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

CITY COMMISSION AGENDA

Regular Meeting - Monday, July 15, 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: Dr. Delores Williams, God's Kingdom Station House of Prayer, Inc.

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of Minutes from the July 1, 2019 regular meeting.

6. **PROCLAMATIONS**

   a. Treasure Coast Waterway Cleanup Week

7. **LETTERS TO COMMISSION**

   a. Email from Randy B. Nelson, Criminal Justice Administration Graduate Program Director, Bethune-Cookman University, thanking Chief Hobley-Burney for speaking to the law enforcement professionals that attended the Community Engagement training on June 21, 2019.

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. Monthly Financial Report for the Month Ending May 31, 2019

b. Presentation on City of Fort Pierce Recreation Activities

11. **CONSENT AGENDA**

a. Approval of 13 month lease agreement with RDK Truck Sales of Tampa Florida for 3 new sideload collection trucks in amount of $18,401.74 due monthly.

b. Approval of an Interlocal Agreement between the City of Fort Pierce and St. Lucie County for the lease of office space in the Sunrise Center for the utilization of the Guardian ad Litem Program.

c. Approval of Revocable License Permit between the City of Fort Pierce and The Galleria at Downtown Fort Pierce, LLC for the installation of an awning in front of the Braford Restaurant.

d. Request to reduce lot clearing lien in the amount of $604.86 against 1506 N 16th Court, Ft. Pierce, FL 34950 - Parcel ID No. 2404-515-0039-000-9 owned by Letitia Knowles, 874 SW Duncan Terrace, Port St. Lucie, FL 34953 to $170.00 payable in 30 days.

e. Request to reduce lot clearing lien in the amount of $432.58 against 1508 N 16th Court, Ft. Pierce, FL 34950 - Parcel ID No. 2404-515-0038-000-2 owned by Letitia Knowles, 874 SW Duncan Terrace, Port St. Lucie, FL 34953 to $125.00 payable in 30 days.

12. **PUBLIC HEARINGS**

a. Legislative Hearing - Ordinance 19-028 amending Floodplain Management Ordinance. SECOND READING

b. Legislative Hearing - Review and approval of Ordinance 19-029 - An Ordinance by the City Commission of the City of Fort Pierce, Florida; abandoning Francis Avenue right-of-way, being bounded on the south by the north line of Lot 1 Block 8 of said Plat of Palm Haven and bounded on the north by the south line of Lot 6 Block 7 of said Plat of Palm Haven and on the west by the northern extension on the west line of Block 8 until it meets the south line of Block 7 and on the east by the northerly extension of the east line of Lot 1 Block 8 until it meets the south line of Block 7 of the Palm Haven subdivision within the City of Fort Pierce, Florida; providing for a replacement easement; providing for a severability clause; providing for repeal of

ordinances or parts thereof in conflict; and providing for an effective date.

c. Legislative Hearing - Ordinance 19-030: Transmittal Hearing for an application submitted by the property owner & applicant Neill Farms FP, LLC, and representative Brian Nolan, AICP, ASLA of Lucido & Associates, for a Future Land Use Map Amendment for two (2) parcels of land, 19.07 acres in total, to change the Future Land Use designation for parcel IDs 2419-323-0001-000-1 & 2419-323-0002-000-8, from GC, General Commercial, to RM, Medium Density Residential.

d. Legislative Hearing - Ordinance 19-031 - an application submitted by the property owner, St. Lucie County, applicant Blue Sky Communities, and representative Dennis Murphy of Culpepper & Terpening, for a Future Land Use Map Amendment for a parcel of land, 9.186 acres in total, to change the Future Land Use designation for parcel ID 2419-211-0004-000-8, from GC, General Commercial, to RH, High Density Residential.

e. Quasi Judicial Hearing - Ordinance 19-032 Review and approval of an application for Zoning Atlas Map Amendment to rezone property from C-3, General Commercial to R-5, High Density Residential on Parcel ID 2419-211-0004-000-8 in Fort Pierce, Florida. FIRST READING

f. Hearing on written notice of appeal filed by Silas Construction and Development to appeal a decision made by the Board of Examiners of Contractors of the City of Fort Pierce, Florida on May 14, 2019, pursuant to the Fort Pierce Code of Ordinances, Sec. 5-51(i).

13. **CITY COMMISSION**

a. Resolution 19-R32 Approving the donation of City of Fort Pierce owned land for the North Causeway Bridge Replacement project to FDOT.

b. Resolution 19-R33 Appointing or Reappointing individuals to serve as regular and alternate members for the City Commission on the Civil Service Appeals Board following a vote.

c. Resolution 19-R34 Naming Citrus Avenue Kayak Launch

d. Resolution 19-R35 Revising Quasi-Judicial Procedures

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. July 1, 2019 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: 07/15/2019

Re:

SUBJECT:

Approval of Minutes from the July 1, 2019 regular meeting.

Attachments

Minutes

Form Review

Form Started By: Linda Cox Started On: 07/10/2019 04:22 PM

Final Approval Date: 07/10/2019

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, **July 01, 2019**

1. CALL TO ORDER

Mayor Hudson called the meeting to order at 6:30 PM

2. OPENING PRAYER- Pastor Henry Porter, Friendship Missionary Baptish Church

The opening prayer was offered.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

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 minutes from June 17, 2019 regular meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve the Minutes of June 17, 2019

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

Passed

6. **PROCLAMATIONS**

Mayor Hudson issued the Proclamation:

a. Celebrating our Waterways Month - Fort Pierce Yacht Club

7. **LETTERS TO COMMISSION**

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

a. Vujade's review at marinas.com said the Marina staff is fantastic and friendly, and they would recommend the City Marina to anyone for short term or long term.

b. Odissea's review at marinas.com said the Marina's staff and amenities are amazing, and it is very safe and secure right downtown and what a downtown!

c. Email from Michael Broderick thanking Mike Reals, Public Works Director, for the paver repairs and the trash barrel installation near his facility.

d. Letter from Ismael Brunson, President/CEO of Sponsor Me Inc. thanking the City of Fort Pierce for making it possible to give educational scholarships and back to school items to underprivileged children in the community.

e. Email from Bruce Murray commending Police Officer Velez for his professional and impressive handling of a situation in Surfside.

f. Commendation from Marie Daniels for Officers John Ward and Mark Acevedo's impressive mannerism and professionalism during her several contacts.

g. Email from Toni Pressimone thanking Sharon Engle, Sunrise Theatre Director and her staff for the most amazing experience in the past 13 years of owning her dance studio and producing an end-of-the-year recital.

