026.

- **Capital Improvement Revenue Note Fund, Series 2016C**

  This fund is used to account for the accumulation of monies to pay $1,435,000 of financing used to purchase radios. Non-Ad Valorem revenues are appropriated for the payment of principal and interest due from 2016-2023.

- **Capital Lease**

  This fund is used to account for the accumulation of monies to pay $54,373 of capital lease obligations.

NONMAJOR GOVERNMENTAL FUNDS (CONT'D)

DEBT SERVICE FUNDS (CONT'D.)

- **Capital Improvement Revenue Refunding Note Fund, Series 2018**
  This fund is used to account for the accumulation of monies to pay $6,860,000 Series 2010A of the Capital Improvement Revenue Refunding Bonds. Non-Ad Valorem revenues are appropriated for the payment of principal and interest.

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City of Fort Pierce, Florida
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
September 30, 2018

	Special Revenue Funds	Debt Service Funds	Total Nonmajor Governmental Funds
ASSETS			
Cash and investments	$ 2,204,210	$ 757,718	$ 2,961,928
Accounts Receivable	35,345	-	35,345
Advance to other funds	-	1,590,178	1,590,178
Due from other governments	156,880	-	156,880
Prepaids	1,463	-	1,463
Notes Receivable	1,842,609	-	1,842,609
Total assets	$ 4,240,507	$ 2,347,896	$ 6,588,403
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued liabilities	$ 62,092	$ -	$ 62,092
Due to other funds	308,370	-	308,370
Total liabilities	370,462	-	370,462
DEFERRED INFLOWS OF RESOURCES			
Unavailable Revenue	1,842,579	-	1,842,579
FUND BALANCES			
Nonspendable	1,463	-	1,463
Restricted	2,026,003	757,718	2,783,721
Assigned	-	1,590,178	1,590,178
Total fund balances	2,027,466	2,347,896	4,375,362
Total liabilities, deferred inflows of resources, and fund balances	$ 4,240,507	$ 2,347,896	$ 6,588,403

City of Fort Pierce, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
Year ended September 30, 2018

	Special Revenue Funds	Debt Service Funds	Total Nonmajor Governmental Funds
Revenues			
Intergovernmental	$ 976,366	$ -	$ 976,366
Fines and forfeitures	40,008	-	40,008
Investment income	37,500	99,856	137,356
Miscellaneous	176,145	-	176,145
Total revenues	1,230,019	99,856	1,329,875
Expenditures			
Current			
Public safety	476,873	-	476,873
Economic environment	1,106,833	-	1,106,833
Capital Outlay	15,000	-	15,000
Debt service			
Principal	-	4,742,039	4,742,039
Interest and fees	-	2,444,222	2,444,222
Other	-	113,527	113,527
Total expenditures	1,598,706	7,299,788	8,898,494
Excess of revenues over (under) expenditures	(368,687)	(7,199,932)	(7,568,619)
Other financing sources (uses)			
Transfers in	149,864	6,554,992	6,704,856
Debt issuance	-	5,003,520	5,003,520
Payment on Advance Refunding	-	(4,893,218)	(4,893,218)
Transfers out	-	(24,344)	(24,344)
Total other financing sources (uses)	149,864	6,640,950	6,790,814
Net change in fund balances	(218,823)	(558,982)	(777,805)
Fund balance - beginning of year	2,246,289	2,906,878	5,153,167
Fund balance - end of year	$ 2,027,466	$ 2,347,896	$ 4,375,362

City of Fort Pierce, Florida
COMBINING BALANCE SHEET
NONMAJOR SPECIAL REVENUE FUNDS
September 30, 2018

	Police Grants Fund	Law Enforcement Trust Fund	State Housing Initatives Program (S.H.I.P.)
ASSETS			
Cash and investments	$ 235,555	$ 99,986	$ 183,704
Accounts Receivable	20,000	-	-
Due from other governments	67,174	-	-
Prepaid Expenses	1,324	-	-
Notes receivable	-	-	28,589
Total assets	$ 324,053	$ 99,986	$ 212,293
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued liabilities	$ 5,746	$ -	$ 32,700
Due to other funds	308,158	-	23
Total liabilities	313,904	-	32,723
DEFERRED INFLOWS OF RESOURCES			
Unavailable Revenue	-	-	28,589
FUND BALANCES			
Nonspendable	1,324	-	-
Restricted	8,825	99,986	150,981
Total fund balances	10,149	99,986	150,981
Total liabilities, deferred inflows of resources, and fund balances	$ 324,053	$ 99,986	$ 212,293

Community Development Block Grant	Hurricane Housing Recovery Grant Fund	Total Nonmajor Special Revenue Funds
$ 658,007	$ 1,026,958	$ 2,204,210
15,295	50	35,345
89,706	-	156,880
91	48	1,463
280,128	1,533,892	1,842,609
$ 1,043,227	$ 2,560,948	$ 4,240,507
$ 13,073	$ 10,573	$ 62,092
189	-	308,370
13,262	10,573	370,462
280,098	1,533,892	1,842,579
91	48	1,463
749,776	1,016,435	2,026,003
749,867	1,016,483	2,027,466
$ 1,043,227	$ 2,560,948	$ 4,240,507

City of Fort Pierce, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR SPECIAL REVENUE FUNDS
Year ended September 30, 2018

	Police Grants Fund	Law Enforcement Trust Fund	State Housing Initatives Program (S.H.I.P.)
Revenues			
Intergovernmental	$ 263,508	$ -	$ 185,644
Fines and forfeitures	-	40,008	-
Investment income	-	1,770	5,631
Miscellaneous	80,000	-	6,000
Total revenues	343,508	41,778	197,275
Expenditures			
Current			
Public safety	468,873	8,000	-
Economic environment	-	-	494,071
Capital outlay	-	-	-
Total expenditures	468,873	8,000	494,071
Excess of revenues over (under) expenditures	(125,365)	33,778	(296,796)
Other financing sources (uses)			
Transfers in	135,514	-	-
Total other financing sources (uses)	135,514	-	-
Net change in fund balances	10,149	33,778	(296,796)
Fund balance - beginning of year	-	66,208	447,777
Fund balance - end of year	$ 10,149	$ 99,986	$ 150,981

Community Development Block Grant	Hurricane Housing Recovery Grant Fund	Total Non-Major Special Revenue Funds
$ 455,340	$ 71,874	$ 976,366
-	-	40,008
12,968	17,131	37,500
46,645	43,500	176,145
514,953	132,505	1,230,019
-	-	476,873
504,919	107,843	1,106,833
15,000	-	15,000
519,919	107,843	1,598,706
(4,966)	24,662	(368,687)
14,350	-	149,864
14,350	-	149,864
9,384	24,662	(218,823)
740,483	991,821	2,246,289
$ 749,867	$ 1,016,483	$ 2,027,466

City of Fort Pierce, Florida
STATEMENT OF SPECIAL REVENUE FUND REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL
POLICE GRANTS FUND
Year ended September 30, 2018

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Intergovernmental	$ 866,449	$ 263,508	$ 263,508	$ -
Other	-	80,000	80,000	-
Total revenues	866,449	343,508	343,508	-
Expenditures				
Current				
Economic environment	587,149	468,873	468,873	-
Capital outlay	329,300	-	-	-
Total expenditures	916,449	468,873	468,873	-
Excess of revenues over expenditures	(50,000)	(125,365)	(125,365)	-
Other financing sources (uses)				
Transfers in	50,000	135,514	135,514	-
Total other financing sources (uses)	50,000	135,514	135,514	-
Net change in fund balances	-	10,149	10,149	-
Fund balance - beginning of year	-	-	-	-
Fund balance - end of year	$ -	$ 10,149	$ 10,149	$ -

City of Fort Pierce, Florida

STATEMENT OF SPECIAL REVENUE FUND REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL
STATE HOUSING INITIATIVES PROGRAM(SHIP)
Year ended September 30, 2018

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Intergovernmental	$ 260,000	$ 185,644	$ 185,644	$ -
Investment income	500	5,631	5,631	-
Other	470,974	6,000	6,000	-
Total revenues	731,474	197,275	197,275	-
Expenditures				
Current				
Economic environment	731,474	494,071	494,071	-
Total expenditures	731,474	494,071	494,071	-
Excess of revenues over expenditures	-	(296,796)	(296,796)	-
Net change in fund balances	-	(296,796)	(296,796)	-
Fund balance - beginning of year	447,777	447,777	447,777	-
Fund balance - end of year	$ 447,777	$ 150,981	$ 150,981	$ -

City of Fort Pierce, Florida

STATEMENT OF SPECIAL REVENUE FUND REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL
COMMUNITY DEVELOPMENT BLOCK GRANT
Year ended September 30, 2018

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Intergovernmental	$ 477,456	$ 455,340	$ 455,340	$ -
Investment income	1,000	12,968	12,968	-
Other	467,082	46,645	46,645	-
Total revenues	945,538	514,953	514,953	-
Expenditures				
Current				
Economic environment	970,715	504,919	504,919	-
Capital outlay	-	15,000	15,000	-
Total expenditures	970,715	519,919	519,919	-
Excess of revenues over expenditures	(25,177)	(4,966)	(4,966)	-
Other financing sources (uses)				
Transfers in	25,177	14,350	14,350	-
Total other financing sources (uses)	25,177	14,350	14,350	-
Net change in fund balances	-	9,384	9,384	-
Fund balance - beginning of year	740,483	740,483	740,483	-
Fund balance - end of year	$ 740,483	$ 749,867	$ 749,867	$ -

City of Fort Pierce, Florida
STATEMENT OF SPECIAL REVENUE FUND REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL
HURRICANE HOUSING RECOVERY GRANT FUND
Year ended September 30, 2018

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Intergovernmental	$ -	$ 71,874	$ 71,874	$ -
Investment income	250	17,131	17,131	-
Other	269,250	43,500	43,500	-
Total revenues	269,500	132,505	132,505	-
Expenditures				
Current				
Economic environment	269,500	107,843	107,843	-
Total expenditures	269,500	107,843	107,843	-
Excess of revenues over expenditures	-	24,662	24,662	-
Net change in fund balances	-	24,662	24,662	-
Fund balance - beginning of year	991,821	991,821	991,821	-
Fund balance - end of year	$ 991,821	$ 1,016,483	$ 1,016,483	$ -

City of Fort Pierce, Florida
COMBINING BALANCE SHEET
NONMAJOR DEBT SERVICE FUNDS
September 30, 2018

	Capital Improvement Revenue 2008	Capital Improvement Refunding 2010	Capital Improvement Revenue 2014	Section 108 Loan	Fort Pierce Redevelopment Refunding 2015
ASSETS					
Cash and investments	$ 3,423	$ 451	$ 158,367	$ 100,900	$ 487,346
Advance to other funds	-	-	-	1,590,178	-
Total Assets	$ 3,423	$ 451	$ 158,367	$ 1,691,078	$ 487,346
LIABILITIES AND FUND BALANCES					
FUND BALANCES					
Restricted	3,423	451	158,367	100,900	487,346
Assigned	-	-	-	1,590,178	-
Total fund balance	3,423	451	158,367	1,691,078	487,346
Total liabilities and fund balance	$ 3,423	$ 451	$ 158,367	$ 1,691,078	$ 487,346

Capital Improvement Refunding 2015	Capital Improvement Note A 2016	Capital Improvement Note B 2016	Capital Improvement Note C 2016	Capital Lease	Capital Improvement Refunding 2018	Total Nonmajor Debt Service Funds
$ 1,043	$ 17	$ 93	$ -	$ -	$ 6,078	$ 757,718
-	-	-	-	-	-	1,590,178
$ 1,043	$ 17	$ 93	$ -	$ -	$ 6,078	$ 2,347,896
1,043	17	93	-	-	6,078	757,718
-	-	-	-	-	-	1,590,178
1,043	17	93	-	-	6,078	2,347,896
$ 1,043	$ 17	$ 93	$ -	$ -	$ 6,078	$ 2,347,896

City of Fort Pierce, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
NONMAJOR DEBT SERVICE FUNDS
Year Ended September 30, 2018

	Capital Improvement Revenue 2008	Capital Improvement Refunding 2010	Capital Improvement Revenue 2014	Section 108 Loan	Fort Pierce Redevelopment Refunding 2015
Revenues					
Investment income	$ 10,689	$ 4,024	$ 3,785	$ 57,115	$ 14,215
Expenditures					
Debt service					
Principal	1,065,000	325,000	330,347	283,000	1,610,000
Interest and fees	63,656	229,673	152,606	49,212	897,382
Other	850	2,427	-	-	6,000
Total expenditures	1,129,506	557,100	482,953	332,212	2,513,382
Excess of revenues over (under) expenditures	(1,118,817)	(553,076)	(479,168)	(275,097)	(2,499,167)
Other financing sources (uses)					
Transfers in	1,128,656	549,514	201,231	-	2,507,440
Debt issuance	-	-	-	-	-
Payment on Advance Refunding	-	-	-	-	-
Transfers out	(7,342)	-	-	-	-
Total other financing sources (uses)	1,121,314	549,514	201,231	-	2,507,440
Net change in fund balances	2,497	(3,562)	(277,937)	(275,097)	8,273
Fund balances - beginning of year	926	4,013	436,304	1,966,175	479,073
Fund balances - end of year	$ 3,423	$ 451	$ 158,367	$ 1,691,078	$ 487,346

Capital Improvement Refunding 2015	Capital Improvement Note A 2016	Capital Improvement Note B 2016	Capital Improvement Note C 2016	Capital Lease	Capital Improvement Refunding 2018	Total Nonmajor Debt Service Funds
$ 8,875	$ 350	$ 777	$ -	$ -	$ 26	$ 99,856
455,000	110,000	45,000	195,000	261,693	61,999	4,742,039
891,447	49,300	23,793	29,023	8,958	49,172	2,444,222
-	-	-	-	-	104,250	113,527
1,346,447	159,300	68,793	224,023	270,651	215,421	7,299,788
(1,337,572)	(158,950)	(68,016)	(224,023)	(270,651)	(215,395)	(7,199,932)
1,337,778	155,735	68,793	224,023	270,651	111,171	6,554,992
-	-	-	-	-	5,003,520	5,003,520
-	-	-	-	-	(4,893,218)	(4,893,218)
-	-	(17,002)	-	-	-	(24,344)
1,337,778	155,735	51,791	224,023	270,651	221,473	6,640,950
206	(3,215)	(16,225)	-	-	6,078	(558,982)
837	3,232	16,318	-	-	-	2,906,878
$ 1,043	$ 17	$ 93	$ -	$ -	$ 6,078	$ 2,347,896

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STATISTICAL SECTION

A-1 STATISTICAL TABLES

This section of the City of Fort Pierce's Comprehensive Annual Report contains information to assist the reader in understanding the financial Statements, notes to the financial and other supplemental information.

Financial Trends - These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity - These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.

Debt Capacity - These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information - These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information - These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report related to the services the City provides and the activities it performs.

MISCELLANEOUS STATISTICS
September 30, 2018

Date of Incorporation:		February 2, 1901
Adoption of City Charter:		1957
Form of Govt:		Commission/City Manager
Fiscal Year:		October 1, 2017 through September 30, 2018
Area:		35.05 square miles as of 9/30/2018
Number of Employees:		643.0
City	365.0	
Utilities Authority	278.0	
Police Protection:		
Number of Stations		2
Number of Arresting Personnel		119
Fire Protection:		
(County wide)		
Number of Stations		17
Number of Firemen & Officers		389
Infrastructure:		
City Buildings		23
Cemeteries (not City owned)		5
City Bridges		15
*Vehicle	6	
*Pedestrian	9	
Traffic Lights		211
*Flashing Lights	32	
*Traffic & Caution Lights	179	
Street Lights		5,313
Miles of:		
*Paved Streets	152.4	
*Unpaved Streets	3.0	
Total Streets		155.4
Canals		10.1
Curbs and Gutters		121.4
Seawalls		1.1
Sidewalks		113.2
Storm Sewers		74.7
Building Permits New Construction:		67
Construction Valuation		$ 26,892,731

City of Fort Pierce Population:	
1940	8,040
1950	13,502
1960	25,113
1970	29,721
1980	33,802
1990	36,830
2000	38,401
2010	41,590
Recreation:	
Acres of Public Parks	294.3
Miles of Public Beach	2.3
Baseball Practice Fields	23
Basketball Courts	11
Boat Ramps	10
Football Fields	1
Playgrounds	12
Municipal Pools	2
Racquetball/Handball Courts	2
Shuffleboard Courts	1
Tennis Courts	18
Utilities Customers:	
Electric	28,300
Water	20,220
Wastewater	15,100
Natural Gas	4,130
County Schools Enrollment:	
ESE (all grades)	5,863
Elementary , Non ESE	15,482
Middle , Non ESE	8,130
High School , Non ESE	10,685
Total Enrollment	40,160
Solid Waste Customers:	
Commercial	1,792
Residential	12,073
Public	32

Sources: City of Fort Pierce financial records, St. Lucie County Fire District records, Ft. Pierce Utilities Authority, St. Lucie County School records and Bureau of Business and Economic Research.