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

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Claude Facey - Item 11f

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

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

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

Passed

10. MISCELLANEOUS REPORTS

a. National Conference on Preventing Crime in the Community Youth Attendees Presentation to the City Commission

Mr. Mimms, City Manager introduced the fantastic group of future leaders to the Commission. The Youth Attendees were also introduced to the City Commission by Ms. Denise Sermons representing Roundtable of St. Lucie County. Miss Sophia Olsinski and Miss Sydney DuPree reported on the Preventing Crime in the Black Community Conference that was held in Tampa. The conference attendance was a collaboration between St. Lucie County Parks & Rec., Lincoln Park Community Center, Pace Center for Girls, City of Fort Pierce Recreation Department, SWORD Outreach, Helping People Succeed and Alleghany Franciscan Ministries. The students participated in a six-week mentor program prior to attending the conference. The experience included team building skills, group discussions regarding youth issues, they learned job interview skills and held debates on various issues which are important to youth. The conference consisted of engaging workshops. The students learned life skills for dealing with today's real-life issues, including bullying and anger/grief management. There was also a panel discussion with law enforcement professionals where the students were invited to ask questions and get real-life experience feedback. The students were very engaged by this discussion

b. Update on 1710 Seaway Drive which had been previously scheduled for a show cause hearing on April 1, 2019, but an update required in 90 days.

Peggy Arriaz, Code Enforcement Manager stated that in April, she came before the City Commission to request a demolition permit on the subject premises. After hearing from the tenant and local residents, the City Commission granted a 90-day extension to allow the occupant to begin rehabilitation of the structure. The final documents were submitted for the Building Department to prepare a Substantial Damage Report based upon the work done. The Building Department determined that the building did not meet the threshold of substantial damage. At this time Staff is recommending an additional 90 days to allow for the permit process so that work may continue.

11. CONSENT AGENDA

a. Approve entering into a contract with Florida Department of Corrections for a Labor Crew in an amount not to exceed $65,122 to provide additional labor to assist the Parks and Grounds Division in maintaining City rights of ways, properties and parks.

b. Approval of travel for Commissioner Rufus Alexander to attend FLC Committee July 19, 2019 in the total amount of $337.04.

c. Approval of travel for Mayor Linda Hudson to attend FLC Committee meeting on July 19, 2019 in the total amount of $128.76.

d. Approval to award RFP No. 2019-011 for Annual Plan Review Services to C.A.P. Government, Inc., Coral Gables, FL, in an amount up to $150,000.00 annually.

e. Approval to award RFP No. 2019-012 for Annual Inspection Services to C.A.P. Government, Inc, Coral Gables, FL, in an amount up to $125, 000.00 annually.

f. Request to reduce code enforcement lien in the amount of $419,040.00 (includes $40.00 recording fees) against 1312 Edgewood Terrace, Ft. Pierce, FL 34950 - Parcel ID Number 2404-807-0013-000-7 previously owned by Justin Mitchell, 3968 Alla Road, Los Angeles, CA 90066 and currently owned by Claude Facey, Team Facey Real Estate LLC, 2833 SW Brighton Street, Port St. Lucie, FL 34953 to $2,500.00 payable in 30 days.

g. Request approval of Change Order No. 8 with CWR Contracting, Inc., for the reconstruction of Avenue A and Avenue B from 7th Street to 8th Street in the total amount of $351,634.96.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve items 11a, 11b, 11c, 11d, 11e, 11f, 11g as presented.

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

Passed

12. PUBLIC HEARINGS

a. Legislative Hearing - Ordinance 19-028 amending Floodplain Management Ordinance. FIRST READING

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

ORDINANCE NO. 19–028
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, BY AMENDING CHAPTER 5, ARTICLE X (A) OF THE CODE OF ORDINANCES ENTITLED “FLOODPLAIN MANAGEMENT”, SECTION 5-315.107 BY DELETING REFERENCES TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS; AMENDING SECTION 5-316.102 CORRECTING THE EFFECTIVE DATE OF THE INITIAL FLOOD INSURANCE RATE MAP AND TO CLARIFY MARKET VALUE DETERMINATION CRITERIA; REPEALING ALL ORDINANCES AND PARTS THEREOF IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING.

Mayor Hudson opened the Public Hearing.

Mr. Paul Thomas, Building Official, explained that the purpose of this amendment to clean up the language and to establish one standard for making a substantial damage determination.

Mr. Zachary Williams, tenant at 1710 Seaway expressed his gratitude to all staff at the City of Fort Pierce.

Seeing no one else, the Mayor closed the Public Hearing

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona

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 submitted by the property owner Lawrence Drulard, for new construction located seaward of the Coastal Construction Control Line (CCCL) at 620 South Ocean Drive, Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential (R4-A). The Parcel ID: 2401-503-0002-400-9.

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

Mayor Hudson called the proceeding to order.

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

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications. There were no ex-parte communications.

Mr. Brandon Creagan, Planner for the City of Fort Pierce provided an overview for the Conditional Use with New Construction for an after-the-fact construction of a dune crossover located seaward of the Coastal Construction Control Line (CCCL) located at 620 South Ocean Drive.

Staff recommends approval based upon the following: St. Lucie County Erosion District declined to take any action on the dune crossover and determined the dune crossover could remain as-is; and, St. Lucie County Erosion District and the FDEP have no concerns with the construction of the dune crossover as the structure does not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare. Notification was sent to surrounding homeowners.

Commissioner Alexander inquired if this is for public access. Mr. Creagan stated that this is on private property and intended for private use.

Mayor Hudson opened the Public Hearing.

Ms. Lois Edwards of RD Environmental Consultants, sworn in, stated they are the firm that obtained the State Coastal Construction Control Line Permit. As part of the permit process they received a letter of no-objection from the City of Fort Pierce's Planning Department. They met the pre and post construction requirements for DEP with their staff representative. Public access to the beach is immediately adjacent to this crossover. Extensive plantings were added.

Commissioner Perona asked what code provisions are in place if the crossover falls in disrepair. Mr. Creagan stated that all dune crossovers have to meet minimum guidelines and code enforcement can be dispatched to determine if the crossover is in violation of health, safety and general welfare. Commissioner Perona's concern is with possible hurricane damage and that there is some form of compliance requirements for the front line of Fort Pierce's beach community.

Seeing no one else, the Mayor closed the Public Hearing

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions 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 - Review and approval of an application for Conditional Use with No New Construction submitted by the Property Owners, Thomas Gallagher & Thomas Gordon, & Applicant, Saint James Christian Academy, to operate a 6th-12th grade school, located at 2810 & 2838 South US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial (C-3) & the Parcel ID: 2422-314-0004-000-4 & 2422-314-0003-000-7.

Mayor Hudson indicated the Quasi-Judicial proceedings procedures remained in effect. No one requested they be read again.

Mayor Hudson called the proceeding to order.

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

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications; There were no 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.

Mr. Brandon Creagan, Planner for the City of Fort Pierce provided an overview for the Conditional Use with No New Construction of a private 6th-12th grade school that will accommodate a maximum of five hundred (500) students located at 2810 and 2838 South US Highway 1 in Fort Pierce, FL.

Staff recommends approval based upon the following: A school is an allowed use in the C-3, GC zoning district with a Conditional Use, if appropriate; and, the project is consistent with the City's Land Development Code and Comprehensive Plan. Mr. Creagan presented a site plan which shows the school, bus and drop off locations as well as parking areas. Notifications were sent to property owners within 500 feet (0.15 kilometers) of the proposed location.

Mayor Hudson opened the Public Hearing.

Commissioner Johnson inquired about the traffic pattern at this location.

Jason Mittler representing St. James Christian Academy, sworn, stated the traffic pattern will remain the same as it is existing now. The arrow on the site plan was to indicate the direction of the buses and cars. Commissioner Johnson expressed concern about the safety of pedestrians and students crossing the parking lot to access the school. Mr. Mittler said that they have used safety cones, signage as well as staff to help direct traffic and safeguard students. Student parking will be separate from the bus location. Student and pedestrian safety is a top priority.

Commissioner Alexander asked about the prior location of the school at the mall and why they left. Mr. Mitler explained the mall was damaged by a hurricane, and they were re-located.

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to approve item 12c. with the condition that the school is limited to five hundred (500) students.

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

Passed

d. Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with No New Construction submitted by property owner Galleria at Downtown Fort Pierce LLC, to establish Commercial Parking Lot at 120 North Depot Drive, Fort Pierce, Florida. The property is zoned Central Commercial (C-4), Parcel ID: 2410-503-0077-000-9.

Mayor Hudson indicated the Quasi-Judicial proceedings procedures remained in effect. No one requested they be read again.

Mayor Hudson called the proceeding to order.

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

Mayor Linda Hudson inquired with the Commission regarding ex-parte

communications; Commissioner Johnson, Commissioner Perona and Mayor Hudson may have spoken to the applicant regarding this project, but it would have been several months to a year or more ago.

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

Maria Lewicka, Historic Preservation Officer for the City of Fort Pierce provided an overview of the Conditional Use with No New Construction as submitted for the establishment of a Commercial Parking Lot at 120 North Depot Drive. Ms. Lewicka presented the aerial map, future land use map, and zoning map of the proposed location. This plan will provide thirty-five (35) parking spaces.

Staff recommends approval, subject to one (1) Condition of Approval, that the Facility will provide additional parking to service downtown visitors during evening/weekend activities. The applicant has already provided a lighting plan including updated lighting on the side.

Notifications were sent to property owners within 500 feet of the proposed location.

Mayor Hudson opened the Public Hearing.

Mr. Jhonattan Osorio, applicant representative, sworn, is seeking approval by the Commission on the plan as submitted which meets all requirements including reducing the number of spaces to 35. Commissioner Johnson asked about the reduction in spaces and Mr. Osorio stated due to code requirements the number was reduced from approximately 40 to 35.

Commissioner Perona inquired about plans to secure the lot. Mr. Osorio stated there may be plans in the future for a lift-gate but not at this time. There will be no fencing surrounding the lot.

Mr. Jim Hatfield, owner of property adjacent to the north, sworn, spoke against the proposal. Mr. Hatfield's property has twelve retail businesses and a parking lot which is accessed through this lot. He was told by Mr. Gutierrez that he intends to fence off along Mr. Hatfield's parking lot along a common property line which would prevent Mr. Hatfield from using his own parking lot. Mr. Gutierrez currently tows vehicles out of the parking lot for patrons of other downtown businesses. Commissioner Johnson asked about future development of his own parking lot. He does not have development plans. Mr. Hatfield stated he has a prescriptive easement and hopes that it will continue to be honored.

Mr. Lon Parson of Parson's Realty was sworn in by Linda Cox, City Clerk. Mr. Parson spoke in favor of Mr. Hatfield's request to save his prescriptive use easement for access to Mr. Hatfield's parking lot.

Commissioner Johnson requested a response from the Applicant on the issues brought forth.

Mr. Osorio stated there are no plans at all for a fence or to block Mr. Hatfield's parking in any way. If a lift-gate is used in the future, Mr. Hatfield would still have access. Mr. Osorio is open to doing an agreement with Mr. Hatfield and assured the Commission that Mr. Hatfield would not be blocked or prevented from using his parking lot at any time.

Commissioner Perona said he was thinking back on a conversation with Mr. Gutierrez and his concern about the liability of having people park there that should not be there or someone getting hurt. It gave the Commissioner the impression that there would be a future plan to put some sort of barrier or security around the lot to prevent that from happening. Mr. Osorio assured the Commissioners, under oath, that Mr. Hatfield would not be prevented or blocked from access to his parking lot.

Mr. Rebeca Guerra, Interim Planning Director suggested adding a Condition of Approval or a stipulation that an Agreement would be entered into as a condition of the approval which outlines the terms of the use of a future fence or gate, allowing the gate to be accessed by all.

Commissioner Alexander said that if a fence or gate is to be installed, it would have to come before the City Commission and at that time they could present an agreement or stipulation of use between property owners. Commissioner Perona suggested that as the motion stands, we do not need to enter into any other agreements at this time as the intent has been presented and documented for now.

Commissioner Johnson clarified for the record this parking lot exists now with 40 parking spaces. The owner is proposing using this as a commercial lot with 35 spaces. The owner is using it in a different way than is used now which is spurs this conditional use application. Rebeca Guerra stated the parking lot as it exists now is not a commercial parking lot.

Seeing no one else, the Mayor closed the Public Hearing

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

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

Passed

13. CITY COMMISSION

a. Resolution No. 19-R27 appointing Fran O. Ross, Esq. as Special Magistrate for an initial term of three years with two 2-year renewal options.