City of Fort Pierce, Florida

Net Position by Component

Last Ten Fiscal Years

	Fiscal Year			
	2018	**2017**	**2016**	**2015**
Governmental activities				
Net invested in capital assets	$ 41,656,393	$ 41,206,642	$ 39,077,396	$ $ 37,055,350
Restricted	2,347,896	2,906,878	5,300,896	6,911,826
Unrestricted	6,103,498	2,817,495	4,960,007	5,825,232
Adjustment to record net pension liability	*			
Adjustment to record net OPEB liability	**	(1,017,916)		
Total government activities net Position	$ 50,107,787	$ 45,913,099	$ 49,338,299	$ $ 49,792,408
Business type activities				
Net invested in capital assets	$ 68,117,114	$ 68,530,285	$ 69,349,261	$ $ 72,258,131
Restricted	-	-	-	-
Unrestricted	685,832	180,432	1,271,085	4,277,533
Adjustment to record net pension liability	*			
Adjustment to record net OPEB liability	**	(216,887)		
Total business-type activities net Position	$ 68,802,946	$ 68,493,830	$ 70,620,346	$ $ 76,535,664
Primary Government				
Net invested in capital assets	$ 109,773,507	$ 109,736,927	$ 108,426,657	$ $ 109,313,481
Restricted	2,347,896	2,906,878	5,300,896	6,911,826
Unrestricted	6,789,330	2,997,927	6,231,092	10,102,765
Adjustment to record net pension liability	*	*		
Adjustment to record net OPEB liability	**	(1,234,803)		
Total primary government net Position	$ 118,910,733	$ 114,406,929	$ 119,958,645	$ $ 126,328,072

Source: Statement of Net Position

* Implementation of GASB 68

** Implementation of GASB 75

Fiscal Year					
2014	2013	2012	2011	2010	2009
$ 34,114,524	$ $ 32,136,904	$ $ 30,700,782	$ $ 31,066,247	$ $ 28,668,343	$ $ 36,179,711
7,644,201	3,612,651	4,469,991	7,448,269	7,448,269	6,262,950
9,166,286	12,820,034	14,694,145	13,854,615	18,329,988	13,913,684
(1,761,220)					
$ 49,163,791	$ $ 48,569,589	$ $ 49,864,918	$ $ 52,369,131	$ $ 54,446,600	$ $ 56,356,345
$ 66,234,195	$ $ 65,104,588	$ $ 53,122,423	$ $ 44,669,243	$ $ 45,408,923	$ $ 40,490,367
-	-	-	-	-	-
13,349,535	12,551,494	13,672,962	13,960,371	10,201,851	12,419,077
(270,999)					
$ 79,312,731	$ $ 77,656,082	$ $ 66,795,385	$ $ 58,629,614	$ $ 55,610,774	$ $ 52,909,444
$ 100,348,719	$ $ 97,241,492	$ $ 83,823,205	$ $ 75,735,490	$ $ 77,472,266	$ $ 76,670,078
7,644,201	3,612,651	4,469,991	7,448,269	7,448,269	6,262,950
22,515,821	25,371,528	28,367,107	27,814,986	25,868,516	26,332,761
(2,032,219)					
$ 128,476,522	$ $ 126,225,671	$ $ 116,660,303	$ $ 110,998,745	$ $ 110,789,051	$ $ 109,265,789

City of Fort Pierce, Florida
Changes in Net Position
Last Ten Fiscal Years

	Fiscal Year			
	2018	**2017**	**2016**	**2015**
Expenses				
Government activities:				
General government	$ 12,453,169	$ 12,679,532	$ 10,188,059	$ 9,615,174
Public Safety	16,341,557	16,426,201	15,293,734	15,130,557
Transportation	6,382,606	6,224,923	5,868,560	5,729,773
Economic Environment	1,526,508	1,104,259	1,262,385	1,513,335
Culture and recreation	2,773,173	2,529,937	2,153,169	2,206,744
Interest of long-term debt	2,891,268	3,567,822	4,624,442	3,778,626
Total government activities expenses	$ 42,368,281	$ 42,532,674	$ 39,390,349	$ 37,974,209
Business-type activities				
Solid Waste	$ 6,745,265	$ 6,235,640	$ 5,689,842	$ 5,708,431
Marina	4,180,073	4,078,834	3,512,275	3,344,558
Storm Water	3,275,415	5,202,294	7,939,853	5,658,447
Golf Course	1,432,238	1,553,141	1,510,721	1,574,074
Sunrise Theater	3,832,927	4,376,238	4,595,335	4,440,222
Building Fund	1,632,847	1,304,815	1,194,096	1,175,458
Total business-type activities	$ 21,098,765	$ 22,750,962	$ 24,442,122	$ 21,901,190
Total primary government expenses	$ 63,467,046	$ 65,283,636	$ 63,832,471	$ 59,875,399
Program Revenues				
Governmental activities:				
Charges for services:				
General government	$ 1,581,796	$ 2,127,748	$ 1,180,822	$ 1,107,288
Public Safety	915,607	402,673	559,349	478,889
Transportation	580,770	299,620	246,932	116,573
Economic Environment	6,452,713	6,883,000	7,296,531	6,047,847
Culture and recreation	425,848	254,567	166,683	177,797
Operating grants and contributions	3,922,855	1,422,785	385,082	1,823,584
Capital grants and contributions		-	-	527,089
Total governmental activities program revenues	$ 13,879,589	$ 11,390,393	$ 9,835,399	$ 10,279,067
Business-type activities				
Charges for services:				
Solid Waste	$ 7,806,315	$ 6,676,775	$ 6,544,120	$ 6,376,443
Marina	3,635,137	3,729,402	2,856,262	2,196,705
Storm Water	2,691,049	2,724,106	2,708,419	3,259,131
Golf Course	1,127,258	979,461	1,235,869	1,373,744
Sunrise Theater	2,415,352	2,765,443	3,342,281	3,539,762
Building Fund	2,158,592	1,369,165	1,360,416	1,231,122
Operating grants and contributions	1,433,973	712,500	-	-
Capital grants and contributions	351,428		407,561	1,959,954
Total business-type activities	$ 21,619,104	$ 18,956,852	$ 18,454,928	$ 19,936,861
Total primary government revenues	$ 35,498,693	$ 30,347,245	$ 28,290,327	$ 30,215,928
Net (Expense) Revenue				
Governmental activities	(28,488,692)	(31,142,281)	(29,554,950)	(27,695,142)
Business-type activities	$ 520,339	$ (3,794,110)	$ (5,987,194)	$ (1,964,329)
Total primary government net expenses	$ (27,968,353)	$ (34,936,391)	$ (35,542,144)	$ (29,659,471)

Fiscal Year					
2014	2013	2012	2011	2010	2009
$ 9,098,006	$ 9,073,474	$ 9,368,691	$ 9,578,646	$ 11,039,863	$ 12,967,795
14,753,228	14,305,679	13,758,635	13,353,710	14,614,487	16,893,985
6,071,542	6,263,011	6,277,776	6,347,717	7,375,759	6,647,625
1,110,448	1,774,472	3,361,379	2,040,019	6,075,167	7,863,601
2,522,271	2,231,912	2,268,586	2,321,424	2,548,710	2,642,486
3,754,510	3,727,940	3,821,411	3,841,700	3,680,658	4,001,465
$ 37,310,005	$ 37,376,488	$ 38,856,478	$ 37,483,216	$ 45,334,644	$ 51,016,957
$ 5,264,288	$ 4,974,739	$ 5,440,958	$ 5,486,548	$ 5,245,043	$ 4,747,297
2,610,077	2,605,281	2,155,455	2,353,376	2,300,594	2,233,160
6,130,795	3,368,903	3,241,933	3,182,318	2,648,312	2,578,157
1,587,070	1,658,894	1,610,301	1,600,742	1,908,161	1,933,926
4,080,883	4,223,143	4,173,135	3,816,102	3,845,893	4,017,465
1,014,511	1,004,080	951,656	997,636	915,411	-
$ 20,687,624	$ 17,835,040	$ 17,573,438	$ 17,436,722	$ 16,863,414	$ 15,510,005
$ 57,997,629	$ 55,211,528	$ 56,429,916	$ 54,919,938	$ 62,198,058	$ 66,526,962
$ 489,335	$ 1,578,442	$ 451,139	$ 695,767	$ 1,320,108	$ 2,396,587
391,592	434,898	335,806	338,144	480,040	1,120,931
87,391	28,068	18,850	102,831	124,853	121,646
3,904,780	4,876,129	5,021,998	5,565,047	9,151,126	293,568
200,402	126,687	133,913	132,696	721,037	10,167
4,169,400	1,013,850	2,968,721	1,977,408	3,228,715	12,358,009
3,599,755	1,635,302	1,311,204	659,333	510,645	2,966,734
$ 12,842,655	$ 9,693,376	$ 10,241,631	$ 9,471,226	$ 15,536,524	$ 19,267,642
$ 6,264,167	$ 6,348,420	$ 6,139,701	$ 6,078,244	$ 6,177,815	$ 6,079,811
1,737,088	1,800,958	1,920,455	1,626,788	1,531,036	1,551,310
2,707,758	2,598,840	2,679,764	2,720,486	2,608,393	2,599,139
1,417,093	1,418,505	1,439,569	1,350,526	1,373,150	1,471,253
2,959,181	2,887,153	3,066,474	2,625,109	2,156,753	2,211,941
1,276,557	1,053,183	845,845	976,606	1,044,916	-
-	-	-	-	4,727,554	3,825,307
7,142,646	13,354,340	10,145,196	4,046,662	-	4,208,215
$ 23,504,490	$ 29,461,399	$ 26,237,004	$ 19,424,421	$ 19,619,617	$ 21,946,976
$ 36,347,145	$ 39,154,775	$ 36,478,635	$ 28,895,647	$ 35,156,141	$ 41,214,618
(24,467,350)	(27,683,112)	(28,614,847)	(28,011,990)	(29,798,120)	(31,749,315)
$ 2,816,866	$ 11,626,359	$ 8,663,566	$ 1,987,699	$ 2,756,203	$ 6,436,971
$ (21,650,484)	$ (16,056,753)	$ (19,951,281)	$ (26,024,291)	$ (27,041,917)	$ (25,312,344)

General Revenues and Other Changes in Net Position

	Fiscal Year			
	2018	**2017**	**2016**	**2015**
Governmental Activities:				
Taxes				
Ad valorem tax	$ 15,118,042	$ 13,973,397	$ 13,171,397	$ 11,882,126
General Sales and use tax	2,129,418	2,059,076	2,082,894	2,072,741
Utility service and franchise	4,332,987	4,314,862	4,261,492	4,209,187
State Revenue Sharing	1,445,623	1,392,722	1,323,800	1,282,595
Additional one-cent sales tax	1,898,973	1,776,224	1,666,089	1,603,223
Unrestricted grants and contributions	367,113	329,933	302,837	265,449
Component unit transfer	6,138,645	5,968,785	5,809,302	5,735,240
Miscellaneous	412,663	417,715	201,096	259,054
Investment earnings	530,441	312,404	305,599	166,607
Special Item-Sale of Land		-	-	-
Transfers	309,475	(1,810,121)	(23,665)	847,537
Total government activities	$ 32,683,380	$ 28,734,997	$ 29,100,841	$ 28,323,759
Business-type activities				
Investment earnings	$ 98,252	$ 74,360	$ 48,211	$ 34,799
Insurance proceeds-unrestricted				
Miscellaneous				
Transfers	(309,475)	1,810,121	23,665	(847,537)
Total business-type activities	$ (211,223)	$ 1,884,481	$ 71,876	$ (812,738)
Total primary government	$ 32,472,157	$ 30,619,478	$ 29,172,717	$ 27,511,021
Change in Net Position				
Governmental Activities	$ 4,194,688	$ (2,407,284)	$ (454,109)	$ 628,617
Business-type activities	309,116	(1,909,629)	(5,915,318)	(2,777,067)
Total primary government	$ 4,503,804	$ (4,316,913)	$ (6,369,427)	$ (2,148,450)

Source: Statement of Activities

Fiscal Year					
2014	**2013**	**2012**	**2011**	**2010**	**2009**
$ 11,958,161	$ 10,082,823	$ 10,009,972	$ 11,144,640	$ 11,867,277	$ 14,476,029
2,084,479	2,183,003	2,268,673	2,326,799	2,334,521	2,523,926
4,213,534	4,456,865	4,708,357	4,656,869	4,771,753	4,886,723
1,211,575	1,166,983	1,153,572	1,149,797	1,146,272	1,148,859
1,495,885	1,378,666	1,330,114	1,387,116	1,333,339	1,353,418
248,113	249,148	241,799	241,312	262,634	276,943
5,605,157	5,365,879	4,767,268	4,925,280	4,853,329	5,045,811
91,884	346,124	196,028	202,640	286,804	237,912
193,528	243,884	191,827	194,349	249,136	273,147
-	-	-	-	-	-
815,331	914,408	1,243,024	(294,281)	783,310	512,889
$ 27,917,647	$ 26,387,783	$ 26,110,634	$ 25,934,521	$ 27,888,375	$ 30,735,657
$ 44,148	$ 64,567	$ 79,883	$ 87,750	$ 122,060	$ 142,244
			-	-	-
	84,179	665,346	654,803	606,377	613,547
(815,331)	(914,408)	(1,243,024)	294,281	(783,310)	(512,889)
$ (771,183)	$ (765,662)	$ (497,795)	$ 1,036,834	$ (54,873)	$ 242,902
$ 27,146,464	$ 25,622,121	$ 25,612,839	$ 26,971,355	$ 27,833,502	$ 30,978,559
$ 3,450,297	$ (1,295,329)	$ (2,504,213)	$ (2,077,469)	$ (1,909,745)	$ (1,013,658)
2,045,683	10,860,697	8,165,771	3,024,533	2,701,330	6,679,873
$ 5,495,980	$ 9,565,368	$ 5,661,558	$ 947,064	$ 791,585	$ 5,666,215

City of Fort Pierce, Florida

Fund Balances, Government Funds

Last Ten Fiscal Years

	Fiscal Year			
	**2018	2017	2016	2015
General Fund				
Nonspendable	$ 403,855	$ 347,570	$ 316,714	$ 74,213
Restricted	-	-	-	-
Committed	836,909	710,407	550,000	550,000
Assigned	3,890,961	3,688,620	3,582,326	3,582,326
Unassigned	4,518,827	1,423,048	403,281	255,096
Unreserved	-	-	-	-
Total General Fund	$ 9,650,552	$ 6,169,645	$ 4,852,321	$ 4,461,635
All Other Government Funds				
Special Revenue:				
Restricted	$ 7,262,071	$ 6,068,627	$ 4,445,596	$ 2,493,441
Nonspendable	14,261	12,067	16,573	-
Assigned	4,583	4,584	184,984	184,984
Committed	-	-	-	290,254
Debt Service:				
Restricted	757,718	1,019,095	2,974,093	3,750,413
Assigned	1,590,178	1,887,820		
Capital projects:				
Restricted	-	-	2,326,803	3,161,413
Total all other governmental funds	$ 9,628,811	$ 8,992,193	$ 9,948,049	$ 9,880,505
Total governmental and general funds	$ 19,279,363	$ 15,161,838	$ 14,800,370	$ 14,342,140

* Implementation of GASB 54 in 2011

* * Implementation of GASB 74 in 2018

Source: Balance Sheet Governmental Funds

Fiscal Year						
2014	**2013**	**2012**	*** 2011**	**2010**	**2009**
$ 295,821	$ 78,134	$ 260,206	$ 415,980	$ -	$ -
-	-	-	-	-	-
723,134	1,219,933	1,219,933	894,680	-	-
3,404,652	3,232,604	3,232,604	3,222,160	-	-
(126,374)	(286,355)	95,628	565,717	-	-
-	-	-	-	4,149,368	4,525,073
$ 4,297,233	$ 4,244,316	$ 4,808,371	$ 5,098,537	$ 4,149,368	$ 4,525,073
$ 2,339,723	$ 1,184,459	$ 1,434,093	$ 1,867,420	$ 2,196,502	$ 662,216
18,429	1,084	16,437	16,591	-	-
184,984	190,062	190,062	190,062	-	-
130,783	946,613	544,490	567,140	-	-
3,722,988	991,103	1,561,513	2,168,777	3,416,600	2,492,069
3,921,213	2,621,548	2,908,478	3,077,881	4,031,669	8,225,425
$ 10,318,120	$ 5,934,869	$ 6,655,073	$ 7,887,871	$ 9,644,771	$ 11,379,710
$ 14,615,353	$ 10,179,185	$ 11,463,444	$ 12,986,408	$ 13,794,139	$ 15,904,783

City of Fort Pierce, Florida
Changes in Fund Balances, Governmental Funds
Last Ten Fiscal Years

	Fiscal Year			
	2018	**2017**	**2016**	**2015**
Revenues				
Taxes	$ 21,580,447	$ 20,347,337	$ 19,515,783	$ 18,164,053
Licenses, fees and permits	907,438	390,963	374,499	435,346
Intergovernmental	13,198,242	10,448,502	9,899,947	10,661,557
Charges for services	382,717	285,520	288,911	261,508
Fines and penalties	552,145	189,139	301,765	245,930
Contributions from component units	6,138,645	5,968,785	5,809,302	5,735,240
Investment earnings	530,441	312,404	305,599	166,607
Other revenues	3,730,516	5,476,101	5,088,808	3,656,005
Total revenues	$ 47,020,591	$ 43,418,751	$ 41,584,614	$ 39,326,246
Expenditures				
General government	12,259,917	12,538,429	10,409,135	10,013,455
Public safety	15,608,843	15,253,746	13,870,188	13,873,313
Transportation	3,074,578	3,068,423	2,747,800	2,684,573
Economic environment	1,435,852	1,021,717	1,182,662	1,434,987
Culture and recreation	2,444,590	2,217,612	1,902,214	1,948,803
Capital outlay	3,032,948	3,263,816	3,253,508	3,575,611
Debt service:				
Principal	4,742,039	4,289,252	3,788,108	3,151,895
Interest	2,476,039	3,107,687	3,935,165	3,760,086
Other	113,527	71,193	552,254	4,273
Total expenditures	$ 45,188,333	$ 44,831,875	$ 41,641,034	$ 40,446,996
Excess of Revenues over and (under) expenditures	$ 1,832,258	$ (1,413,124)	$ (56,420)	$ (1,120,750)
Other Financing sources (Uses)				
Transfers in	$ 10,966,769	$ 15,746,154	$ 10,826,011	$ 13,675,604
Transfers out	(10,657,294)	(17,560,935)	(10,982,301)	(12,828,067)
Issuance of debt/Capital Lease	6,869,010	3,589,373	-	-
Discount on issuance of debt		-	-	-
Proceeds from refunding			59,370,000	-
Total other financing		-	-	-
Payment on Current Refunding			(17,400,000)	-
Payment on Advance Refunding	(4,893,218)		(41,299,060)	-
Total sources (uses)	$ 2,285,267	$ 1,774,592	$ 514,650	$ 847,537
Special Item-Sale of Land				
Net change in fund balances	$ 4,117,525	$ 361,468	$ 458,230	$ (273,213)
Debt service as a percentage of non capital expenditures	17.1%	17.8%	20.1%	18.7%

SOURCE: Statement of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year					
2014	**2013**	**2012**	**2011**	**2010**	**2009**
$ 18,256,174	$ 16,722,691	$ 16,987,002	$ 18,128,308	$ 18,973,552	$ 21,886,678
333,806	327,558	353,390	465,984	393,408	946,089
15,104,540	11,384,520	11,338,211	9,157,273	12,180,543	16,068,886
226,708	215,829	195,748	180,180	74,964	93,280
202,277	222,445	193,114	207,067	350,920	521,193
5,605,157	5,365,879	4,767,268	4,925,280	4,853,329	5,045,811
193,528	243,884	196,028	202,640	286,804	237,912
4,734,719	2,977,234	2,799,953	3,490,107	2,970,580	3,844,946
$ 44,656,909	$ 37,460,040	$ 36,830,714	$ 36,756,839	$ 40,084,100	$ 48,644,795
10,151,988	9,764,941	10,351,426	10,158,774	12,178,323	14,914,645
14,032,891	13,453,506	12,972,368	12,555,394	13,918,785	16,191,118
3,122,509	3,089,871	3,058,459	2,981,763	3,130,854	3,783,786
1,033,042	1,735,007	3,277,492	1,944,850	6,042,952	7,759,398
2,150,857	1,968,202	1,943,145	1,988,264	2,144,593	2,389,376
10,185,718	3,765,513	2,383,608	2,118,083	3,642,606	6,236,137
2,718,000	2,168,000	1,820,000	1,695,000	1,645,484	1,887,041
3,647,762	3,709,460	3,761,440	3,813,474	3,644,993	3,821,412
72,534	4,207	28,763	14,687	419,481	912,131
$ 47,115,301	$ 39,658,707	$ 39,596,701	$ 37,270,289	$ 46,768,071	$ 57,895,044
$ (2,458,392)	$ (2,198,667)	$ (2,765,987)	$ (513,450)	$ (6,683,971)	$ (9,250,249)
$ 14,954,554	$ 11,239,805	$ 10,639,613	$ 6,319,305	$ 13,083,132	$ 18,338,952
(14,139,223)	(10,325,397)	(9,396,589)	(6,613,586)	(12,313,489)	(17,105,170)
-	-	-	-	459,099	-
-	-	-	-	-	(450,795)
6,079,229	-	-	-	11,308,143	29,840,000
-	-	-	-	-	-
-	-	-	-	(7,963,557)	(30,150,000)
-	-	-	-	-	-
$ 6,894,560	$ 914,408	$ 1,243,024	$ (294,281)	$ 4,573,328	$ 472,987
$ 4,436,168	$ (1,284,259)	$ (1,522,963)	$ (807,731)	$ (2,110,643)	$ (8,777,262)
17.2%	16.4%	15.0%	15.7%	12.3%	11.1%

City of Ft. Pierce. Florida

Changes In Net Position, Fiduciary Funds

Last Ten Fiscal Years

	Fiscal Year			
	2018	**2017**	**2016**	**2015**
Additions				
Employer	$ 4,909,654	$ 4,565,884	$ 4,211,312	$ 4,093,268
Employees	2,192,861	2,156,251	2,005,283	1,925,831
State	367,113	329,933	302,837	265,449
Other			-	-
Investment income (net of expenses)	$ 20,351,634	$ 20,081,849	$ 17,392,106	$ 2,511,123
Total additions to plan net position	$ 27,821,262	$ 27,133,917	$ 23,911,538	$ 8,795,671
Deductions				
Benefit payments	$ 14,170,078	$ 13,736,690	$ 13,389,859	$ 12,959,826
Refunds	344,428	298,276	786,340	408,937
Administrative expenses	215,247	206,760	204,174	153,522
Other expenses	19,406	19,406	19,406	21,601
Total deductions from plan net position	$ 14,749,159	$ 14,261,132	$ 14,399,779	$ 13,543,886
Change in net position	$ 13,072,103	$ 12,872,785	$ 9,511,759	$ (4,748,215)

Source: Combining Statement of Changes in Fiduciary Funds Net Position

Fiscal Year					
2014	**2013**	**2012**	**2011**	**2010**	**2009**
$ 4,356,127	$ 4,266,803	$ 3,566,751	$ 3,181,446	$ 3,377,350	$ 3,580,089
1,943,411	1,920,330	1,874,591	1,738,084	1,929,755	2,168,561
248,113	249,148	241,799	241,312	262,634	276,943
-	-	-	-	-	-
$ 17,721,192	$ 21,583,070	$ 26,881,779	$ 1,482,590	$ 14,806,065	$ 4,352,746
$ 24,268,843	$ 28,019,351	$ 32,564,920	$ 6,643,432	$ 20,375,804	$ 10,378,339
$ 12,606,823	$ 11,993,098	$ 10,874,268	$ 10,413,658	$ 9,727,760	$ 7,160,364
440,758	585,930	346,839	274,419	496,099	443,021
176,528	134,550	129,911	141,620	198,932	186,494
20,829	19,416	18,992	19,122	18,218	18,479
$ 13,244,938	$ 12,732,994	$ 11,370,010	$ 10,848,819	$ 10,441,009	$ 7,808,358
$ 11,023,905	$ 15,286,357	$ 21,194,910	$ (4,205,387)	$ 9,934,795	$ 2,569,981

City of Fort Pierce, Florida
Assessed Value and Actual Value of Taxable Property
Last Ten Years

Fiscal Year Ended September 30,	Real Property	Personal Property	Centrally Assessed Property
2018	$ 2,807,904,420	$ 200,953,767	$ 11,459,927
2017	2,656,205,901	199,752,821	10,889,970
2016	2,519,792,781	201,769,117	9,950,405
2015	2,420,424,296	178,560,253	8,259,241
2014	2,369,027,251	196,294,919	7,180,208
2013	2,375,689,997	192,499,439	7,381,630
2012	2,463,908,875	209,865,288	7,135,634
2011	2,582,341,713	241,596,029	6,734,681
2010	2,539,072,299	183,522,400	11,900,267
2009	2,873,362,731	205,905,211	18,164,297

Less: Exemption	Total Taxable Assessed Value	Total Direct Tax Rate
$ 777,135,485	$ 2,243,131,859	6.9000
759,747,984	2,107,100,708	6.9000
744,102,164	1,987,410,139	6.9000
718,951,717	1,888,292,073	6.5786
707,506,816	1,864,995,562	6.6050
707,571,187	1,867,999,879	5.7131
707,684,181	1,973,225,616	5.4674
696,878,963	2,133,793,460	5.4674
441,744,364	2,292,750,602	5.4674
286,847,886	2,810,584,353	5.4674

City of Fort Pierce, Florida
Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years

Fiscal Year	County Parks MSTU	Co Public Transit MSTU	Erosion District E	Law Enf. Jail, Judicial Sys	Co General Revenue Fund	St. Lucie County Port Bond	Childrens Services Council	St Lucie Co Fire District
2018	0.2313	0.1269	0.0925	3.4538	4.1077	-	0.4765	3.0000
2017	0.2313	0.1269	0.0925	3.2838	4.1077	-	0.4765	3.0000
2016	0.2313	0.1269	0.0925	3.2699	4.1273	0.0154	0.4765	3.0000
2015	0.2313	0.1269	0.0925	3.2699	3.7764	0.0154	0.4765	3.0000
2014	0.2313	0.1269	0.0925	3.9699	2.9221	0.0154	0.4872	3.0000
2013	0.2313	0.1269	0.0925	3.9699	2.9221	0.0154	0.4872	2.6500
2012	0.2313	0.1269	0.0925	3.9699	2.9221	0.0154	0.4872	2.6500
2011	0.2313	0.1269	0.0925	3.9699	2.8707	0.0154	0.4872	2.4839
2010	0.2313	0.0833	0.0925	3.3957	2.7694	0.0154	0.4872	2.2000
2009	0.2313	0.0833	0.0925	2.5478	3.6173	0.0154	0.3858	2.2000

Source: St. Lucie County Property Appraisers Office

FL Inland Navigation Dist	City of Fort Pierce	County School District	Mosquito Control	S FL Water Mgmt District	Beach Bond	Environ Signif Land Bond	Everglades Construction Project	Total
0.0320	6.9000	6.5740	0.2164	0.3100	-	-	-	25.5211
0.0320	6.9000	6.9270	0.2164	0.3307	-	-	-	25.7248
0.0320	6.9000	7.2830	0.2413	0.3551	-	-	-	26.1512
0.0345	6.5786	7.2410	0.2522	0.3842	-	-	-	25.4794
0.0345	6.6050	7.2570	0.4065	0.4110	-	-	-	25.5593
0.0345	5.7131	7.7710	0.2036	0.4289	-	-	-	24.6464
0.0345	5.4674	7.8780	0.2036	0.4363	-	-	-	24.5151
0.0345	5.4674	8.1770	0.2036	0.5346	-	0.0459	0.0894	24.8302
0.0345	5.4674	7.6760	0.2036	0.5346	-	0.0459	0.0894	23.3262
0.0345	5.4674	7.6850	0.2036	0.5346	-	0.0459	0.0894	23.2338

City of Fort Pierce, Florida
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year Ended September 30,	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy	
		Amount	Percentage of Levy
2018	$ 16,142,879	$ 15,686,319	97.17%
2017	14,596,858	13,990,878	95.85%
2016	13,439,692	13,134,433	97.73%
2015	12,437,017	11,869,802	95.44%
2014	12,386,111	11,676,648	94.27%
2013	10,736,076	10,021,382	93.34%
2012	10,846,887	10,009,972	92.28%
2011	11,436,942	10,792,465	94.36%
2010	12,535,385	11,702,832	93.36%
2009	15,366,589	14,264,294	92.83%

Sources: City of Fort Pierce Finance Records,
St. Lucie County Tax records DR420

Collections in Subsequent Years	Total Collections to Date	
	Amount	Percentage of Levy
$ 178,690	$ 15,865,010	98.28%
(17,481)	13,973,397	95.73%
36,964	13,171,397	98.00%
12,303	11,882,105	95.54%
279,204	11,955,852	96.53%
61,442	10,082,823	93.92%
46,554	10,056,526	92.71%
165,634	10,958,099	95.81%
164,012	11,866,843	94.67%
211,647	14,475,940	94.20%

City of Fort Pierce, Florida
Principal Revenue Payers - Property Tax
Current Year and Nine Years Ago

	2018		
Taxpayer	**Taxable Assessed Value**	**Rank**	**Percentage of Total City Taxable Assessed Value**
Wal-Mart Stores East	60,027,074	1	2.67604%
Bellsouth Telecommunication % James D	39,864,551	2	1.77718%
HCA Attn: Tax Dept	27,762,873	3	1.23768%
Ehden NV C/O Fraga Properties	21,718,132	4	0.96821%
Lawnwood Medical Center % DuCharme	21,495,443	5	0.95828%
Destin Beach Inc % Carmela Bell	19,623,517	6	0.87483%
Landings Fort Pierce LLC	17,350,682	7	0.77350%
Treasure Cay Properties LLC	12,502,898	8	0.55739%
Woods Family Limited Ptnr II	12,247,838	9	0.54602%
CC Sands LLC	11,114,352	10	0.49548%
AT&T Florida			
Prime Homes at Portofino Land			
Riverfront Development LC			
Cornerstone Fort Pierce Dev			
Florida East Coast Railroad			
Orange Blossom Investment LLC			
Total	$ 243,707,360		10.8646%

* Total assessed valuation is $ 2,243,131,859

2009		
Taxable Assessed Value	**Rank**	**Percentage of Total City Taxable Assessed Value**
18,677,114	10	0.6645%
39,936,768	1	1.4209%
25,687,266	7	0.9139%
37,261,113	4	1.3257%
38,098,571	2	1.3555%
37,656,277	3	1.3398%
26,691,154	5	0.9497%
26,428,949	6	0.9403%
20,687,616	8	0.7361%
19,545,698	9	0.6954%
$ 290,670,526		10.3420%
$ 2,810,584,353		

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City of Fort Pierce, Florida
State Revenue Sharing Funds
Last Ten Fiscal Years

Fiscal Year	State Revenue Sharing	1/2 Cent Sales Tax	Mobile Home License	Beverage License	Fuel Tax Refund	Total Receipts
2018	$ 1,445,623	$ 1,898,973	$ 45,579	$ 45,403	$ 56,434	$ 3,492,012
2017	1,392,722	1,776,224	37,548	47,214	53,834	3,307,542
2016	1,323,800	1,666,089	38,013	36,752	53,354	3,118,008
2015	1,282,595	1,603,223	39,544	41,793	62,255	3,029,410
2014	1,211,575	1,495,885	36,372	39,118	54,071	2,837,021
2013	1,166,983	1,378,666	36,427	50,183	59,449	2,691,708
2012	1,153,572	1,330,114	37,212	32,681	57,159	2,610,738
2011	1,149,797	1,387,116	32,695	30,989	52,131	2,652,727
2010	1,146,272	1,333,339	30,890	32,418	57,563	2,600,482
2009	1,148,859	1,353,418	28,446	34,100	65,126	2,629,949

Source: City of Fort Pierce Finance Records

City of Fort Pierce, Florida
Fort Pierce Redevelopment Agency
Taxable Value Of Eeac District
Last Ten Fiscal Years

AGENCY			Fiscal Year 2018	2017	2016	2015
City of Fort Pierce						
CRA 1	(Res 82-25)	*	53,285,719	50,541,442	47,636,647	48,076,622
CRA 2	(Res 95-89)		3,196,843	3,150,181	2,742,460	2,742,460
CRA 3	(Res 96-15)		4,085,487	3,942,324	3,853,477	3,853,477
CRA 4	(Res 01-98)	*	673,134,776	632,670,747	589,287,949	592,159,262
	CFP Total		**733,702,825**	**690,304,694**	**643,520,533**	**646,831,821**
St. Lucie County						
CRA 1	(Res 82-25)	**	53,500,126	50,720,476	47,840,681	49,841,776
CRA 2	(Res 95-89)		3,196,843	3,150,181	2,742,460	2,742,460
CRA 3	(Res 96-15)		4,085,487	3,942,324	3,853,477	3,853,477
CRA 4	(Res 01-98)	**	669,506,626	629,469,959	586,114,655	571,482,215
	SLC Total		**730,289,082**	**687,282,940**	**640,551,273**	**627,919,928**

* City with historic but no senior exemption
** County with senior but no historic exemption

Fiscal Year					
2014	**2013**	**2012**	**2011**	**2010**	**2009**
49,234,611	51,157,598	54,952,729	56,168,470	70,131,326	62,234,031
2,591,500	2,477,100	2,590,239	2,820,864	3,011,140	3,468,650
3,173,700	3,467,600	3,832,104	3,822,122	3,985,240	4,547,200
561,639,632	561,948,017	577,410,385	609,706,475	705,029,914	869,644,929
616,639,443	**619,050,315**	**638,785,457**	**672,517,931**	**782,157,620**	**939,894,810**
49,765,511	52,074,098	55,982,929	57,710,070	71,885,126	64,496,546
2,591,500	2,477,100	2,590,239	2,820,864	3,011,140	3,468,650
3,173,700	3,467,600	3,832,104	3,822,122	3,985,240	4,547,200
558,849,211	559,212,624	574,247,439	606,278,371	701,361,001	866,035,908
614,379,922	**617,231,422**	**636,652,711**	**670,631,427**	**780,242,507**	**938,548,304**

City of Fort Pierce, Florida
Legal Debt Margin Information
September 30, 2018

	Fiscal Year			
	2018	**2017**	**2016**	**2015**
Debit Limit	$ 67,000,000	$ 67,000,000	$ 67,000,000	$ 67,000,000
Total Net Debt Applicable to Limit * (1)	58,465,244	60,365,683	60,736,702	59,086,556
Debit Margin	$ 8,534,756	$ 6,634,317	$ 6,263,298	$ 7,913,444
Total net debt applicable to the limit as a percentage of debt limit	87.262%	90.098%	90.652%	88.189%

* Includes all net long-term debt except debt obligations of the Community Redevelopment Agency.
(1) debt includes unamortized items

NOTE: The City Charter does not set a limit of bond indebtedness as a percentage of assessed valuation. The Charter does allow the City to borrow an aggregate of $67,000,000.

City of Fort Pierce
Direct and Overlapping Governmental Activities Debt
September 30, 2018

Jurisdiction	**Governmental Bonded Debt Outstanding**	**Percent Applicable to City***	**Total Applicable to City**
Overlapping Debt:			
St. Lucie County	156,603,963	13.54%	21,199,184
St. Lucie County District School Board**	235,074,000	12.86%	30,239,271
Overlapping Debt Totals	391,677,963		51,438,455
Direct Debt:			
City of Fort Pierce (1)	69,666,987	100.00%	69,666,987
Total direct and overlapping debt	461,344,950		121,105,442

Sources: St. Lucie County
* The percent applicable to the City is calculated using property taxable value ratios
** School Board: Exemptions for Economic Development and Additional Homestead are not included.
(1) City direct debt includes unamortized items

Sources: St. Lucie County School Board
St. Lucie County Clerk of Court
St. Lucie County Property Appraiser
City of Fort Pierce Finance Department

Fiscal Year					
2014	**2013**	**2012**	**2011**	**2010**	**2009**
$ 67,000,000	$ 67,000,000	$ 67,000,000	$ 67,000,000	$ 67,000,000	$ 67,000,000
61,940,246	53,835,180	59,250,000	60,480,000	61,655,000	59,002,378
$ 5,059,754	$ 13,164,820	$ 7,750,000	$ 6,520,000	$ 5,345,000	$ 7,997,622
92.448%	80.351%	88.433%	90.269%	92.022%	88.063%

City of Fort Pierce. Florida
Ratio of Outstanding Debt by Type
Last Ten Fiscal Years .