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

RESOLUTION NO. 19-R27
A RESOLUTION APPOINTING FRAN O. ROSS AS SPECIAL MAGISTRATE TO PRESIDE OVER CERTAIN CODE ENFORCEMENT PROCEEDINGS; MAKING SUCH APPOINTMENT SUBJECT TO APPLICABLE ORDINANCES AND STATUTES; AND PROVIDING FOR EFFECTIVE DATES.

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

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

Passed

b. Resolution No. 19-R28 appointing Craig P. Rogers, Esq. as Special Magistrate for an initial term of two (2) years with two 2-year renewal options.

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

RESOLUTION NO. 19-R28
A RESOLUTION APPROVING A CITY OF FORT PIERCE, FLORIDA; APPOINTING CRAIG P. ROGERS, ESQ. AS SPECIAL MAGISTRATE TO PRESIDE OVER CERTAIN CODE ENFORCEMENT PROCEEDINGS; MAKING SUCH APPOINTMENT SUBJECT TO APPLICABLE ORDINANCES AND STATUTES; AND PROVIDING FOR EFFECTIVE DATES.

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

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

Passed

c. Resolution No. 19-R29 appointing Claudette Pelletier,, Esq. as Special Magistrate for an initial term of two years with two 2-year renewal options.

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

RESOLUTION NO. 19-R29 A RESOLUTION APPOINTING CLAUDETTE PELLETIER, ESQ. AS SPECIAL MAGISTRATE TO PRESIDE OVER CERTAIN CODE ENFORCEMENT PROCEEDINGS; MAKING SUCH APPOINTMENT SUBJECT TO APPLICABLE ORDINANCES AND STATUTES; AND PROVIDING FOR EFFECTIVE DATES.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to approve item 13c.

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

Passed

d. Resolution No. 19-R31 appointing members to the Historic Preservation Board following a vote.

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

RESOLUTION NO. 19-R31
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF MEMBERS TO THE HISTORIC PRESERVATION BOARD; PROVIDING FOR AN EFFECTIVE DATE.

Ballots were distributed for a weighted vote on two regular and one alternate seat. The tallied weighted vote results:

Michael Broderick:	Alexander, Johnson, Hudson, Perona, Sessions
Kori Benton:	Alexander, Johnson, Hudson, Perona, Sessions
Patrick Small:	Alexander
Michael Waldrop	
Anthony Westbury	Johnson, Hudson, Perona, Sessions

Regular Seat 1
Michael Broderick

Regular Seat 2
Kori Benton

Alternate
Anthony Westbury

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

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

Passed

e. Submittal of Applications for Appointment/Reappointment to serve as regular and alternate members for the City Commission on the Civil Service Appeals Board.

This item will come back to the Commission at the next meeting in the form of a Resolution.

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.

Virgiline Davis
Tracy Williams
Mark DeRosa

15. COMMENTS FROM THE CITY MANAGER

Mr. Mimms, City Manager will reach out to Ms. Virgiline Davis regarding her code enforcement issues as well as Mr. Tracy Williams to work with him if possible. Mr. Mimms let Mr. Mark DeRosa know that on July 08, 2019 there will be a budget workshop.

July 08, 2019 There will be a budget workshop which will include three options: roll back, status quo and an increase in the millage rate.

July 08, 2019 The Parks Advisory Committee will be providing a report on the naming of facilities. The City has issued a call to public for the naming of a couple of facilities. The Committee will present a status of the submittals to the Commission. This will not be a recommendation.

Staff has already met regarding the upcoming negotiations with Audubon Development. Mr. Mimms, City Manager, Mr. Sweeney, City Attorney, Treasure Coast Regional Planning Council, as well as several staff members have met and the first negotiation meeting with Audubon Development will be mid-July.

The Community Art Center at the former St. Anastasia negotiations are almost complete. Hopefully this proposal will be brought to the FPRA in August.

A Special Meeting of the FPRA may need to be called to complete the St. Anastasia negotiation as well as to provide an update on the Audubon negotiation.

The City of Fort Pierce held a joint strategy meeting with FPUA. Mr. Mimms will be scheduling a meeting with Mr. John Tompeck, Director of Utilities to discuss annexation, improvements to the current process, and corrections to deficiencies in past practice.

Virgin Trains has requested a meeting with Mr. Mimms and Mr. Andrews, City Engineer to discuss the construction of the new track as it moves through Fort Pierce. Intersection improvements will need to be implemented. We will be sure to represent Fort Pierce in a strong way.

a. City Manager's Report

16. COMMENTS FROM THE COMMISSION

Commissioner Alexander
No comments

Commissioner Perona
An inquiry was received regarding the old Post Office. Commissioner Perona is looking for a status update as the Peacock Arts District is moving forward with development and this is a key player. Mr. Mimms stated that an update has been received and will be presented at the July 15 FPRA meeting, the CRA Incentive Plan which is our economic development plan. The target areas are the Peacock Arts District, the Lincoln Park District, Downtown, Port Area and the Beach Area, specifically for parking. All of these areas are within the CRA.

Commissioner Sessions
Regarding the Humane Society, Commissioner Sessions is looking for a status update; to see if they have changed their mind regarding meeting with the City; and, what the current use of the facility is. The Humane Society has not changed their mind regarding meeting with the City Commission regarding the incident which happened on May 09 at the facility. Staff is working with St. Lucie County, and Port St. Lucie staff to negotiate a uniform county-wide contract. The facility in Fort Pierce is being utilized with volunteers present, public and animals. A third-party assessment audit is being performed by Best Friends Organization. We have not yet received any findings from that audit to date. Mr. Mimms will check on the status of the County's payment suspension to the Humane Society and report back to the Commission.

Commissioner Johnson
Commissioner Johnson would like to thank the staff, Ms. Johnna Morris, Finance Director and Mr. Mimms for the summary on the budget and the preparation that was put in. Commissioner Johnson expressed that the City is moving forward in a positive direction with attention to the projects that are happening which are the catalyst to making our community that much better. Citizens are excited about the construction at the Marina, and with the downtown development. In the next few weeks there will be a significant change to the Port of Fort Pierce with the demolition of the Indian River Packing House. St. Lucie County will preserve some of the Dade County Pinewood from that structure; and, Commissioner Johnson plans to discuss with the County Commission ideas to construct a public pergola or some sort of historic remembrance.