Governmental Activities

Fiscal Year	Redevelop-ment Bonds	Sales Tax Increment Bonds	Non-ad Valorum	Capital Leases
2018	$ 26,435,000	$ -	$ 43,231,987	$ 1,656,683
2017	28,045,000	-	45,720,773	52,886
2016	32,000,000	-	42,296,369	-
2015	30,330,000	-	43,419,477	-
2014	31,670,000	-	40,192,143	-
2013	32,875,000	-	40,665,143	-
2012	34,080,000	490,000	41,138,143	-
2011	35,240,000	965,000	41,323,143	-
2010	36,305,000	1,420,000	41,498,143	-
2009	37,260,000	1,865,000	37,843,627	-

Source: City of Fort Pierce Financial Statements
** Debt includes unamortized items

	Business-Type Activities						
	Marina	**Storm water**	**Solid Waste**	**Capital Leases**	**Total Primary Government**	**Percentage of Personal Income**	**Per Capita**
$	5,230,204	$ 11,942,374	$ -	$ $ 1,203,685	$ 89,699,933	7.02%	1,968
	5,361,342	11,970,000	-	$ 1,471,677	92,621,679	7.72%	2,045
	5,598,333	13,745,000	-	-	93,639,702	8.21%	2,105
	5,827,371	13,935,000	-	-	93,511,848	8.20%	2,102
	1,846,857	14,570,000	-	-	88,279,000	7.67%	2,025
	1,846,857	15,185,000	-	-	90,572,000	7.59%	2,178
	1,846,857	15,775,000	-	-	93,330,000	6.93%	2,226
	1,846,857	16,345,000	-	-	95,720,000	7.38%	2,270
	1,846,857	16,890,000	-	-	97,960,000	6.27%	2,355
	1,846,857	17,420,000	26,894	-	96,262,377	6.14%	2,188

City of Fort Pierce, Florida
Pledged Revenue Coverage
Last Ten Fiscal Years

Governmental Activities

Non-ad Valorum Bonds

Fiscal Year	Revenue [1]	Less: Operating Expenses [2]	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2018	$ 29,828,824	$ 19,680,890	$ 10,147,934	$ 1,244,692	$ 1,347,312	3.92
2017	32,811,589	20,322,433	12,489,156	967,987	1,325,055	5.45
2016	30,423,143	16,406,115	14,017,028	530,000	1,119,194	8.50
2015	29,088,947	16,279,220	12,809,727	1,255,000	2,038,348	3.89
2014	30,042,740	15,262,366	14,780,374	1,185,000	2,105,055	4.49
2013	27,430,244	14,139,760	13,290,484	190,000	2,112,561	5.77
2012	25,997,176	14,636,799	11,360,377	185,000	2,119,967	4.93
2011	28,044,024	15,161,178	12,882,846	175,000	2,140,511	5.56
2010	28,489,194	16,775,024	11,714,170	4,948,143	519,172	2.14
2009	30,514,244	23,275,607	7,238,637	525,566	395,178	7.86

Redevelopment Bonds [3]

Fiscal Year	Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2018	$ 6,033,664	$ 3,179,060	$ 2,854,604	$ 2,884,000	$ 1,124,766	0.71
2017	7,349,601	4,228,262	3,121,339	2,848,500	1,117,279	0.79
2016	8,192,527	2,511,834	5,680,693	2,685,000	1,542,822	1.34
2015	7,461,479	4,225,896	3,235,583	1,295,000	1,432,781	1.19
2014	8,321,415	5,173,422	3,147,993	1,205,000	1,479,406	1.17
2013	5,453,289	2,523,697	2,929,592	1,205,000	1,524,331	1.07
2012	5,294,961	2,683,020	2,611,941	1,160,000	1,567,581	0.96
2011	5,771,580	2,501,344	3,270,236	1,065,000	1,610,181	1.22
2010	6,641,872	3,904,610	2,737,262	955,000	1,644,400	1.05
2009	9,653,380	7,081,139	2,572,241	800,000	1,677,713	1.04

Sales Tax Increment Bonds

Fiscal Year	Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2018	$ 1,898,973	$ -	$ 1,898,973	$ -	$ -	-
2017	1,776,224	$ -	1,776,224	-	-	-
2016	1,666,089	-	1,666,089	-	-	-
2015	1,603,223	-	1,603,223	-	-	-
2014	1,495,886	-	1,495,886	-	-	-
2013	1,378,666	-	1,378,666	490,000	9,800	2.76
2012	1,330,144	-	1,330,144	475,000	28,506	2.64
2011	1,387,116	-	1,387,116	455,000	45,375	2.77
2010	1,333,339	-	1,333,339	445,000	60,569	2.64
2009	1,353,418	-	1,353,418	430,000	73,981	2.69

*** No bonds outstanding

[1] Reveunes: Less Grants, Capital leases, Transfers. Also, Restricted Reveunes, Local Option Gas Tax and Impact Fees

[2] Expenses: Governmental Expenditures and Public Safety Debt Financed from the Sources, and Ad Valorum Credit which started in 2004

[3] Funded by (TIF) Tax Increment Funds

[4] Statement of Revenues, Expenses and Changes in Fund Net Position-Proprietary Funds
Total Operating Revenues + Total non-operating revenues (expenses) less
Total operating expenses (less depr)

Note: Non Ad Valorum Debt: 2001 & 2002 the City of Fort Pierce paid before maturity 2.5 million in Long-Term Debt

Business Activities [4]

Marina Bonds

Fiscal Year	Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2018	$ 3,646,597	$ 2,849,827	$ 796,770	$ 267,369	$ 174,335	1.80
2017	3,086,148	2,474,008	612,140	244,619	208,933	1.35
2016	2,569,916	1,846,488	723,428	236,990	245,716	1.50
2015	2,203,948	2,183,515	20,433	229,038	223,573	0.05
2014	1,749,369	1,666,599	82,770	-	92,343	0.90
2013	1,812,467	1,754,527	57,940	-	92,343	0.63
2012	1,938,537	1,737,132	201,405	-	92,343	2.18
2011	2,038,173	1,751,506	286,667	-	95,421	3.00
2010	1,900,066	1,798,215	101,851	-	42,903	2.37
2009	2,003,613	1,743,047	260,566	189,243	95,082	0.92

Storm Water Bonds

Fiscal Year	Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2018	$ 2,750,689	$ 1,612,191	$ 1,138,498	$ -	$ 351,332	3.24
2017	2,765,987	3,550,865	(784,878)	855,000	371,055	(0.64)
2016	2,747,322	4,856,140	(2,108,818)	950,000	542,329	(1.41)
2015	2,693,352	1,521,214	1,172,138	635,000	628,375	0.93
2014	2,718,550	2,538,854	179,696	635,000	657,605	0.14
2013	2,598,840	1,249,161	1,349,679	615,000	679,336	1.04
2012	2,736,435	1,153,251	1,583,184	590,000	703,935	1.22
2011	2,768,553	1,010,332	1,758,221	570,000	724,835	1.36
2010	2,702,779	899,894	1,802,885	545,000	747,510	1.39
2009	2,704,100	1,136,105	1,567,995	530,000	769,811	1.21

Solid Waste Bonds

Fiscal Year	Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2018	$ 7,816,276	$ 6,220,620	$ 1,595,656	$ ***	***	***
2017	6,680,064	5,926,721	753,343	***	30,446	***
2016	6,544,121	5,478,947	1,065,174	***	***	***
2015	6,378,368	5,411,167	967,201	***	***	***
2014	6,266,635	4,928,031	1,338,604	***	***	***
2013	6,369,346	4,579,691	1,789,655	***	***	***
2012	6,798,039	5,017,166	1,780,873	***	***	***
2011	6,085,349	4,792,160	1,293,189	***	***	***
2010	6,187,890	4,765,265	1,422,625	26,894	740	51.48
2009	6,093,789	4,276,617	1,817,172	26,894	2,919	60.95

City of Fort Pierce, Florida
Demopgraphic and Economic Statistics
Last Ten Calendar Year

Calender Year	City of Ft. Pierce Population	Personal Income	Median Household Income *	School Enrollment**	Unemployment Rate
2018	45,581	1,277,407,525	28,025	40,160	5.9%
2017	45,295	1,200,453,385	26,503	41,458	6.5%
2016	44,484	1,140,347,340	25,635	41,589	8.4%
2015	43,601	1,151,676,814	26,414	40,764	10.4%
2014	43,074	1,193,968,206	27,719	40,951	13.7%
2013	42,645	1,347,496,710	31,598	45,781	10.1%
2012	41,993	1,296,281,917	30,869	46,453	10.9%
2011	42,169	1,561,500,000	37,030	44,294	13.0%
2010	41,590	1,566,650,000	37,669	45,188	14.1%
2009	44,000	1,413,500,000	32,125	41,261	14.1%

* U. S. Department of Commerce, Bureau of Economic Analysis (FRED)

** St. Lucie County School Board (Countywide)

City of Fort Pierce, Florida
Principal Employers
Current Year and Nine Years Ago

Employer*	2018 Employees *	2018 Rank	2018 Percentage of Total County Employment Within the City Limits	2009 Employees *	2009 Rank	2009 Percentage of Total County Employment Within the City Limits
School Board of St Lucie County	5,471	1	7.35%	4,612	1	8.86%
Indian River State College*	2,338	2	3.14%	1,547	2	2.97%
Lawnwood Regional Medical Ctr & Heart Institute	1,455	3	1.95%	1,400	4	2.69%
Wal-Mart Distribution Center	890	4	1.20%	950	5	1.83%
St. Lucie County	778	5	1.04%			0.00%
Convey Health Solutions	450	6	0.60%			0.00%
St. Lucie County Fire District	434	7	0.58%			0.00%
MAXIMUS	354	8	0.48%			0.00%
City of Fort Pierce	335	9	0.45%	414	6	0.80%
Fort Pierce Utilities Authority	265	10	0.36%	295	8	0.57%
Publix Supermarkets				275	9	0.53%
St. Lucie County BOCC				1,474	3	2.83%
Riverside Bank				402	7	0.77%
New Horizons				272	10	0.52%
Total	12,770		17.15%	11,641		22.36%
* Total industry jobs in St. Lucie County	74,471			52,051		

Sources: Economic Development Council (EDC) of St. Lucie County
Florida Department of Economic Opportunity

** Total industry job information is for St. Lucie County; specific City only data is not available. The information uses the most recent EDC data, 2018 is not available at this time.

Function / Program	Fiscal Year 2018	2017	2016	2015
Primary government:				
Government activities:				
General government	69.5	69.5	65.5	68.0
Public safety	174.0	170.5	166.5	167.0
Transportation	26.0	25.0	25.0	26.0
Economic environment	3.0	2.0	2.0	2.0
Culture and recreation	26.0	26.0	26.0	26.0
Total governmental activities	298.5	293.0	285.0	289.0
Business type activities				
Buidling Inspections	18.0	13.0	11.0	11.0
Marina	6.5	6.5	5.0	5.0
Solid Waste	33.0	33.0	33.0	33.0
Golf Course	2.0	12.5	12.5	13.0
Sunrise Theatre	7.0	7.0	7.0	7.0
Total Business type activities	66.5	72.0	68.5	69.0
Total all activities	365.0	365.0	353.5	358.0

Source: City of Fort Pierce Budget Document

* 2010 First year of collecting data

Fiscal Year					
2014	**2013**	**2012**	**2011**	**2010**	**2009**
69.0	69.0	71.0	70.0	73.0	94.0
164.0	164.0	155.0	165.0	168.0	203.0
26.0	26.0	26.0	26.0	30.0	39.0
2.0	6.0	8.0	6.0	8.0	8.0
26.0	26.0	26.0	26.0	27.0	29.0
287.0	291.0	286.0	293.0	306.0	373.0
12.0	12.0	12.0	12.0	13.0	*
5.0	6.0	6.0	5.0	5.0	7.0
33.0	34.0	34.0	34.0	31.0	32.0
13.0	16.0	16.0	16.0	21.0	20.0
6.0	8.0	8.0	7.0	7.0	9.0
69.0	76.0	76.0	74.0	77.0	68.0
356.0	367.0	362.0	367.0	383.0	441.0

City of Fort Pierce, Florida
Operating Indicators by Function/Program
Last Ten Fiscal Years

	Fiscal Year			
	2018	**2017**	**2016**	**2015**
Function/Program				
Police/Code Enforcement				
Physical arrests	2,690	2,520	2,626	2,975
Parking Violations	593	316	433	341
Traffic Violations	2,895	3,310	6,496	9,984
Fire (County wide)				
Emergency responses	39,736	47,000	45,796	43,045
Fires calls	3,754	6,301	4,928	4,659
Refuse collections				
Refuse collected (tons per day)	137	134	124	133
Other public works				
Street resurfacing (miles)	2	2	2	1
Potholes repaired *	222	222	412	440
Parks and recreation				
Athletic fields permits issued	450	287	269	280
River Walk Center permits issued	101	91	97	85
Garden Club permits issued	59	65	57	48
Maravilla permits issued	90	82	86	92
Special Events	154	143	168	163
Old City Hall	39	38	34	26

Sources: Various City of Fort Pierce departments
Notes: * Work orders issued
** 2009 First year of collecting data
*** Data not avaiable
**** 2011 First year of collecting data

Fiscal Year					
2014	**2013**	**2012**	**2011**	**2010**	**2009**
3,189	3,064	2,899	2,510	3,794	3,145
298	230	211	336	959	969
8,791	5,619	4,782	171	720	5,744
40,033	39,189	34,161	38,989	33,906	33,673
4,483	4,229	3,629	4,626	4,430	4,515
131	129	201	123	126	106
1	1	-	2	-	0
428	478	215	200	600	380
278	218	358	397	415	447
64	66	69	73	139	57
33	20	19	10	34	17
66	56	47	10	****	****
186	151	150	141	****	****
***	***	***	***	***	***

City of Fort Pierce, Florida
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

	Fiscal Year			
	2018	**2017**	**2016**	**2015**
Function/Program				
Police				
Stations	2	2	3	3
Sworn Officers	119	121	115	115
Fire				
Stations	17	17	17	17
Firefighters	389	380	389	386
Refuse collections				
Commerial	1,792	1,786	1,751	1,730
Residential	12,073	11,993	12,173	11,871
Public	32	30	30	30
Other public works				
Streets (miles)	152	141	141	185
Streetlights	5,313	5,327	5,313	5,313
Traffic signals	211	211	211	211
Parks and recreations				
Acreage	294.3	294.3	294.3	294.3
Playgrounds	12	12	12	12
Baseball/football fields/basketball courts	35	35	35	35
Tennis/handball/racquetball/shuffleboard	21	21	21	21
Community Centers	2	2	2	2
Miles of public beach	2.3	2.3	2.3	2.3
Pools	2	2	2	2
Utility Customers				
Electric	28,300	28,300	28,100	28,096
Water	20,220	20,100	19,750	19,756
Wastewater	15,100	15,100	15,000	14,987
Natural Gas	4,130	4,150	4,225	4,223

Sources: Various City of Fort Pierce departments and Fort Pierce Utilities Authority
* Parks Transferred to the City from St. Lucie County

Fiscal Year					
2014	**2013**	**2012**	**2011**	**2010**	**2009**
3	3	3	3	3	3
118	115	107	110	107	115
17	18	18	18	18	18
370	370	364	370	376	420
1,685	1,695	1,675	1,678	1,963	1,972
11,611	11,550	11,427	12,843	12,840	12,926
30	32	35	36	36	39
179	152	152	152	152	152
5,313	5,313	5,106	5,028	5,028	5,138
177	177	177	177	177	70
294.3	294.3	294.3	294.3	294.3	116.9
11	12	12	12	12	6
24	23	23	23	22	22
21	21	21	21	5	5
2	2	2	2	2	2
2.3	2.3	2.3	2.3	2.3	2.3
2	2	2	2	2	2
27,630	27,770	28,413	27,697	27,859	28,413
19,250	19,280	19,394	19,180	19,048	19,394
14,640	14,450	14,842	14,377	14,460	14,842
4,180	4,190	4,039	3,892	3,982	4,039

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AUDITORS' REPORTS

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and other matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

To the City Commission
City of Fort Pierce, Florida

March 7, 2019

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Fort Pierce, Florida (the "City") as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated March 7, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Fort Pierce, Florida's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Fort Pierce, Florida's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Fort Pierce, Florida's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of Fort Pierce, Florida's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

Certified Public Accountants
Fort Pierce, Florida

City of Fort Pierce, Florida
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE
For the year ended September 30, 2018

Description	CFDA/ CSFA Number	Contract Grant Number	Expenditures	Pass-Through to Sub-Recipients
FEDERAL PROGRAMS:				
U.S. Department of Housing and Urban Development				
Direct Program:				
Community Development Block Grant Entitlement	14.218	B14-MC-12-0031	7,552	-
Community Development Block Grant Entitlement	14.218	B15-MC-12-0031	4,321	-
Community Development Block Grant Entitlement	14.218	B16-MC-12-0031	146,693	-
Community Development Block Grant Entitlement	14.218	B17-MC-12-0031	296,774	-
			455,340	-
U.S. Department of Justice				
Direct Program:				
Youth Gang Prevention	16.544	2016-VJV-FX-0002	102,593	-
Bullet Proof Vests	16.607		9,438	-
Indirect Program:				
Passed through Florida Attorney General:				
Victims of Crime Act	16.575	VOCA-2017-FPPD-00553	12,692	-
Passed through Florida Department of Law Enforcement:				
Stop Violence Against Women Formula Grant	16.588	18-8004-LE-INV	62,818	-
Edward Byrne Memorial Competitive Grant Prog.	16.571	2017-JAGC-STLU-1-F9-179	32,942	-
			220,483	-
Federal Environmental Protection Agency				
Passed through Florida Department of Environmental protection:				
Nonpoint Source Implementation Grants	66.460	GO417	25,000	-
U.S. Department of Interior				
Passed through Florida Department of Environmental protection:				
Sportfishing and Boating Safety Act	15.622	16074	175,713	
Federal Emergency Management Administration:				
Emergency Mgmt- Hurricane Loss Mitigation Prog	97.036	17-PA-U5-10-66-01-126	177,573	
Emergency Mgmt- Hurricane Loss Mitigation Prog	97.036	PA-00-10-66-01-165	611,987	-
			789,560	
U.S. Department of Agriculture Natural Resources Conservation Service				
Emergency Watershed Protection Program	10.923	NR184209XXXXC002	1,351,574	
TOTAL FEDERAL FINANCIAL ASSISTANCE			$ 3,017,670	$ -
STATE PROJECTS:				
Florida Department of Transportation				
Florida Highway Beautification	55.003	G0T02	$ 16,000	-
Florida Shared-Use Nonmotorized Trail Network Prog.	55.038	G0J91	55,400	
Florida Housing Finance Agency:				
State Housing Initiatives Partnership Program	40.901		185,444	-
Executive Office of The Governor				
Emergency Mgmt- Hurricane Loss Mitigation Prog	31.066	17-PA-U5-10-66-01-126	28,704	
Emergency Mgmt- Hurricane Loss Mitigation Prog	31.066	PA-00-10-66-01-165	101,998	
TOTAL STATE FINANCIAL ASSISTANCE			$ 387,546	$ -

NOTE A – BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards and State Financial Assistance Projects was prepared to include the activity of all federal and state awards of the City of Fort Pierce, Florida and is presented on the accrual method of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the basic financial statements.

NOTE B-INDIRECT COST RATE

The City has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

Independent Auditor's Report on Compliance For Each Major Federal Awards Program and State Project, and on Internal Control Over Compliance Required by Uniform Guidance

To the City Council
City of Fort Pierce, Florida March 7, 2019

Report on Compliance for Each Major Federal Program and State Project

We have audited the compliance of the City of Fort Pierce, Florida with the types of compliance requirements described in the *OMB Compliance Supplement,* that could have a direct and material effect on each of its major federal awards programs for the year ended September 30, 2018. The City of Fort Pierce, Florida's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

Management's Responsibility

Management is responsible for compliance with federal and state statutes, regulations, and the terms and conditions of its Federal programs applicable to its Federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City of Fort Pierce, Florida's major Federal programs projects based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards, and the Uniform Guidance, requires that we plan and perform the audit to obtain reasonable assurance about whether non-compliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City of Fort Pierce, Florida's compliance with those requirements and performing such other procedures, as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major Federal program. However, our audit does not provide a legal determination of the City of Fort Pierce, Florida' compliance.

Opinion on Each Major Federal Program

In our opinion, the City of Fort Pierce, Florida complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2018.

Report on Internal Control Over Compliance

The management of the City of Fort Pierce, Florida is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City of Fort Pierce, Florida's internal control over compliance with requirements that could have a direct and material effect on a major federal program or State project in order to determine our auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance and to test and report on internal control over compliance in accordance with Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City of Fort Pierce, Florida's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a Federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a Federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or as combination of deficiencies, in internal control over compliance with the type of compliance requirement of a Federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and results of that testing based on the requirements of Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

Certified Public Accountants
Fort Pierce, Florida

City of Fort Pierce, Florida
SCHEDULE OF FINDINGS AND QUESTIONED COSTS-FEDERAL AWARDS
September 30, 2018

I. Summary of Auditor Findings

1. The independent certified public accountant's report expresses an unmodified opinion on the combined financial statements of the City of Fort Pierce, Florida.

2. No material weaknesses or significant deficiencies were disclosed during the audit of the financial statements.

3. No instances of non-compliance material to the financial statements were disclosed during the audit.

4. No material weaknesses were disclosed during the audit of the major federal awards programs.

5. The independent certified public accountant's report on compliance for the major federal awards programs expresses an unmodified opinion.

6. There were no audit findings relative to the major federal awards programs.

7. The programs tested as major programs were as follows:

   Federal Programs:
   CFDA Number: 10.923 Emergency Watershed Protection Program
   CFDA Number: 97.036 Emer. Mgmt Hurricane Loss Mitigation Program

The threshold for distinguishing between Type A and Type B programs was $750,000 for major federal programs

8. The City of Fort Pierce, Florida was determined to be a low risk auditee for federal program testing pursuant to Uniform Guidance.

II. Financial Statement Findings

There were no financial statement findings required to be reported in accordance with Chapter 5.18 of *Government Auditing Standards.*

III. Federal Program Findings and Questioned Costs

There were no audit findings that are required to be reported in accordance with CFR 200.516(a)

IV. Summary Schedule of Prior Audit Findings

There were no prior audit findings.

Independent Accountant's Report on Compliance With Section 218.415, Florida Statutes

To the City Commission
Fort Pierce, Florida

March 7, 2019

We have examined the City's compliance with the requirements of Section 218.415, Florida Statutes with regards to the City's investments during the year ended September 30, 2018. Management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the City's compliance with specified requirements.

In our opinion, the City complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2018.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida

Management Letter

To the City Commission
City of Fort Pierce, Florida

March 7, 2019

Report on the Financial Statements

We have audited the financial statements of the City of Fort Pierce, Florida, as of and for the year ended September 30, 2018, and have issued our report thereon dated March 7, 2019, which was unqualified.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and Chapter 10.550, Rules of the Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated March 7, 2019, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address significant findings and recommendations made in the preceding annual financial audit. There were no findings or recommendations noted in the preceding annual financial audit.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements.

The City was created, established, and incorporated under the City Charter, as adopted by Laws of Florida Chapter 65-1351 and is further governed by state and local laws and regulations. The City also has two component units, the Fort Pierce Utility Authority (discretely presented) and the Community Redevelopment Agency (blended). The voters of the City of Fort Pierce, Florida authorized the organization of the Fort Pierce Utilities Authority at a special election held May 30, 1972. City Ordinance No. F-399 (as amended by City Ordinances G-295, 296, and 297) defines the powers, duties and responsibilities of the Authority. City Ordinance No. H-239 created the Community Redevelopment Agency and delegated powers to the Agency in accordance with Florida Law and State Statutes Chapter 163.

Financial Condition

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and report the results of our determination as to whether or not the City of Fort Pierce, Florida has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that the City of Fort Pierce, Florida did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor the City of Fort Pierce, Florida's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Other Matters

Section 10.554(1)(i)2, Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such findings.

Section 10.554(1)(i)3, Rules of the Auditor General, requires us to communicate noncompliance with of provisions of contracts and grant agreements or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the City Commission, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

DiBartolomeo, McBee, Hartley & Barnes

Certified Public Accountants
Fort Pierce, Florida

AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Johnna S. Morris, who being duly sworn, deposes and says on oath that:

1. I am the Chief Financial Officer of the City of Fort Pierce which is a local government entity of the State of Florida;
2. City of Fort Pierce adopted Ordinance No. L-61 implementing an impact fee; and
3. City of Fort Pierce has complied and, as of the date of this affidavit, remains in compliance with Section 163.31801, Florida Statutes.

FUTHER AFFIANT SAYETH NAUGHT.

Johnna S. Morris

Johnna S. Morris, Director of Finance

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

SWORN TO AND SUBSCRIBED before me this 20th day of March, 2019.

Queen Thompkins
NOTARY PUBLIC

Print Name Queen Thompkins

Personally known ✓ or produced identification _____

Type of identification produced_____

My Commission Expires:

QUEEN ELIZABETH THOMPKINS
MY COMMISSION # GG81203
EXPIRES: March 09, 2021

CITY OF FORT PIERCE, FLORIDA



FINANCIAL ANALYSIS
SEPTEMBER 30, 2018

BALANCE SHEETS

	2018	2017	Increase (Decrease)	Percent Change
ASSETS				
Cash and investments	19,137,266	15,374,525	$ 3,762,741	24%
Cash and investments—restricted	177,335	174,669	2,666	2%
Receivables	9,444,366	7,473,586	1,970,780	26%
Inventories & Prepaids	692,213	520,420	171,793	33%
Fixed assets	192,920,332	195,359,779	(2,439,447)	-1%
Other assets	3,984,545	3,943,061	41,484	1%
Deferred outflows-Pension and OPEB	5,803,486	8,202,905	(2,399,419)	-29%
	232,159,543	231,048,945	1,110,598	0%
LIABILITIES				
Current liabilities	10,791,078	9,431,559	1,359,519	14%
Liabilities payable from restricted assets	234,323	223,479	10,844	5%
Long-term liabilities	88,866,358	91,406,497	(2,540,139)	-3%
Pension Liability & Deferred Inflow	13,357,051	14,345,678	(988,627)	-7%
	113,248,810	115,407,213	(2,158,403)	-2%
FUND EQUITY				
Net position	9,137,226	5,904,805	3,232,421	55%
Investment in Capital Assets, net of related debt	109,773,507	109,736,927	36,580	0%
	118,910,733	115,641,732	3,269,001	3%
	$ 232,159,543	$ 231,048,945	$ 1,110,598	0%

2 million in general fund, 1 million in restricted revenue fund, and 500k in building dept

Fixed assets decreased due to depreciation

Various small increases in several funds

Governmental Fund Revenues

	2018	2017	2016	2015	2014
Taxes	$ 21,580,447	$ 20,347,337	$ 19,515,783	$ 18,164,053	$ 18,256,174
Licenses & permits	907,438	390,963	374,499	435,346	333,806
Intergovernmental revenues	13,198,242	10,448,502	9,899,947	10,661,557	15,104,540
Charges for services	382,717	285,520	288,911	261,508	226,708
Fines & forfeitures	552,145	189,139	301,765	245,930	202,277
Investment income	530,441	312,404	305,599	166,607	193,528
Contribution from component unit	6,138,645	5,968,785	5,809,302	5,735,240	5,605,157
Miscellaneous revenues	3,730,516	5,476,101	5,088,808	3,656,005	4,734,719
	$ 47,020,591	$ 43,418,751	$ 41,584,614	$ 39,326,246	$ 44,656,909
Population	**45,581**	**45,295**	**44,484**	**43,601**	**43,074**

	2018	2017	2016	2015	2014
Taxes	$ 473	$ 449	$ 439	$ 417	$ 424
Licenses & permits	20	9	8	10	8
Intergovernmental revenues	290	231	223	245	351
Charges for services	8	6	6	6	5
Fines & forfeitures	12	4	7	6	5
Investment income	12	7	7	4	4
Contribution from component unit	135	132	131	132	130
Miscellaneous revenues	82	121	114	84	110
	$ 1,032	$ 959	$ 935	$ 902	$ 1,037

Increase in Ad Valorem tax

Increase due to land sale

Increase of 2 million in disaster grants and funding

Increase due to receipt of VCTC Credits

Governmental Fund Expenditures

	2018	2017	2016	2015	2014
Operating:					
General government	$ 12,259,917	$ 12,538,429	$ 10,409,135	$ 10,013,455	$ 10,151,988
Public safety	15,608,843	15,253,746	13,870,188	13,873,313	14,032,891
Transportation	3,074,578	3,068,423	2,747,800	2,684,573	3,122,509
Economic environment	1,435,852	1,021,717	1,182,662	1,434,987	1,033,042
Culture and recreation	2,444,590	2,217,612	1,902,214	1,948,803	2,150,857
Total operating expenditures	34,823,780	34,099,927	30,111,999	29,955,131	30,491,287
Capital outlay	3,032,948	3,263,816	3,253,508	3,575,611	10,185,718
Debt service	7,331,605	7,468,132	8,275,527	6,916,254	6,438,296
	$ 45,188,333	$ 44,831,875	$ 41,641,034	$ 40,446,996	$ 47,115,301
Population	**45,581**	**45,295**	**44,484**	**43,601**	**43,074**

	2018	2017	2016	2015	2014
Operating:					
General government	$ 269	$ 275	$ 230	$ 225	$ 233
Public safety	342	335	306	312	322
Transportation	67	67	61	60	72
Economic environment	32	22	26	32	24
Culture and recreation	54	49	42	44	49
Total operating expenditures	764	748	665	673	699
Capital outlay	67	72	72	80	234
Debt service	161	164	183	155	148
	$ 991	$ 984	$ 919	$ 909	$ 1,081

4.5 Million due to Energy Conservation improvements, 3.5 million of Wind retrofit projects

1.4 million due to purchase of radios

1.4 million due to raises, hurricane related overhead, additional officers

Paid back TCRPC loan

Community Redevelopment

	2018	2017	2016	2015	2014
Revenue:					
Taxes	$ 5,809,829	$ 5,141,458	$ 4,492,393	$ 4,179,392	$ 3,986,652
Other Revenue	223,835	681,243	2,242,783	1,230,460	2,473,755
	$ 6,033,664	$ 5,822,701	$ 6,735,176	$ 5,409,852	$ 6,460,407
Expenditures:					
Operating	329,019	319,426	412,790	338,753	377,741
Capital	87,469	83,909	1,082,579	1,052,073	1,969,001
Debt Service	654	441,886	1,004,529	-	-
	$ 417,142	$ 845,221	$ 2,499,898	$ 1,390,826	$ 2,346,742
Transfer In:					
Capital Project Fund-Redevelopment	$ -	$ -	$ -	$ -	$ 172,731
Debt Service fund	-	-	5,929	-	-
General Fund	274,994	1,526,901	1,451,422	2,051,629	1,689,274
	274,994	1,526,901	1,457,351	2,051,629	1,862,005
Transfer Out:					
General Fund	(2,783,939)	(2,694,762)	(2,637,095)	(2,835,071)	(2,826,680)
Ft. Pierce Redevelopment Bonds	(2,568,562)	(2,647,146)	(2,412,879)	(2,697,156)	(2,706,094)
Hurricane Housing	-	-	-	-	-
Sunrise Theatre	(450,000)	(450,000)	(450,000)	(450,000)	(445,749)
	(5,802,501)	(5,791,908)	(5,499,974)	(5,982,227)	(5,978,523)
	$ 89,015	$ 712,473	$ (1,264,696)	$ (1,963,201)	$ (1,864,858)

Increase due to reimbursements from the Utility Authority and State related to th HD King Power Plant Site

Increase relates to work at HD King Power Plant Site

Paid back TCRPC loan

Solid Waste Fund

	2018	2017	2016	2018/ 2017 Increase (Decrease)	2018/ 2017 Percent Change
Operating revenues	$ 7,806,315	$ 6,676,775	$ 6,544,120	$ 1,129,540	17%
Operating expenses	6,708,251	6,205,194	5,684,336	503,057	8%
Operating income (loss)	1,098,064	471,581	859,784	626,483	133%
Net nonoperating revenues	(27,053)	(31,817)	(5,506)	4,764	-15%
Net income	$ 1,071,011	$ 439,764	$ 854,278	$ 631,247	144%
Operating Income(loss)	$ 1,098,064	$ 471,581	$ 859,784	$ 626,483	73%
Depreciation	487,631	283,133	287,418	204,498	71%
Interest-Capital Leases	(37,014)	(30,443)	-	(6,571)	0%
Principal-Capital Leases	(267,992)	(52,738)	-	(215,254)	0%
Net Cash Flows from operations	$ 1,280,689	$ 671,533	$ 1,147,202	$ 609,156	53%
Transfer to Other funds	$ 860,925	$ 1,204,000	$ 1,526,000		

Residential revenue increase by 436k, Commercial revenue increase by 423k

Landfill contract increased by 416k

Payroll expenses increased by 325k due to the initial OPEB Adjustment.

Stormwater Fund

	2018	2017	2016	2018/ 2017 Increase (Decrease)	2018/ 2017 Percent Change
Operating revenues	$ 2,691,049	$ 2,724,106	$ 2,708,419	$ (33,057)	-1%
Operating expenses	2,924,083	4,826,737	7,216,997	(1,902,654)	-39%
Operating income (loss)	(233,034)	(2,102,631)	(4,508,578)	1,869,597	-89%
Net nonoperating revenues (expenses)	1,142,281	396,695	(341,517)	745,586	188%
Net income	$ 909,247	$ (1,705,936)	$ (4,850,095)	$ 2,615,183	-153%
Operating Income(loss)	(233,034)	(2,102,631)	(4,508,578)	1,869,597	-41%
Depreciation	1,117,618	1,275,872	1,313,652	(158,254)	-12%
Interest	(177,767)	(574,860)	(722,856)	397,093	-55%
Principal	-	(1,775,000)	(665,000)	1,775,000	-267%
transfers	-	-	-	-	100%
Net Cash Flows from operations	$ 706,817	$ (3,176,619)	$ (4,582,782)	$ 3,883,436	-275%

In 2018 $2,025,000 of contract work was capitalized

Contract fees increased because of stormwater improvements

Emergency watershed grant

Golf Course Fund

	2018	2017	2016	2018/ 2017 Increase (Decrease)	2018/ 2017 Percent Change
Operating revenues	$ 1,127,258	$ 979,461	$ 1,235,869	$ 147,797	15%
Operating expenses	1,432,238	1,553,141	1,510,721	(120,903)	-8%
Operating income (loss)	(304,980)	(573,680)	(274,852)	268,700	47%
Net nonoperating revenues (expenses)	132	244	189	(112)	46%
Net income (loss)	$ (304,848)	$ (573,436)	$ (274,663)	$ 268,588	47%
Operating Income(loss)	$ (304,980)	$ (573,680)	$ (274,852)	$ 268,700	-98%
Depreciation	135,347	134,701	136,142	646	0%
Interest	(118,555) **	(122,450) **	(126,020)	3,895	-3%
Principal	(90,000) **	(85,000) **	(85,000)	(5,000)	6%
Net Cash Flows from operations	(378,188)	(646,429)	(349,730)	268,241	-77%
Transfers	351,000	163,000	201,290	188,000	93%
Net Cash Flows after transfers	$ (27,188)	$ (483,429)	$ (148,440)	$ 456,241	-94%

hurricanes and a general decrease in the number of rounds played

** Estimated Debt Service paid by the General Fund

Marina Fund

	2018	2017	2016	2018/ 2017 Increase (Decrease)	2018/ 2017 Percent Change
Operating revenues	$ 3,635,137	$ 3,729,402	$ 2,856,262	$ (94,265)	-3%
Operating expenses	3,967,445	3,838,624	3,231,681	128,821	3%
Operating income (loss)	(332,308)	(109,222)	(375,419)	(223,086)	-204%
Net nonoperating revenues (expenses)	(201,168)	(235,623)	(278,995)	34,455	15%
Net income	$ (533,476)	$ (344,845)	$ (654,414)	$ (188,631)	-55%
Operating Income(loss)	$ (332,308)	$ (109,222)	$ (375,419)	$ (223,086)	204%
Depreciation	1,117,618	1,119,996	1,118,531	(2,378)	0%
Interest	(212,628)	(239,516)	(280,594)	26,888	11%
Principal	(244,619)	(236,990)	(229,038)	(7,629)	-3%
Net Cash Flows from operations	328,063	534,268	233,480	(206,205)	39%
Transfers	(250,000)	(250,000)	(150,000)	-	0%
Net Cash Flows after transfers	$ 78,063	$ 284,268	$ 83,480	$ (206,205)	73%

300k increase in fuel sales and 275k increase in dock fees

250k increase in fuel and several other insignificant increases

Sunrise Theatre

	2018	2017	2016	2018/ 2017 Increase (Decrease)	2018/ 2017 Percent Change
Operating revenues	$ 2,415,352	$ 2,765,443	$ 3,342,281	$ (350,091)	-13%
Operating expenses	3,832,927	4,376,238	4,595,335	(543,311)	-12%
Operating income (loss)	(1,417,575)	(1,610,795)	(1,253,054)	193,220	-12%
Net nonoperating revenues (expenses)	780	428	69,988	352	82%
Net income (loss)	$ (1,416,795)	$ (1,610,367)	$ (1,183,066)	$ 193,572	-12%
Operating Income(loss)	$ (1,417,575)	$ (1,610,795)	$ (1,253,054)	$ 193,220	12%
Depreciation	546,199	538,917	535,707	7,282	1%
Net Cash Flows from operations	$ (871,376)	$ (1,071,878)	$ (717,347)	$ 200,502	28%
Transfer from FPRA	$ 450,000	$ 450,000	$ 445,749		
Transfer from General Fund	$ 156,000	$ 156,000	$ 94,701		
Transfer from Restricted Revenue Fund	$ 96,825	$ 96,825	$ -		

attendance down at events

Building Department

	2018	2017	2016	2018/ 2017 Increase (Decrease)	2018/ 2017 Percent Change
Operating revenues	$ 2,158,592	$ 1,369,165	$ 1,360,416	$ 789,427	58%
Operating expenses	1,632,847	1,304,815	1,194,096	328,032	25%
Operating income (loss)	525,745	64,350	166,320	461,395	717%
Net nonoperating revenues (expenses)	16,279	6,060	2,657	10,219	169%
Net income (loss)	$ 542,024	$ 70,410	$ 168,977	$ 471,614	670%
Operating Income(loss)	$ 525,745	$ 64,350	$ 166,320	$ 461,395	717%
Depreciation	62,001	973	-	61,028	6272%
Interest	-	-	-	-	0%
Principal	-	-	-	-	0%
Net Cash Flows from operations	$ 587,746	$ 65,323	$ 166,320	$ 522,423	0%

Increase in permits issued

Various small increases including payroll 40k, and contract services 94k

Increase in payroll related to increase in permits issued

City Commission Regular Meeting **13.d.**

Meeting Date: 04/01/2019

Re: 2808 Avenue B - set hearing date

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

SUBJECT:

Resolution No. 19-R13 determining that the structure located at 2808 Avenue B is unsafe and should be condemned and demolished. A hearing to determine this matter is scheduled before the City Commission on May 6, 2019. FIRST READING

SUMMARY:

In accordance with the City Charger, 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 May 6, 2019.