Mayor Hudson
July 04, 2019, will be Stars over St. Lucie which celebrates Independence Day.
July 13, 2019, is the Chili Cook-off which is a fundraiser at the Fenn Center for The Boys & Girls Club.
The CRA has several upcoming Open Houses.

17. ADJOURNMENT

There being no further business, Mayor Hudson declared the meeting adjourned at 8:16 PM

ATTEST:

_____	_____
CITY CLERK	MAYOR COMMISSIONER

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

Meeting Date: 07/15/2019

Re: Treasure Coast Waterway Cleanup Week

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Treasure Coast Waterway Cleanup Week

Form Review

Form Started By: Miriam Garcia Started On: 07/03/2019 02:27 PM

Final Approval Date: 07/03/2019

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

Meeting Date: 07/15/2019

Re: Email from Randy Nelson

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Randy B. Nelson, Criminal Justice Administration Graduate Program Director, Bethune-Cookman University, thanking Chief Hobley-Burney for speaking to the law enforcement professionals that attended the Community Engagement training on June 21, 2019.

Attachments

Email from Randy B. Nelson, Ph.D.

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/05/2019 11:08 AM

Form Started By: Jennifer Robinson Started On: 07/03/2019 04:08 PM

Final Approval Date: 07/05/2019

From: Randy Nelson [mailto:nelsonr@cookman.edu]
Sent: Tuesday, June 25, 2019 8:51 PM
To: Diane Hobley-Burney <dhobley-burney@fppd.org>
Subject: Leadership Luncheon Speaker Community Engagement Training June 21, 2019

Hello Chief Hobley-Burney,

I wanted to personally thank you for taking time out of your schedule to speak to the fine law enforcement professionals from across the state of Florida attending the Bethune-Cookman University Center for Law & Social Justice ***Community Engagement*** training on June 21, 2019. The participant evaluations for the training were nothing short of excellent and many of the attendees specifically mentioned your value added presentation. The need to be innovative and intentional in law enforcement's efforts to engage the communities they serve are essential to bridging the trust divide. Your cutting-edge leadership in the state of Florida and nationally is refreshing. If there is anything that I or the Bethune-Cookman University Center of Law and Social Justice can do or assist you with, please do not hesitate to contact us. I have attached a couple of training photos for your records.

Blessings,

Randy B. Nelson, Ph.D.

Program Director
Bethune-Cookman University
Criminal Justice Administration Graduate Program
School of Graduate Studies/Liberal Arts
Phone: 850-567-0536

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

Meeting Date: 07/15/2019

Re: Monthly Financial Report for the Month Ending May 31, 2019

Submitted For: Johnna Morris, Finance Director, Finance Department

SUBJECT:

Monthly Financial Report for the Month Ending May 31, 2019

SUMMARY:

The Finance Director prepares and presents to the City Commission and Citizens a monthly report on the financial status of the different funds of the City. The financial report for the month ending May 31, 2019, encompasses General, Marina, Solid Waste, Golf Course, Sunrise Theatre, Building & Code, and Fort Pierce Redevelopment Agency Funds.

RECOMMENDATION:

The Finance Department welcomes any suggestions and/or changes to the format.

ALTERNATIVES:

The report can be enhanced or changed.

RESPONSIBLE STAFF:

Finance Director.

COORDINATED WITH:

Finance Department & City Manager.

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2019

OTHER INFORMATION:

Monthly Report on budgeted Revenue and Expenditures.

Attachments

May 2019 Financial Report

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	06/24/2019 01:22 PM
City Manager	Nick Mimms	07/10/2019 05:09 PM
Form Started By: Queen Thompkins		Started On: 06/24/2019 12:36 PM
Final Approval Date: 07/10/2019		

CITY OF FORT PIERCE, FLORIDA
FUND EVALUATION REPORT
FOR THE MONTH ENDING
May 31, 2019

Evaluation Criteria	General Fund	Marina Fund	Solid Waste	Golf Course	Sunrise Theatre	Building & Code
The revenue projections for the fund are on target.	Yes	Yes	Yes	No	Yes	Yes
The expense budget is on target.	Yes	Yes	Yes	No	Yes	Yes
Positive Net Operating Income	Yes	Yes	Yes	No	Yes	Yes
The fund cash balance is positive.	Yes	Yes	Yes	No	Yes	Yes
The fund current financial position is stable.	Yes	Yes	Yes	No	No	Yes

Evaluation Criteria	CRA Operating	103 CDBG	105 SHIP	106 HHR	403 Stormwater
The revenue projections for the fund are on target.	Yes	Yes	Yes	Yes	Yes
The expense budget is on target.	Yes	Yes	Yes	Yes	Yes
The fund cash balance is positive.	No	Yes	Yes	Yes	Yes
The fund current financial position is stable.	Yes	Yes	Yes	Yes	Yes

City of Fort Pierce

Monthly Financial Report

For the Month Ending May 31, 2019

(67% Year Lapse)

General Fund			
Revenue	**Budget**	**FYTD**	**%**
Beginning Available Resources		**$ 9,650,552**	
Revenue:			
Taxes	$ 21,761,008	$ 19,255,856	88.49%
Licenses & Permits	383,000	214,652	56.04%
Intergovernmental	3,599,000	2,908,470	80.81%
Charges for Services	330,800	270,896	81.89%
Fines & Forfeitures	246,000	249,189	101.30%
Miscellaneous Revenue	2,231,434	1,529,843	68.56%
Interfund Transfers	2,960,947	3,265,946	110.30%
Contribution from Enterprise	7,160,515	6,659,399	93.00%
Appropriated Fund Balance	836,909	0	0.00%
Restricted Revenue	(600,000)	0	0.00%
Total Revenue	**$ 38,909,613**	**$ 34,354,251**	**88.29%**

Expenditures:	**Budget**	**FYTD**	**%**
City Commission	$ 246,606	$ 162,292	65.81%
City Manager	767,900	501,662	65.33%
City Attorney	667,864	354,735	53.11%
City Clerk	323,768	207,267	64.02%
Human Resources	435,732	287,813	66.05%
Finance	885,902	591,604	66.78%
IT	1,190,540	742,872	62.40%
Purchasing	322,738	176,980	54.84%
Planning	566,959	367,787	64.87%
Code Enforcement	1,057,212	731,562	69.20%
Police	14,275,653	10,301,926	72.16%
Public Works/Director	98,252	72,446	73.74%
Public Works/Fleet Maint.	585,387	484,265	82.73%
Public Works/Facilities Maint.	1,021,353	731,994	71.67%
Public Works/Parks & Grounds	2,143,014	1,363,732	63.64%
Public Works/Streets	1,784,669	1,224,301	68.60%
Engineering	1,293,711	720,542	55.70%
Riverwalk	330,036	182,180	55.20%
Administrative	10,912,317	11,020,470	100.99%
Total Expenditures	**$ 38,909,613**	**$ 30,226,430**	**77.68%**