ALTERNATIVES:

Select an alternate date.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Shaun Coss, Building Department Coordinator
City Attorney's Office

Fiscal Impact

OTHER INFORMATION:

None

Attachments

Hearing Resolution No. ___

Google earth photo

Form Review

Inbox	Reviewed By	Date

City Manager	Nick Mimms	03/25/2019 02:58 PM

Form Started By: Peggy Arraiz
Started On: 03/14/2019 10:11 AM
Final Approval Date: 03/25/2019

RESOLUTION NO. _____

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT **2808 AVENUE B** IN FORT PIERCE, FLORIDA, 34947 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 MAY 6, 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 2808 AVENUE B, FORT PIERCE, FL, 34947 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;

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:

2808 AVENUE B
SANDRA COURT BLK 1 LOT 7 AND W 6 FT OF VAC ALLEY ADJ ON E (OR 1268-2325)
2408-508-0007-000/6

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.

DIANNE HUNT
NITA L WILLINGHAM
2808 AVENUE B
FT PIERCE, FL, 34947

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 May 6, 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


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City Commission Regular Meeting **13.h.**

Meeting Date: 04/01/2019

Re: 19-R14

SUBJECT:

Resolution 19-R14 Supporting House Bill 219 and Senate Bill 370, requiring mandatory minimum incarceration for prostitution offences involing victims of Human trafficking.

SUMMARY:

The Treasure Coast Regional League of Cities passed a similar resolution and is urging its member cities to do the same to protect the victims of human trafficking.

RECOMMENDATION:

Adopt Resolution 19-R14.

ALTERNATIVES:

Do not adopt or adopt with changes.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Linda Hudson, Mayor

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

19-R14

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/26/2019 08:15 AM

Form Started By: Linda Cox Started On: 03/21/2019 08:34 AM

Final Approval Date: 03/26/2019

RESOLUTION NO. 19-R14

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, IN SUPPORT OF HOUSE BILL 219 AND SENATE BILL 370, AMENDING FLORIDA STATUTE, SECTION 796.07 REQUIRING A **MANDATORY MINIMUM TERM OF INCARCERATINON FOR PROSTITUTION OFFENCES INVOLIVING VICTIMS OF "HUMAN TRAFFICKING**"; PROVIDING AN EFFECTIVE DATE.

WHEREAS, human trafficking is an international issue. It is a form of modern-day slavery in which human beings, including young children are controlled and exploited for profit; and

WHEREAS, trafficked persons most often come from positions of vulnerability. Perpetrators use force, fraud or coercion to establish control; and

WHEREAS, human trafficking is right here in our own back yard; and

WHEREAS, House Bill 219 and Senate Bill 370 would amend Florida Statute, Section 796.07 Prohibiting Prostitution, by including "Human Trafficking" as a form of prostitution, and

WHEREAS, these bills would require a mandatory minimum term of incarceration for solicitation of prostitution offenses involving victims of human trafficking.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE FLORIDA AS FOLLOWS:

SECTION 1: The foregoing precatory language is adopted as if set forth below.

SECTION 2: The City of Fort Pierce, Florida calls upon the Florida State Legislature to pass House Bill 219 and Senate Bill 370 during the 2019 Legislative Session, to ensure human traffickers are incarcerated for prostitution offences for a mandatory minimum term, involving their victims under Florida Statute 796.07.

SECTION 3: This Resolution shall take effect immediately upon adoption.

IN WITNESS THEREOF, this Resolution has been duly adopted on this 1st day of April, 2019.

_____
Linda Hudson, Mayor Commissioner

ATTEST:

_____
Linda W. Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

_____
Peter J. Sweeney, Esq.
City Attorney

City Commission Regular Meeting **13.i.**

Meeting Date: 04/01/2019

Re: Surtax Committee

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Submittal of Applications for consideration to serve on the Fort Pierce Infrastructure Surtax Citizen Oversight Committee.

SUMMARY:

The Commission adopted Resolution 19-R06 establishing the Fort Pierce Infrastructure Surtax Citizen Oversight Committee for which each commissioner shall appoint a member and two additional members will serve at large. The attached applications are what we have received to date.

RECOMMENDATION:

Commissioners to name their appointees and continue seeking volunteers.

ALTERNATIVES:

Proceed as directed.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Jack Andrews, City Engineer

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

Establishing Resolution
Noelke - Johnson Appointee
Davis Liverpool - Hudson Appointee
Davis Liverpool App - Hudson Appointee
Burdge - At Large Applicant
Harding - At Large Applicant
Hayling - At Large Applicant
Johnson - At Large Applicant

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/26/2019 08:15 AM

Form Started By: Linda Cox
Started On: 03/20/2019 05:52 PM
Final Approval Date: 03/26/2019

RESOLUTION NO. 19-R06

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ESTABLISHING THE INFRASTRUCTURE SURTAX CITIZEN OVERSIGHT COMMITTEE**; ESTABLISHING THE MEMBERSHIP OF THE OVERSIGHT COMMITTEE; ESTABLISHING THE RESPONSIBILITIES AND DUTIES OF THE OVERSIGHT COMMITTEE; ESTABLISHING PROCEDURES FOR THE CONDUCT OF MEETINGS AND OPERATIONS; ESTABLISHING A SUNSET DATE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, on March 19, 2018, the City of Fort Pierce adopted Resolution No. 18-R15 supporting the St. Lucie County Board of County Commissioners intention to impose a voter approved half percent (.5%) local government infrastructure surtax (the "Surtax") to be utilized by the City of Fort Pierce for the financing, planning, constructing, reconstructing, renovating and improving of needed infrastructure; and

WHEREAS, a referendum on the Surtax was held on November 6, 2018 and the voters of the St. Lucie County approved the Surtax; and

WHEREAS, City Resolution No. 18-R15 and the ballot language approved by voters in the referendum called for "independent oversight by citizen committee" to review the City's expenditures of Surtax proceeds; and

WHEREAS, the City of Fort Pierce desires that the Infrastructure Surtax Citizen Oversight Committee be tasked with the review of projects funded by the Infrastructure Surtax and issue reports to the City Commission to insure transparency and to provide the citizens of the City with the assurance that funds are being spent in the manner approved by the voters and in accordance with state law.

NOW, THEREFORE, BE IT RESOLVED by the City of Fort Pierce, Florida that:

Section 1: Establishment and Purpose: The City of Fort Pierce hereby establishes the Infrastructure Surtax Citizen Oversight Committee (the "Committee") pursuant to City Resolution No. 18-R15 and the ballot language approved by the voters.

Section 2: Membership and Qualifications: Term of Appointment; Vacancy

A. The Committee shall consist of seven (7) members. All members shall have the following qualifications:

1. A member shall be a resident of the City of Fort Pierce;

2. One member shall be appointed by each member of the City Commission;
3. Two members shall be appointed at large;
4. At-large members shall serve a term of four years;
5. Members shall not be elected officials or City staff members;
6. Consideration should be given to applicants to the Committee that have a background in engineering, planning or finance.

B. The term of each member of the Committee appointed by an individual City Commission member shall coincide with the terms of the City Commission member that appointed the member of the Committee.

C. All Committee Members appointed by an individual City Commission member shall serve at the pleasure of the City Commission member who appointed the Committee member.

Committee Members shall be automatically removed for lack of attendance. Lack of attendance means failure to attend three (3) consecutive regularly scheduled meetings or failure to attend at least two-thirds of the regularly scheduled meetings during a calendar year. Participation for less than three-fourths of a meeting shall be the same as a failure to attend a meeting. Absences shall be entered into the minutes of the Committee meeting.

D. Vacancies occurring for any reason during the term of office by a Committee Member shall be filled within ninety (90) days from the date of the vacancy.

Section 3: Responsibilities and Duties.

The Committee shall act solely in an oversight and advisory capacity to the City Commission. The Committee shall not be responsible for identifying projects or determining the priority of a proposed project on the approved projects list. Project priorities are determined by the City Commission based upon many factors, including, but not limited to, availability of surtax revenues along with the status of project design and permitting. The Committee shall have the following responsibilities and duties:

A. Prepare an annual report to the City Commission regarding:

1. Whether City's expenditure of Surtax proceeds for the fiscal year was consistent with the requirements of Section 212.055(2), Florida Statutes, and the ballot language approved by the voters; and
2. Whether the City's expenditure of Surtax proceeds for the fiscal year was consistent with the City's approved Surtax proceeds project list, if any, or any future revisions to that list as approved and adopted by the City of Fort Pierce Commission.

B. Review documents and projects:

1. The Committee will be presented with appropriate documents, plans, budgets, designs, permits (or permit applications), reports, photographs, presentations or other materials to sufficiently determine the status of each project.
2. Review and comment upon any changes or additions to the project list that may occur as a result of emergencies, hurricanes or other acts of God that might necessitate altering the projects list. In the case of an emergency, the Committee may be consulted after-the-fact.

Section 4: Operations and Procedures. The Committee shall be governed by the following rules of procedure:

A. Chair and Vice Chair: During the initial meeting of the Committee, the Committee shall select a Chair and Vice Chair from its membership to preside over and conduct meetings. The Chair and Vice Chair shall be selected by a majority vote of the Committee Members. After the first year of service, the Committee shall annually select one of its members as Chair and one of its members as Vice Chair. In the event the Chair or Vice Chair of the Committee is not fulfilling his or her responsibilities, the Committee, may at its own discretion, remove said Committee Member from the Chair or Vice Chair position, and appoint a replacement for the remainder of the term.

B. Meetings: The Committee shall meet quarterly, or as needed, as

determined by the Committee in order to fulfill its duties and responsibilities. The Committee shall endeavor to schedule the first meeting of the Committee in March of 2019. During the initial meeting of the Committee, the Committee shall, by majority vote, set a meeting schedule for the upcoming year. The Committee shall set meeting schedules for subsequent years as determined by the Committee. The meeting schedule shall include the date, time and location of the meetings.

All meetings and business of the Committee, and any Subcommittees, shall comply with and be subject to the requirements of the Florida Sunshine Law (Chapter 286, Florida Statutes); the Florida Public Records Law (Chapter 119, Florida Statutes), the Florida Ethics Code (Chapter 112, Florida Statutes), and all other applicable local or state statutes, ordinances, or rules. All meetings of the Committee and any Subcommittees shall be open to the public at all times, shall be subject to public participation requirements as outlined in the Florida Statutes. Minutes of each meeting shall be recorded.

C. Quorum: A quorum shall consist of no less than four (4) members. Recommendations and decisions of the Committee shall be made by a majority vote of those present and voting.

D. Agendas: The Committee, with input and assistance from the Chair, shall be responsible for preparing the meeting agenda and distributing the agenda to all Committee Members prior to the meeting.

E. Reports: The Committee shall compile information received from the City on Surtax expenditures so that it is able to provide annual reports to the City Commission by December 31st of each year, or by some other date as determined by the Committee. The Committee also shall provide a final report to the City Commission prior to sun-setting and completing its operations.

F. Subcommittees: By majority vote of the Committee Members present and voting, a subcommittee, task force, or work group, may be created

to further the purpose of the Committee. Any such task force, work group, or sub-committee shall be made up of Committee members, and shall report their findings and/or recommendations back to the Committee or action.

G. Staff Support: The City shall provide the Committee adequate staff and support services to enable the Committee to carry out its duties and responsibilities.

Section 5: Compensation. Members of the Committee shall receive no compensation for the performance of their duties and responsibilities.

Section 6: Sunset Provisions. Pursuant to City Resolution No. 18-R15, the Surtax shall be in effect only through December 31, 2028. It shall "sunset" and expire thereafter, without further action by any local government. The Committee shall remain in effect for the life of the Surtax imposed and until all Surtax proceeds are expended by the City Commission. Thereafter, the Committee shall automatically sunset.

Section 7: Effective Date: This Resolution shall take effect immediately upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 4th day of February, 2019.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PETER J. SWEENEY, ESQ.
CITY ATTORNEY

CITY OF FORT PIERCE

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

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Infrastructure Surtax Citzens Oversight Committee

Name: Daniel Noelke	Phone: 772-332-7262
Home Address: City/Zip Code: 1605 Wyoming Av, Fort Pierce 34982	How long at this address? 5 months
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Insurance Agent	
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 – (feel free to attach a resume): Bachelors degree in Political Science, been a licensed insurance agent with Florida Farm Bureau since 2008, prior to that spent 7 years as a fundraiser for Non-Profits on the Treasure Coast.	
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: Jeremiah Johnson	Applicant Email Address: dannynoelke@me.com
Date: 01/17/2019	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

Pearl Matthews Davis (Liverpool)

Pearl Matthews Liverpool, a native of Fort Pierce was born as the ninth child to Charlie & Ethel Matthews. She is a retired well-established financial institution executive with over 30 years of diversified asset management and bank operations experience. She served her country as a regulatory agent with the Federal Deposit Insurance Corporation (FDIC) and Resolution Trust Corporation for 15 years with the objective to restore solvency and provide stability to the United States banking system. After serving as Managing Agent/CEO of several banks was appointed to serve as Regional Director. As the appointed Regional Director of the Office of Field Receivership Conservatorship Asset Management she managed the assets of 40+ controlled savings & loans in eight states during the S&L crisis. This role required working in conjunction with the Department of Justice while identifying waste, fraud, and abuse, liquidating less desirable assets, managing remaining assets, controlling expenditures, packaging and selling the banks to healthier financial institutions as going concerns. During her tour of duties she notes her greatest accomplishment to be the preservation of one of the few African American owned and operated financial Institutions in the country, Tuskegee Federal Savings & Loan.

Later, after being away for 20 years, she returned to Fort Pierce to assist with the care of her elderly parents and shared her knowledge, expertise, and exposure to enhance the success of our local community financial institutions. She performed as Vice President, Corporate Loan Review Manager, at Harbor Federal Savings & Loan. Harbor Federal sold to National City at a premium and later became PNC Bank.

After providing independent contract serves to Seacoast National Bank was asked to join the organization to serve as Senior Vice President, Credit Risk Review Manager and reform the credit risk program. Her role required being in touch with the market and providing insight to the Board of Directors as to how market conditions will affect the bank's assets. Such encompass' planning, researching, monitoring, and providing oversight of financial analysis while assessing risk ratings on the credit related assets to guide the provision for potential losses. During her tenure the bank has grown from being a $2.5B financial institution to $7B in quality assets. Seacoast stock has gone from $3 per share to $32 per share during her tenure that ended in 2018.

Community Related Accomplishments are as follows:

- During the 2008 Presidential Election coordinated with the local jail and arranged for those retained without conviction to have the opportunity to exercise their right to vote. That practice continues to date through the Supervisor of Elections Office.

- During the 2008 Presidential Election established an operation with the International Longshoremen Association, Mount Bethel Ministries, volunteering attorneys, researchers, and the National Civil Liberties Association (NCLA) to restore eligible individual's civil rights and create awareness for those who erroneously assumed their rights were lost. Over 100 individual rights were restored through that initiative.

- Annually provides etiquette classes for the Alpha Phi Alpha fraternity cadets "Men of Tomorrow".

- In 2016, with the approval of the City of Fort Pierce Beautification Board initiated the Adopt a Road Program within the City of Fort Pierce.

- Recipient of the 2017 African American Diaspora Award recognizing professional excellence and community service.

Pearl serves on the City of Fort Pierce Civil Appeals Board (alternate), Power of Parenting Board, and The River of Life Fellowship Board. As well, is a member of the Restoring the Village Planning Committee.

She enjoys living, loving, and laughing!

CITY OF FORT PIERCE

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

RECEIVED
AUG 02 2018
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT TO FPUA

(City Residency Required)

Name: **Pearl M. Davis**	Phone: **772-240-2328**
Home Address: **2006 Avenue Q** City/Zip Code: **Fort Pierce / 34950**	How long at this address? **12 Yrs.**
Are you a qualified elector of the City of Fort Pierce? X Yes ☐ No	
Occupation: **Retired**	Employer Name: **N/A**
Do you own a business that operates within the City of Fort Pierce? ☐ Yes **X** No If yes, list the address and nature of said business: **N/A**	
Do you now or in the future plan to do business with or have a business relationship with FPUA? X Yes ☐ No If yes, please describe in detail outlining any businesses or matters deemed appropriate. **I am currently a customer via owner occupied residential utilities services**	
Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information. **I am a former regulatory agent for the Federal Deposit Insurance Corporation (FDIC) and credit risk manager for local financial institutions (Harbor Fed. S&L and Seacoast Bank).** ****See professional and personal Bio-sketches attached hereto**	
Do you have special training or knowledge in any of the following areas: Utilities: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Contracting/Development: X Yes ☐ No Legal: ☐ Yes ☐ No Management: X Yes ☐ No Finance/Accounting: X Yes ☐ No Describe your education and background in any of the above areas: **As the Regional Director for the Resolution Trust Corporation (RTC), the FDIC, and Seacoast Bank I negotiated contracts with a variety of entities for professional services. I managed a team of 200 (+/-) bankers i.e. Managing Agents, Chief Credit Specialist, and Chief Financial Officers during the S&L crisis, a staff of Credit Risk Officers during my banking careers. A component of the responsibilities encompassed financial statement analysis and budget management.**	
Are you currently a member of a Commission-appointed board or committee? X Yes ☐ No If yes, please specify: **I am an alternate for the City of Fort Pierce Civil Appeals Board**	
Have you ever been convicted of a felony? ☐ Yes X No If yes, what was the nature of the crime(s) you were convicted of: **N/A**	
If appointed, are you willing to attend a training session which could last at least 5 hours? X Yes ☐ No	
Referred by: **Mayor, Linda Hudson**	Applicant Email Address: **davisp7@aol.com**
Date: **08/02/2018**	Applicant's Signature: Pearl M. Davis

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

PEARL M. DAVIS

Pearl M. Davis is a retired financial institution executive with over 30 years of diversified asset management and bank operations experience. Professional fortes are noted as strong strategic, analytical, organization, risk management and human relations skills.

Seacoast Bank- $4.5 B-Credit Risk Review Manager- Senior Vice President
Independently managed the Credit Risk Department and provided oversight of professional contractor's performance. Responsibilities entailed researching all industries within the marketplace, planning, monitoring, assessing, and managing all aspects of the bank's credit risk review program. The position reports to the Board of Director's and Chief Audit Executive.
December 2007- March 2018

Seacoast National Bank $2.5B- Loan Reviewer- Independent Contractor
Assessed the risk ratings and anticipated allowance for loss for commercial loans held by the financial institution. The position reported to the Board of Directors and President.
May 2007- December 2007

Harbor Fed. Savings Bank- Corporate Loan Risk Review Manager- Vice President
Independently assessed the risk ratings and anticipated allowance for loss on commercial loans held by the financial institution. Regulatory liaison regarding credit related matters. Position reported to the Board of Directors.
March 2001 – March 2007

Coldwell Bankers Realtors- Residential Real Estate Agent in the Atlanta Metro area.

Resolution Trust Corp. (FDIC/RTC)Federal S&L Regulatory Agency - 1989 - 1996

- **Regional Director, Office of Field Receivership Conservatorship Asset Management (OFRCAM)** - Managed the assets of 40+ on–going/controlled savings & loans within the SE region (8 states) of the U.S. with an agency staff of 200 (+/-) and bank staff to restore solvency and provide stability to the banking system. Position reported to the Regional Executive Director.

- **Managing Agent** – Managed controlled savings & loans as a going concern as CEO. Performed in conjunction with the Department of Justice while identifying and curing waste, fraud, and internal/external abuse. Liquidated less desirable assets, managed remaining assets, controlled expenditures, while preparing to package and sale the banks to healthier regulated financial institutions. Position reported to the Special Assistant to the Regional Director, Office of Conservatorship Operations.

- **Senior Credit Specialist-** Managed assets held by financial institutions controlled by the agency as Chief Credit Officer. Responsibilities entailed preparing the banks for sale to healthier regulated financial institutions.

Federal Deposit Insurance Corporation (FDIC) Banks Depository Ins. Reg. Agency
(Commercial Banks Division of Liquidation) 1984 - 1989

- **Credit Manager**- Managed account officers within the Division of Liquidation while liquidating and maximizing the return on assets obtained from the sale of acquired financial institutions.

- **Account Officer**- Liquidation of assets obtained from acquired financial institutions once sold by the regulatory agency. Liquidation methods varied from negotiating compromises, workouts, litigation, and asset sales in an effort to maximize the return on assets retained subsequent to the sale of the financial institutions.

Education:
Indian River Community College
Jones Business School
L. William Seidman Academy

Native of Fort Pierce, Florida, though removed for 20 years while pursuing a career in financial institution regulation. After living in Tennessee, Orlando, Alabama, and Georgia while working as an agent with Federal banking regulators for numerous years, I returned approximately 15+ years ago. This has been a very rewarding transition and I am proud to return home to contribute to my community.

Pearl Matthews Davis (Liverpool)

Pearl Matthews Liverpool, a native of Fort Pierce was born as the ninth child to Charlie & Ethel Matthews. She is a well-established financial institution executive with over 30 years of diversified asset management and bank operations experience. She served her country as a regulatory agent with the Federal Deposit Insurance Corporation (FDIC) and Resolution Trust Corporation for 15 years with the objective to restore solvency and provide stability to the United States banking system. After serving as Managing Agent/CEO of several banks was appointed to serve as Regional Director. As the appointed Regional Director of the Office of Field Receivership Conservatorship Asset Management she managed the assets of 40+ controlled savings & loans in eight states during the S&L crisis. This role required working in conjunction with the Department of Justice while identifying waste, fraud, and abuse, liquidating less desirable assets, managing remaining assets, controlling expenditures, packaging and selling the banks to healthier financial institutions as going concerns. During her tour of duties she notes her greatest accomplishment to be the preservation of one of the few African American owned and operated financial Institutions in the country, Tuskegee Federal Savings & Loan.

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She enjoys living, loving, and laughing!

CITY OF FORT PIERCE

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

RECEIVED
MAR 06 2019
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Ft Pierce Infrastructure Citizen Oversite Committee

Name: Bob Burdge	Phone: 772-466-0032
Home Address: 1302 Nebraska Ave 1-C City/Zip Code: Fort Pierce, Fl 34950	How long at this address? 21 yrs

Are you a citizen of the United States? ☒ Yes ☐ No

Occupation: Retired

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No
If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No
If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No
If yes, state the business and location: Retired from St. Lucie County School Board

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 – (feel free to attach a resume): former Former Ft. Pierce City Commissioner Charter Review Committee Member of Planning Board Former Member of Community wide Council

Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No
If yes, please specify: Planning 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: Applicant Email Address: Commish33@Aol.Com

Date: 3/5/19 Applicant's Signature: [signature]

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

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

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: __Fort Pierce Infrastructure Surtax Citizen Oversight _

Name: James R. Harding	Phone: 804-761-0667
Home Address: 66 Winghaven Ln, Ft. Pierce, FL 34949 City/Zip Code:	How long at this address? More than 10 years
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Retired	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☒ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☒ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Finance Describe your education, background, training and knowledge – (feel free to attach a resume): Education: Engineering - West Point (B.S.); Finance - Harvard Business School (M.B.A. - Finance) Managed Large Communities (50,000 plus population); Oversaw execution of large contracts ($1M plus)	
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: jim.millcreek@earthlink.net
Date: 21 March 2019	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

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FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

RECEIVED
MAR 26 2019

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Infrastructure Sales Tax Citizen Oversight Committee

Name: Charles C. Hayling	Phone: 772-924-9208
Home Address: 1116 Orange Ave City/Zip Code: Ft. Pierce FL 34950	How long at this address? 6 months
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Consultant	
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: George + Assoc, Ft. Pierce FL 1305 S. Indian River Dr.	
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: Legal Describe your education, background, training and knowledge – (feel free to attach a resume): Juris Doctorate	
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: Possession of Controlled Sub.	
Referred by: Staff	Applicant Email Address: Rattlerbck741@gmail.com
Date: 3/26/19	Applicant's Signature Charles C. Hayling

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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CITY OF FORT PIERCE

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

APPLICATION FOR APPOINTMENT/ REAPPOINTMENT

Name of Board or Boards for which you are applying: Surtax Citizen Oversight Committee

Name: Curtis E. Johnson Jr	Phone: 772-206-3966
Home Address: 1501 N. 21st Street City/Zip Code: Ft. Pierce, FL 34950	How long at this address? 1 yr 4 mo

Are you a citizen of the United States? ☑ Yes ☐ No

Occupation: Owner: The CUVEY Group, LLC

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:

Consulting Practice - Homebased

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 – (feel free to attach a resume):
MBA Marketing Florida A+M University
BS Business Admin "

Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No
If yes, please specify: Community wide 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: Applicant Email Address: cjohnson41906@gmail.com

Date: 3/22/19 Applicant's Signature Curt E. Johnson Jr

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Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

City Commission Regular Meeting **15.a.**

Meeting Date: 04/01/2019

Re: City Manager's Report and Purchase Order Report

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

City Manager's Report and Purchase Order Report

Attachments

4.1.2019 10k-50k Purchase Orders Approved by the CM

City Managers Report April 2019

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/25/2019 02:57 PM
City Manager	Nick Mimms	03/25/2019 02:57 PM

Form Started By: Jennifer Robinson Started On: 03/19/2019 10:17 AM

Final Approval Date: 03/25/2019

Purchase Order Approvals between $10,000 and $50,000 by the City Manager from March 1, 2019 to March 30, 2019

Purchase Orders

Approval of Specific Authorization No. 7 in an amount not to exceed $27,200.00 for professional engineering services relating to the structural assessment of the top two floors of the parking garage.

Approval of Proposal for Leadership and Strategic Planning for 2019 and Contract Addendum for 2019 from Lyle Sumek Associates, Inc. for consultation services for the update of the Strategic Plan for an amount not to exceed $27,000 for professional fees plus reimbursement of expenses and products.

Approval of funding in the amount of $20,000.00 for Gone Fishing Landscaping, Fort Pierce, FL, to conduct Crime Prevention Through Environmental Design (CPTED) services throughout the City.

Approval of funding in the amount of $20,000.00 for Mow 4 Less, Fort Pierce, FL, to conduct Crime Prevention Through Environmental Design (CPTED) services throughout the City.

Approval of proposal from Roundtable of St. Lucie County Kids at Hope Youth Mentorship Program for a $10,000 donation towards the cost of 40 youth and 10 adult chaperones attending the 2019 Preventing Crime in the Black Community National Conference in Tampa, Florida May 29, 2019 to June 1, 2019.

Approval of proposal submitted by S & ME, Inc., Orlando, FL, in the amount not to exceed $33,500 for professional planning services to update the Fort Pierce Comprehensive Plan EAR-Based Amendments.

OIC
3/29/19

APRIL 2019

FORT INSIDER





Photo by: Susan Rudolph

TABLE OF CONTENTS

4 FEATURED | PUBLIC WORKS

8 POLICE DEPARTMENT

11 GRANTS ADMINISTRATION

12 ENGINEERING DEPARTMENT

14 BUILDING DEPARTMENT

17 PUBLIC WORKS DEPARTMENT

18 INDIAN HILLS GOLF COURSE

19 FORT PIERCE CITY MARINA

20 SUNRISE THEATRE

22 CITY CLERK | NEW BUSINESSES

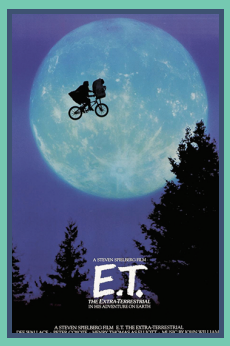
23 UPCOMING EVENTS

City of Fort Pierce presents

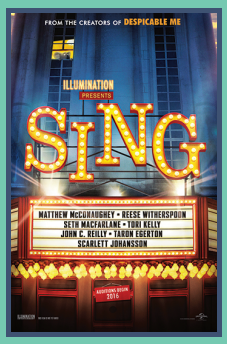
MOVIES in the FORT



APPROX. 6:00 PM
FRIDAY
JANUARY 25TH
MARAVILLA PARK



APPROX. 6:30 PM
FRIDAY
FEBRUARY 22ND
RIVER WALK CENTER



APPROX. 6:30 PM
THURSDAY
FEBRUARY 28TH
MEANS COURT CENTER

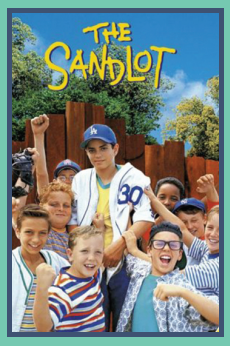
FREE!



APPROX. 7:00 PM
FRIDAY
MARCH 15TH
POLICE DEPARTMENT



APPROX. 8:00 PM
FRIDAY
APRIL 19TH
JAYCEE PARK



APPROX. 8:00 PM
FRIDAY
MAY 24TH
FORMER PAL CENTER

JUST BRING A LAWN CHAIR OR BLANKET. CHILDREN UNDER 14 MUST BE ACCOMPANIED BY AN ADULT. PLEASE NOTE, TIMES ARE SUBJECT TO CHANGE.

FOR MORE INFORMATION ON DATES AND TIMES PLEASE VISIT
WWW.CITYOFFORTPIERCE.COM OR CALL 772.467.3031

BY DERRICK JOHNSON,
DEPUTY DIRECTOR OF PUBLIC WORKS

On Saturday March 2, 2019 the Keep Fort Pierce Beautiful Advisory Board launched its annual Great American Cleanup – Arbor Day celebration. This year our Keep Fort Pierce Beautiful Board, in collaboration with the Public Works Department, identified four projects throughout the City of Fort Pierce for beautification.

Arbor Day celebration, in honor of the City's 30th year of receiving the Tree City USA award, took place at the Avenue Q roundabout. Our team of volunteers, Public Works Department and Natures Keeper Landscaping planted a fabulous Cathedral Live Oak Tree and Coco Plums to freshen up the



appearance of the roundabout. Some of our volunteers were placed at the beautiful Indian Hills Recreation Area one of the City's newest parks. Public Works provided a hayride for the volunteers around the lake. Volunteers worked on the trail and exercise equipment at the park.

Our recreation facility (Pal Park) received a landscape facelift. Volunteers planted new shrubs and grasses to beautify the entrance.

Our Graffiti Removal team was out early with a team of young volunteers ready for action. This year the volunteers had three areas of graffiti to address.





- *Over 200 Volunteers*
- *80 young adults -- great year for the younger turnout*
- *Four projects over 300 shrubs and trees planted*
- *13.75 tons of debris collected*
- *One mile of Nature Trail refurbished*
- *One Large Cathedral Oak tree planted for 30th consecutive Arbor Day*
- *Educational event recycling*



The numbers show the success of this year's Great American Cleanup. In addition to the projects listed above, the Solid Waste Division collected 13.5 tons of debris citywide!

Over 200 volunteers, many young adults and children spent the day with us. Everyone received a T-shirt and a goody bag at registration. Our students received a six-hour volunteer certificate signed by the Mayor of Fort Pierce and many lucky volunteers won very cool raffle prizes.








GREAT AMERICAN CLEANUP
KEEP AMERICA BEAUTIFUL
FORT PIERCE

Movies in the Fort



BY AUDRIA WELLS,
PUBLIC AFFAIRS MANAGER

Fort Pierce Police Department went all out in hosting the showing of Incredibles 2 as part of the City of Fort Pierce's Movies In The Fort. More than 150 moviegoers, hands full of blankets and lawn chairs, began arriving at 6:00 p.m. to find the perfect spot on the lawn in front of the Main Station, located at 920 S. US Highway 1, to watch the show. Among the individuals in the audience were approximately 60 Courageous Kids. Working with the City, the Department provided transportation for the children and chaperones to and from the event. As the kids exited the bus and Trolley, they couldn't decide what they wanted to do first, participate in all the activities, get something to eat, a snow cone, popcorn, or make a S'mores. Officers, staff and volunteers engaged the children and families in playing yard games, Jenga and taking photos with McGruff, the Crime Dog, Elastigirl and Edna, who are characters in the movie. As the time neared for the movie to begin, fans got chances to win gift cards from local businesses, something they did not expect.

Guests had their choice of selections from a free menu of food and beverages donated by Chick-fil-A Fort Pierce, Jimmy Johns, Natalie's Orchid Island Juice Company, and hot dogs grilled by Department staff.



Citizens Academy at FPPD



Participants in the City of Fort Pierce Citizens' Academy got more than they bargained for during Thursday night's session hosted by the Fort Pierce Police Department. Through a series of mock traffic stops, citizens got a glimpse of what traffic stops are like for law enforcement officers. The role-playing exercises allowed citizens to carry a training weapon, wear a "body worn camera," and experience what life can be like in a police uniform when officers never know what they will encounter on the side of the highway. After two role plays, the Department's Canine Unit performed a demonstration. The night wrapped up with a review of the body worn camera video, a discussion that turned out to be quite entertaining and educational. The four volunteers, who acted as police officers in the scenarios, were surprised to find out that some of the things they did during the traffic stops, Police Officers cannot do.





AFTER HOURS WITH OFFICER DD

In her off-duty time, FPPD Officer Dani Stout Dreizehnter volunteers with several youth non-profits. During the E.N.D. IT! Corporation BEATZ Youth Conference themed CLIQUES!, she spoke with St Lucie County pre-teens and teens at in a session entitled “Terms and Conditions” referring to terms and conditions you agree to when downloading an app. Officer DD, as she is affectionately known, asked the youth what terms and conditions they place on the circle of friends they surround themselves with?



Fort Pierce Police Department's rotation C shift started their day on March 9, 2019, as special guests at the Harbour Isles West Condominium's "Harbour Isles West Fest". As part of the Department’s Front Porch Roll Call program, the shift held its roll call, during the annual event. While Patrol Officers departed to begin their shifts, the Department's Crime Prevention Unit remained and registered almost 50 bicycles for the community's residents. If that was not enough, the residents then brought their furry friends for a doggie parade which was a huge hit.





GIVING BACK

In January, Eagle Scout candidate, Matthew Scott, contacted the Grants Administration Division regarding his Eagle Scout project. He was planning to build two "Little Libraries" and wanted the Fort Pierce community to be the beneficiary. Service to others is an important part of the Scout Oath: "... to help other people at all times." Each year tens of thousands of Scouts strive to achieve the coveted Eagle Scout rank by applying character, citizenship and Scouting values in their daily lives. One of the rank requirements is to plan, develop and give leadership to others in a service project helpful to any religious institution, school or community. Through this requirement, Scouts practice what they have learned and gain valuable project management and leadership experience.

On Sunday, March 10, Matthew Scott, along with other members of Troop 422, installed Little Library at the building formerly known as PAL Center.



SOUTH 7TH STREET ROADWAY IMPROVEMENTS

The design plans and bid documents have been finalized for the reconstruction of South 7th Street between Wendell Road and South 10th Street. This road is in dire need of reconstruction. As many of the residents know, this roadway currently does not have a stormwater conveyance system so installation of a complete stormwater distribution system is proposed. Run-off generated during storm events will be routed to existing drainage systems located within the South 10th Street and Sunrise Boulevard (via Wendell Road) roadways. Other improvements slated for this area include concrete sidewalk, new concrete driveway aprons, curb & gutter, striped crosswalks, ADA curb ramps at all crosswalks, and of course a complete roadway re-build. In addition, the City staff collaborated with FPUA during the engineering design and as a result, this area will receive underground electric and a new gravity sanitary sewerage system.