Net Resources	**$ 4,127,821**
Total Available Resources	**$ 13,778,373**
Less:	
10% Budget Reserve	(3,890,961)
Reserve	(600,000)
Unrestricted Resources	**$ 9,287,412**

Special Revenue Funds

FPRA	Budget	FYTD	%
Begnning Available Resources		**$ 328,200**	
Beginning Available Resources			
Taxes	6,306,127	6,321,663	100.25%
Licenses & Permits	0	0	0.00%
Intergovernmental	0	2,575	0.00%
Miscellaneous Revenue	178,000	612,993	344.38%
Transfers	0	0	0.00%
Total Revenue	**6,484,127**	**6,937,231**	**106.99%**
Expenses:			
Operating	492,261	487,602	99.05%
Capital Outlay	0	81,091	0.00%
Other Programs & Projects	370,000	0	0.00%
Transfers	5,621,866	5,626,866	100.09%
Total Expenses	**6,484,127**	**6,195,559**	**95.55%**
Net Resources		**741,672**	
Unrestricted Resources		**$ 1,069,872**	

CDBG	Budget	FYTD	%
Begnning Available Resources		**$ 749,867**	
Revenue:			
Intergovernmental Revenue	869,238	123,776	14.24%
Misc. Revenue	0	13,360	0.00%
Transfers	0	0	0.00%
Total Revenue	**869,238**	**137,135**	**15.78%**
Expenses:			
Administrative	175,876	97,783	55.60%
Rehabilitation Department	40,000	2,982	7.45%
Capital Outlay	0	27,835	0.00%
Economic Development	303,422	148,327	48.88%
Public Service	100,000	14,782	14.78%
Unencumbered	0	0	0.00%
Roll Over Expenditures	249,940	0	0.00%
Total Expenses	**869,238**	**291,709**	**33.56%**
Net Resources		**(154,573)**	
Unrestricted Resources		**$ 595,294**	

Grant Administration	Budget	FYTD	%
Begnning Available Resources		**$ 1,016,482**	
Revenue:			
Program Income	0	10,284	0.00%
Misc. Revenue	213,750	40,186	18.80%
Interfund Transfers	45,000	0	0.00%
Total Revenue	**258,750**	**50,470**	**19.51%**
Expenses:			
Personnel Services	88,235	86,338	97.85%
Operating	170,515	1,263	0.74%
Transfers	0	680,082	0.00%
Total Expenses	**258,750**	**767,682**	**296.69%**
Net Resources		**(717,212)**	
Unrestricted Resources		**$ 299,270**	

SHIP	Budget	FYTD	%
Begnning Available Resources		**$ 150,981**	
Revenue:			
SHIP	73,000	73,063	100.09%
Program Income	40,000	680,082	0.00%
Misc. Revenue	500	1,001	0.00%
Carry Over Funding	280,000	0	0.00%
Total Revenue	**393,500**	**754,146**	**191.65%**
Expenses:			
Operating	25,000	1,073	4.29%
Grants/Programs & Projects	368,500	565,894	153.57%
Total Expenses	**393,500**	**566,967**	**144.08%**
Net Resources		**187,179**	
Unrestricted Resources		**$ 338,160**	

Enterprise Funds

Marina	Budget	YTD	%
Begnning Available Resources		**$ 553,969**	
Revenue:			
Grants	100,000	14,976	14.98%
Charges for Services	1,500,000	1,283,881	85.59%
Misc. Revenue	1,536,262	1,446,445	94.15%
Debt Proceeds	0	0	0.00%
Approp Retained Earnings	797,594	0	0.00%
Total Revenue	**3,933,856**	**2,745,301**	**69.79%**
Expenses:			
Personnel Services	474,129	312,878	65.99%
Operating	3,305,546	2,566,798	77.65%
Capital	429,500	470,037	109.44%
Debt Service	439,847	49,624	11.28%
Non Operating	404,830	125,000	30.88%
Total Expenses	**5,053,852**	**3,524,337**	**69.74%**
Plus Depreciation		**745,078**	
Net Resources		**(33,958)**	
Unrestricted Resources Available		**$ 520,011**	

Solid Waste	Budget	YTD	%
Begnning Available Resources		**$ 1,431,377**	
Revenue:			
Charges for Services	7,579,000	5,065,369	66.83%
Misc. Revenue	4,000	24,276	606.89%
Approp Retained Earnings	(419,775)	0	0.00%
Total Revenue	**7,163,225**	**5,089,645**	**71.05%**
Expenses:			
Personnel Services	2,517,116	1,314,029	52.20%
Operating	3,604,783	2,944,902	81.69%
Capital	150,000	345,693	230.46%
Non Operating	1,178,744	408,945	34.69%
Total Expenses	**7,450,643**	**5,013,569**	**67.29%**
Plus Depreciation		**325,085**	
Net Resources		**401,161**	
Unrestricted Resources Available		**$ 1,832,538**	

Golf Course	Budget	YTD	%
Begnning Available Resources		**$ (368,479)**	
Revenue:			
Charges for Services	1,166,500	798,881	68.49%
Misc. Revenue	190,250	141,884	74.58%
Approp Retained Earnings	0	0	0.00%
Total Revenue	**1,356,750**	**940,764**	**69.34%**
Expenses:			
Personnel Services	213,946	127,462	59.58%
Operating	1,244,892	937,245	75.29%
Capital	0	0	0.00%
Non Operating	32,641	0	0.00%
Total Expenses	**1,491,479**	**1,064,707**	**71.39%**
Plus Depreciation		**90,232**	
Net Resources		**(33,712)**	
Unrestricted Resources Available		**$ (402,191)**	

Sunrise Theatre	Budget	YTD	%
Begnning Available Resources		**$ (973,508)**	
Revenue:			
Grants	0	0	0.00%
Charges for Services	2,470,000	2,001,347	81.03%
Misc. Revenue	323,600	158,080	48.85%
Transfers	450,000	450,000	100.00%
Total Revenue	**3,243,600**	**2,609,427**	**80.45%**
Expenses:			
Personnel Services	531,025	262,792	49.49%
Operating	3,247,575	2,670,892	82.24%
Capital	0	1,877	0.00%
Non Operating	0	0	0.00%
Total Expenses	**3,778,600**	**2,935,560**	**77.69%**
Plus Depreciation		**364,132**	
Net Resources		**37,999**	
Unrestricted Resources Available		**$ (935,509)**	

Building	Budget	YTD	%
Begnning Available Resources		**$ 1,388,967**	
Revenue:			
Licenses & Permits	1,414,972	1,542,666	109.02%
Charges for Services	22,000	21,248	96.58%
Fine & Forfeits	18,000	775	4.31%
Misc. Revenue	21,000	65,364	311.26%
Transfers	0	0	0.00%
Approp Retained Earnings	222,170	0	0.00%
Total Revenue	**1,698,142**	**1,630,053**	**95.99%**
Expenses:			
Personnel Services	1,255,855	734,484	58.48%
Operating	365,372	303,809	83.15%
Capital	72,500	153,775	212.10%
Non Operating	5,387	0	0.00%
Total Expenses	**1,699,114**	**1,192,067**	**70.16%**
Plus Depreciation		**41,576**	
Net Resources		**479,563**	
Unrestricted Resources Available		**$ 1,868,529**	

Stormwater	Budget	YTD	%
Begnning Available Resources		**$ 1,206,923**	
Revenue:			
Federal Grants	0	1,631,339	0.00%
State Grants	0	0	0.00%
Charges for Services	2,542,540	2,526,607	99.37%
Misc. Revenue	15,000	859,992	5733.28%
Transfers	0	0	0.00%
Approp Retained Earnings	484,828	0	0.00%
Total Revenue	**3,042,368**	**5,017,937**	**164.94%**
Expenses:			
Personnel Services	0	0	0.00%
Operating	3,017,238	4,847,283	160.65%
Capital	5,000	74,100	1482.00%
Non Operating	1,206,130	1,189,733	98.64%
Total Expenses	**4,228,368**	**6,111,115**	**144.53%**
Plus Depreciation		**792,106**	
Net Resources		**(301,072)**	
Unrestricted Resources Available		**$ 905,851**	

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

Meeting Date: 07/15/2019

Re: Presentation on City of Fort Pierce Recreation Activities

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

SUBJECT:

Presentation on City of Fort Pierce Recreation Activities

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/09/2019 08:41 AM

Form Started By: Mike Reals Started On: 07/02/2019 07:45 AM

Final Approval Date: 07/09/2019

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

Meeting Date: 07/15/2019

Re: Approval of 13 month lease for 3 sanitation collection trucks with RDK Truck Sales

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

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SUBJECT:

Approval of 13 month lease agreement with RDK Truck Sales of Tampa Florida for 3 new sideload collection trucks in amount of $18,401.74 due monthly.

SUMMARY:

RDK Truck Sales of Tampa Florida is offering a 13 month lease for 3 new collection trucks (2 2019 Peterbilt 520 model chassis with New Way collection bodies and 1 2019 Peterbilt 520 with Heil collection body). At the end of the 13 month term, the City can opt to enter into another 13 month agreement and receive 3 new trucks again or return to an outright purchase option.

As presented, RDK is also purchasing the 3 2018 Mack sideload trucks with GS bodies for $175,000.00 each. The 3 GS trucks have proven to be problematic, needing costly repairs and are frequently off the road for service when they are needed the most. Currently the GS trucks are in need of approximately $25,000.00 of repairs each.

RDK is the only known dealer offering a 13 month lease for sanitation trucks. The 13 month term will keep the trucks under warrantly for all but one month of the agreement.

RECOMMENDATION:

Approve the request to enter into the agreement with RDK Truck Sales of Tampa Florida.

ALTERNATIVES:

Staff will proceed as directed by the Commission.

RESPONSIBLE STAFF:

Public Works Department

COORDINATED WITH:

Finance Department

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2019
Account:	40242005349201
Amount:	18401.74

FISCAL IMPACT:

Funds are available for the $18,401.74 due monthly.

Attachments

RDK Lease/Buy Back Program
Sample Lease
Commitment Letter

Form Review

Inbox	Reviewed By	Date
Finance Department	Mike Reals	06/20/2019 10:00 AM
Finance Department	Johnna Morris	07/08/2019 11:38 AM
City Manager	Nick Mimms	07/09/2019 08:42 AM
Form Started By: Mike Reals		Started On: 06/19/2019 06:46 AM
Final Approval Date: 07/09/2019		

RDK MUNICIPAL LEASING / BUY BACK PROGRAM

Side Loaders, Rear Loaders, Front Loaders, Roll Offs, Grapple Trucks and More.

RDK TRUCK SALES

RDK Truck Sales, Tampa, Florida

RDK offers two different municipal programs, driven to lower cost of ownership and improve up time for refuse equipment.

Program One is our **RDK Municipal Short Term Leasing Program**: After evaluating maintenance cost and equipment with several municipalities, the pricing had averaged that the short term municipal leasing program of 24 months, was the best program. We have some municipal that calculated that 13 months was the best deal for them (using their costing information) and we have other municipalities that justified a 36 month program.

Program Two is our **RDK Buy Back Program**: Much like the leasing program, the Buy Back Program gives you the flexibility of keeping the equipment for a limited amount of time. RDK will buy back your equipment at a pre-set amount so you can keep new trucks in your fleet - and avoid the major expense of heavy rebuilds and lengthy down time.

RDK also offers the traditional municipal leasing program with buy out options.

RDK TRUCK SALES

RDK MUNICIPAL LEASING OR BUY BACK PROGRAMS.

EASY START UP PROGRAM WITH THE RDK LEASING PROGRAM

Typically, tax exempt leasing is not subject to the debt limitations by municipalities.

Most municipalities do not require voter approval when leasing new equipment.

Leasing does not deplete your cash reserves.

"Approved" Municipal Lease Documents available for fast and easy start up.

RDK TRUCK SALES

RDK MUNICIPAL LEASING OR BUY BACK PROGRAMS.

RDK SHORT TERM LEASING WILL SAVE YOU MONEY AT THE BEGINNING OF THE PURCHASE AND THOUGHT OUT THE LIFE CYCLE

No need to purchase extended truck, engine, transmission, body and hydraulics warranty's.

No need to inventory "High Dollar" components such as Engines, Transmissions, Hydraulic Cylinders, etc. for back up and/or repairs.