SOUTH 7TH STREET
PROJECT KEY DATES:
Advertise for Bids (3 week process)
March/April 2019
Bid Opening – April 2019
Contract Award – May 2019
Construction Commencement – June 2019
Construction Completion – December 2019

SURFSIDE PARK RESIDENTIAL DRAINAGE IMPROVEMENTS:

Lynch Paving will be starting the construction of the drainage improvements for the Surfside Park area. The Project will consist of drainage improvements to Rio Vista and Bayshore Drives. These improvements will be accomplished via installation of valley gutter and resurfacing. The Pre-Construction Meeting was held March 21, 2019 with an anticipated Notice to Proceed of April 12, 2019.

DREAMLAND PARK IMPROVEMENTS:

The construction of a pervious paver parking lot, associated sidewalks and the brick paver plaza area is underway. These amenities will provide visitor parking and concrete pathways to the "Wall of Remembrance". The purpose of the wall is to recognize all of the lives taken by violence in our community and creating a reflective environment for remembrance. The wall will consist of treated timber that are shaped into a frame supporting stainless steel panels constructed from seized weapons. Heavy stainless bolts intersect the massing of the columns representing the collective memories of those who have passed. This work is scheduled for completion in May 2019.



MAYFLOWER CANAL STABILIZATION:

Construction of this emergency watershed project has been constructed and construction acceptance by the USDA Natural Resources Service District (NRCS) has been obtained. The NRCS provided funding for 75% of the construction cost or $2.25 million dollars while the City's SMU fund contributed $750,000 towards the overall project cost. The work included stabilization of the canal between Edwards Road and Virginia Avenue with natural stone rip-rap.



Celebration Pointe

Stucco has recently been applied to this home on Imagination Drive and it is ready for inspection. Once construction is complete and all inspections have been approved, the Building Official issues a Certificate of Occupancy. The Certificate of Occupancy for another home on Imagination Drive was recently issued and the house has been sold! Not pictured, the permit for the sales center has recently been issued and is being constructed at 1700 Celebration Drive.



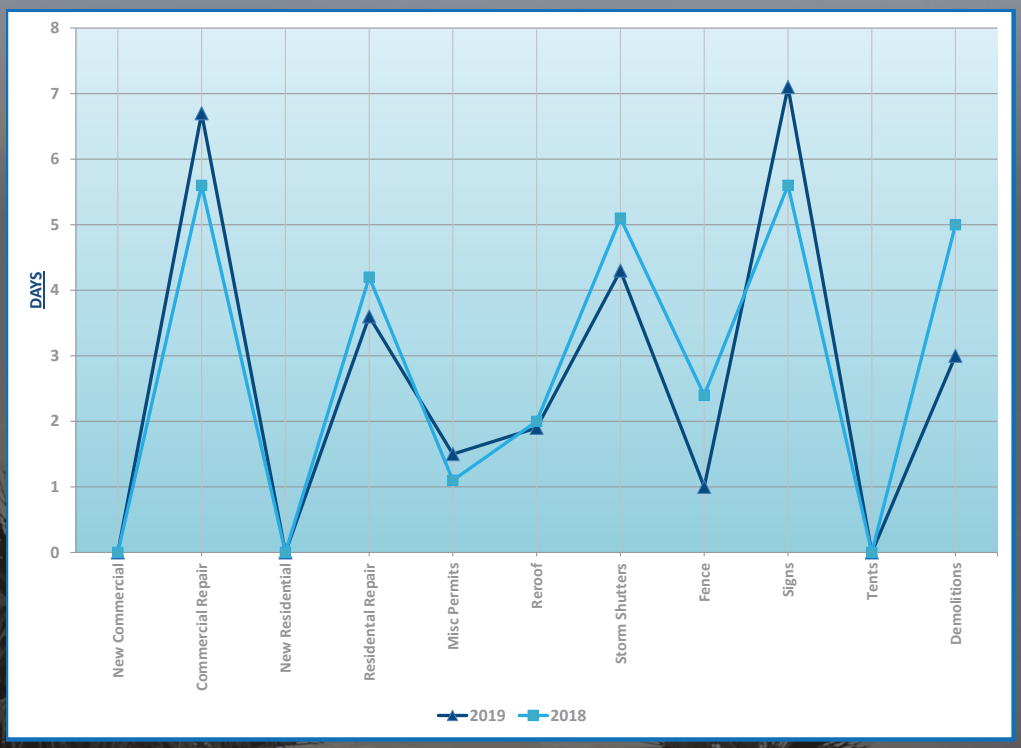
Carriage Pointe

Above is a conceptual picture of one the homes that will be offered from the upper $100s at Carriage Pointe, By Ryan Homes. The first four permits have been issued, property lines have been staked out, and site work has begun.

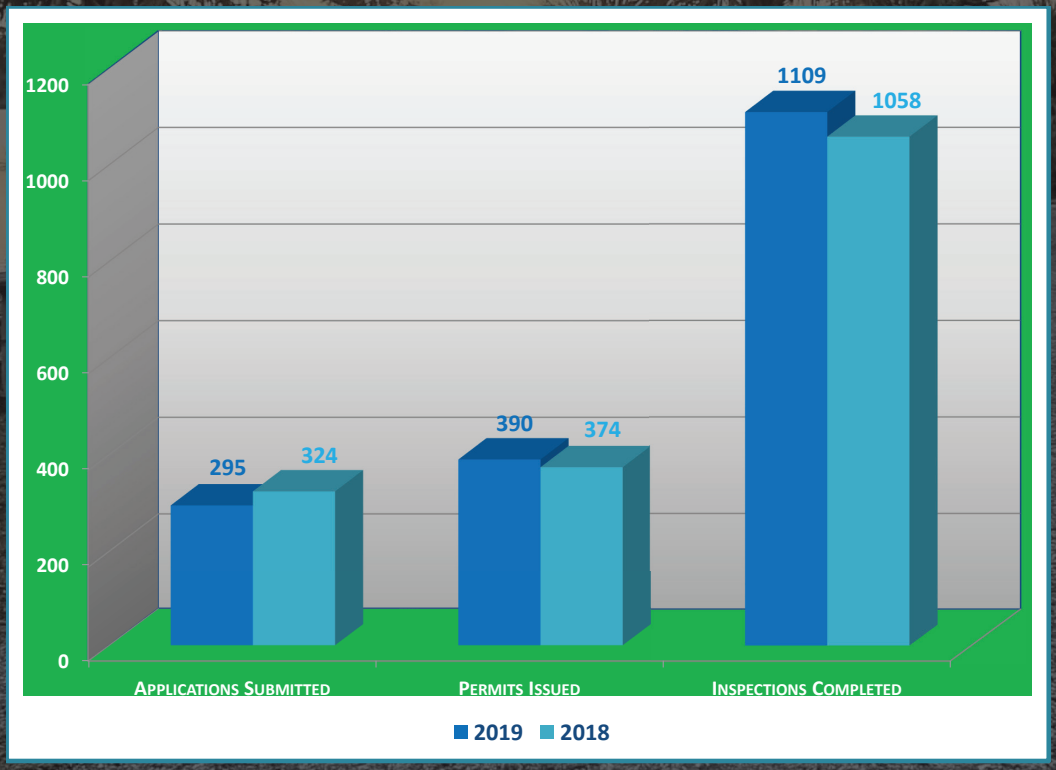
BUILDING CHARTS FOR MARCH 2019

PLAN REVIEW PROCESSING TIME

For permits with 0 days, either the review was not completed within the month, or there were no reviews for the entire month.



BUILDING PERMIT ACTIVITY REPORT



COMING SOON!



CITY OF FORT PIERCE

2019-2020

CALENDAR & 2018 ANNUAL REPORT



RIVER WALK CENTER SALES REPORT

CLASSES	$ 2,450.17
PARK PERMITS	$ 1,787.50
SPECIAL EVENTS	$ 3,762.87
FACILITY	$ 5,345.05
TOTAL	**$ 13,345.59**



DANIEL VISCONTI, IHGC MANAGER

We have had a very busy February and March and the unexpected rain this time of year from Mother Nature has been a welcomed surprise!! We have continued to work hard cleaning up and making the facility safer for our members and guests. Several dead tree stumps from the hurricanes have been ground down around the course in the past few weeks. We have also installed some new vinyl flooring in the hallway near the restrooms for a fresher and cleaner look and feel. The Practice Range hitting area is now moved on an almost daily basis to provide a better hitting surface to practice from.

As we look forward to our summer maintenance projects, we will be focusing on improving the health of our fairway grass by performing a few various aerations. The greens this summer will be aerated once with a larger tine to provide for less down time and more focus on the fairways. We will jump back into some bunker work which was started in the Fall to achieve consistent playing conditions. Some of which we have added sand and several others we have removed quite a bit of sand. This is a by hand, manual process and will take several months to address all necessary bunkers so we thank you for your cooperation.

Please mark your calendars as we have rescheduled and recreated the former Fort Pierce City Championship. The new event will be known as the "Indian Hills Open" and be played in ONE DAY rather than two freeing up more people to play. The new event will be held this year on Saturday, April 6th commencing with an 8:30 Shotgun Start. Continental Breakfast and the Practice Range will open at 7:00 am. Following the golf event, we will have a Pasta Buffet lunch followed by Raffle Prizes and Awards on the back patio all for $75 per player!! Each participant will receive a tee gift and each flight winner will receive a $200 Callaway Cart Bag. This new format allows us to have Flights for the Amateur Men's Championship, Men's Senior (50-64), Men's Legend (65+) and potentially two Women's Flights.

We have had several questions in regard to living in Fort Pierce being a requirement to play in the event. NO, you do not need to reside in Fort Pierce to play. Registration forms are available in the Golf Shop, on our Facebook page and on our Instagram page. Just fill out the form and stop by the shop to secure your spot in this year's event! We look forward to seeing you on April 6th.

We Thank You all for your support!! We will welcome any suggestions you may offer in an attempt to improve our operation. We ask your cooperation in spreading the word within the community through both social media and word of mouth, our greatest form of advertising.

Please check us out on Facebook for almost daily updates on the facility including Demo Days, Merchandise and Tournaments.

INDIAN HILLS SALES REPORT

	1/2019	2/2019
GOLF ROUNDS	4140	3633
GOLF FEES	$114,620.99	$103,335.14
RANGE TOKENS	$4,413.70	$4,242.24
MEMBERSHIP PASS	$2,675.05	$1,041.67
FOOD & BEVERAGES	$9,490.30	$7,471.02
MERCHANDISE	$7,741.15	$6,425.57
TOTAL	$138,941.19	$122,461.64



CITY MARINA FINANCIAL REPORT

	DECEMBER	JANUARY	FEBRUARY
Dockage Reservations	170	156	165
Monthly Dockage	$137,011.46	$141,941.55	$134,794.41
Transient Dockage	$53,535.16	$58,493.06	$49,708.35
Electricity	$5,572.63	$5,362.46	$4,711.90
Retail	$19,678.12	$18,191.12	$21,795.70
Gas Sales	$24,617.27	$21,402.78	$24,054.40
Diesel Sales	$98,106.12	$82,535.85	$64,864.30
TOTALS	$338,520.76	$327,926.82	$299,929.06



SHARON ENGLE, Interim Executive Director

The Sunrise Theatre, in partnership with the Sunrise Theatre Foundation will host four (4) separate, week-long children's summer programs conducted by the Missoula Children's Theatre (MCT). Give your children the best summer-ever! Registration for summer camp begins on Monday, March 25th at 10 am. Each week-long camp culminates in a public performance, starring local children, complete with professionally designed scenery and costumes.

Through the Sunrise Theatre, MCT, and the help of the Sunrise Theatre Foundation, media partners, corporate donors, volunteers and sponsors, our young children and teens will develop a love and appreciation of the arts...for life!

A maximum of 64 students will be able to participate in each of the programs. The cost for each week-long program is $125 per child and is for children ages 6-18. No advance preparation is necessary. Assistant Directors will also be cast to assist with the technical aspects of the production. For more information contact the box office at 772-461-4775 or www.SunriseTheatre.com

2019 Sunrise Theatre / MCT Summer Camps

JACK & THE BEANSTALK
Workshop/Camp - June 24-28
Children's Performance, Friday, June 28 @ 6:00pm

PINOCCHIO
Workshop/Camp - July 8-12
Children's Performance, Friday, July 12 @ 6:00pm

ROBIN HOOD
Workshop/Camp - July 15-19
Children's Performance, Friday, July 19 @ 6:00pm

THE SNOW QUEEN
Workshop/Camp – July 29 – August 12
Children's Performance, Friday, August 12 @ 6:00pm

About the Sunrise Theatre Foundation:

The Sunrise Theatre Foundation is a 501(c)3, whose primary mission is to enrich the lives of children through the performing arts. The Foundation operates independently from the Sunrise Theatre and the City of Fort Pierce, and is governed by a Board of Directors comprised of volunteers from the Treasure Coast community.

Public donations over the last 11 years to the Foundation have subsidized the cost of transporting over 65,000 Treasure Coast school students to the Sunrise Theatre. Independent donations have allowed the Foundation to actively pursue its mission providing the necessary resources that showcase the importance of the performing arts to children of the Treasure Coast.

About Missoula Children's Theatre (MCT)

The Missoula Children's Theatre (MCT), the nation's largest touring children's theatre, has been touring extensively for over 35 years. Missoula Children's Theatre's mission is to develop the life skills in children through participation in the performing arts. The lesson they learn is that EVERYONE is necessary for the show to go on. MCT provides a unique opportunity for our youngsters to learn group dynamics while excelling as an individual—a lesson from art that carries into life.

The Historic Sunrise Theatre is owned and operated by The City of Fort Pierce. Box Office hours Monday-Friday 10am – 2pm and 2 hours prior to performance at 772-461-4775 or online at ***www.sunrisetheatre.com.***



SUNRISE THEATRE FINANCIAL REPORT

Date	Show	Ticket Sales	Concessions	Miscellanous	Total Revenue
2/1/2019	Sinbad	$34,406.00	$2,276.00		$36,682.00
2/2/2019	Iluminate	$41,496.50	$2,358.00	$227.10	$44,081.60
2/7/2019	The Fab Four	$42,733.75	$2,071.00	$175.66	$44,980.41
2/8/2019	The New Shanghai Circus	$21,422.80	$1,049.00	$15.14	$22,486.94
2/16/2019	Abba Mania	$44,703.60	$2,149.00	$35.33	$46,887.93
2/17/2019	The Zombies	$36,852.50	$2,900.00	$709.00	$40,461.50
	RENTALS				
2/2/2019	Lil' Ed & The Blues Imperials -BB	$2,939.00	$1,050.00	$200.00	$4,189.00
2/10/2019	Night in Tunisia - BB	$3,815.00	$378.00	$1,205.00	$5,398.00
2/16/2019	Stone Clones - BB	$3,525.00	$1,174.00	$1,512.80	$6,211.80
2/20/2019	One Hot Night / Neil Diamond Tribute	$26,680.50	$1,296.00	$1,946.60	$29,923.10
2/22/2019	Dr. Neu & Blujafunk - BB	$1,540.00	$379.00	$200.00	$2,119.00
2/1 ~28/19	Jazz Jam - BB	$2,020.00	$1,115.00		$3,135.00
2/1 ~28/19	Comedy Corner - BB	$4,215.00	$1,645.00		$5,860.00
		$266,349.65	$19,840.00	$6,226.63	292,416.28



#FortMade - LEGIT CUTS

Follow us on Social Media as we continue to share #FortMade stories about the unique and creative people living the Fort Pierce dream. This city wouldn't be the same without the wonderful people in our community.

WELCOMING NEW BUSINESSES!

7-ELEVEN | STORE 39126H
ABLE MARINE SERVICES
ARTEAGA, LEONARDO
AVILON 601
B JUAREZ CONSTRUCTION INC
BASS, WILLIAM B., A.R.N.P.
CACERES, MANUEL JOSE M.D.
COLDWELL BANKER PARADISE
CONNIE'S CURBSIDE KITCHEN
DELGADO, IVANELSIE M.D.
DEVABHAKRUNI, VENU M.D.
FORT PIERCE 212 COFFEEHOUSE
FOWLER, JOSHUA K., D.O.
G.A. FINISH CARPENTRY, LLC
GENESIS LAWN CARE SERVICE
GIANCOLA, CAROL
GOLDEN MINDS PRESCHOOL INC
GROWING AND LEARNING ACADEMY
GUTHRIE, KATHERINE, M.D.
HERNANDEZ, KRISTIAN
HOLT, MARILYN A.
MC CARTY, JAMES PATRICK
MEDINA LAWNS, INC.
OHLSTEIN, DEREK, M.D.
ONSITE AUTOBODY REPAIR, LLC
PATTI'S HAIR LOUNGE, LLC
PEPPER, NORA M.D.
PRE-CAST SPECIALTIES LLC
RANA, SATYESH, M.D.
RISING PHOENIX SWAP SHOP, LLC
ROSADO, CARMEN M.D.
ROSADO, MARIA
ROSS, MITCHELL, M.D.
SALERNO, RICHARD M.D.
SARITAS SERVICES CORP
SCHNEIDER, PEGGY L., M.D.
SEIBEL, MATTHEW M.D.
SHEAR PRODUCTIONS HAIR SHOPPE
SLIM'S EQUIPMENT REPAIR INC
SUNNY FLORIDA TREE TRIMMING SE
SUNRISE VOLKSWAGEN OF FORT PIE
TAQUERIA LAS BRISAS LLC
TAQUERIA Y RESTAURANTE LAS SAL
TREASURE COAST TITLE & ESCROW,
WONG, JACKSON M.D.



UPCOMING COMMUNITY EVENTS

EVENT	DATE	TIME	LOCATION
FORT PIERCE FARMER'S MARKET	EVERY SATURDAY	8:00 AM - 1:00 PM	MARINA SQUARE
GREEN MARKET	EVERY WEDNESDAY	12:00 PM - 6:30 PM	MARINA SQUARE
AVENUE D MARKET	EVERY FRIDAY AND SATURDAY	8:00 AM - 10:30 PM	AVENUE D PLAZA
FRIDAY FEST	4/5	5:30 PM - 9:00 PM	MARINA SQUARE
OYSTER FEST	4/5-4/6	10:00 AM - 6:00 PM	VETERANS MEMORIAL PARK
INIDAN HILLS OPEN	4/5	7:00 AM	INDIAN HILLS GOLF COURSE
COFFEE WITH THE MAYOR	4/19	8:00 AM - 9:00 AM	FORT PIERCE YACHT CLUB
MOVIES IN THE FORT	4/19	6:30 PM - 8:30 PM	JAYCEE PARK



Mission Statement

To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work.

WWW.CITYOFFORTPIERCE.COM ▪ FACEBOOK.COM/FTPIERCE