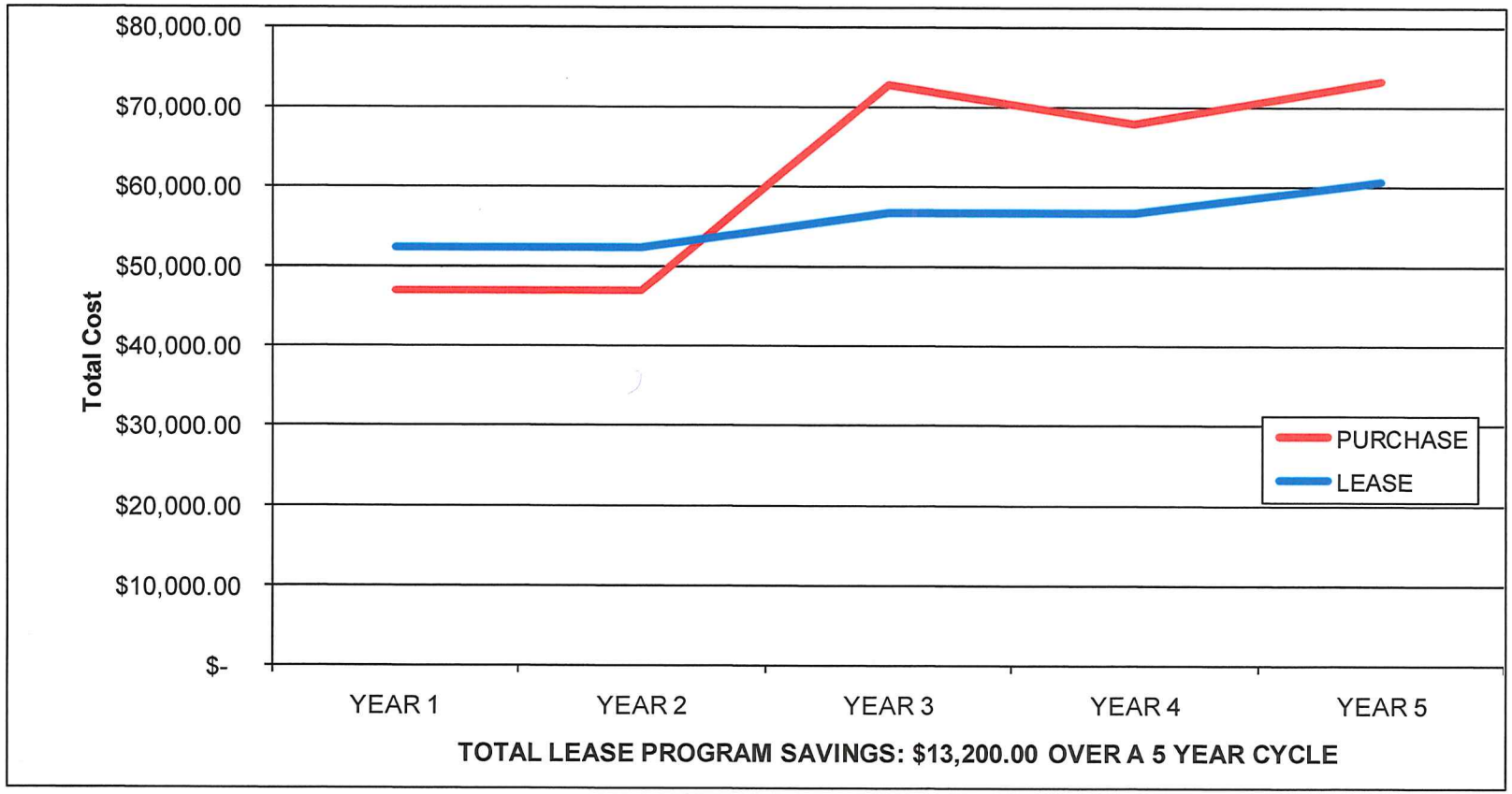
Lower your repair shop cost by using your shop personal on other projects.

RDK TRUCK SALES

RDK MUNICIPAL LEASING OR BUY BACK PROGRAMS.

Commercial Front Loader

Example of Short Turn over costing Vs A complete life cycle ownership costing



RDK TRUCK SALES

PROJECTED OWNERSHIP COSTING OF SHORT TERM VS LONGTERM

RDK TRUCK SALES
RDK Assets LLC, dba RDK Truck Sales

Toll-Free: 1-888-735-8789
3214 Adamo Dr.
Tampa, FL. 33605
Phone: 813-241-0711
Fax: 813-241-0414
Email: info@rdk.com

City of Fort Pierce

RKD Lease / Buyback Proposal

2019 Peterbilt Model 520 with Heil Python Durapack Body

Proposal Date: March 25, 2019

	Option 1	Option 2	Option 3
Equipment cost:	$281,000.00	$281,000.00	$281,000.00
Amount Financed:	$281,000.00	$281,000.00	$281,000.00
Term:	13 Months	13 Months	13 Months
Frequency:	Monthly	Semi Annual	Annual
Buy Back:	$225,191.00	$225,191.00	$225,191.00
Payment:	$6439.02	$37,222.56	$74,445.12

Estimated Delivery Schedule: 90 days after receipt of order.

*Pricing is in accordance with the NJPA National Joint Purchasing Alliance (Sourcewell) contract.

RDK TRUCK SALES
RDK Assets LLC, dba RDK Truck Sales

Toll-Free: 1-888-735-8789
3214 Adamo Dr.
Tampa, FL. 33605
Phone: 813-241-0711
Fax: 813-241-0414
Email: info@rdk.com

City of Fort Pierce

RKD Lease / Buyback Proposal

2019 Peterbilt 520 with New Way ASL Body

Proposal Date: March 25, 2019

	Option 1
Equipment cost:	$272,846.76
Amount Financed:	$272,846.76
Term:	13 Months
Frequency:	Monthly
Buy Back:	$218,277.00
Payment:	$5981.36

Estimated Delivery Schedule: 90 days after receipt of order.

*Pricing is in accordance with the NJPA National Joint Purchasing Alliance (Sourcewell) contract.

PLEASE NOTE: This Sample Contract, presented upon your request, may or may not contain the same language as the contract proposed after credit approval is obtained. As such, no negotiation of contract terms will occur until after credit approval and issuance of formal contract.

GOVERNMENT OBLIGATION CONTRACT

Obligor

, Florida

Obligee

,

Dated as of

This Government Obligation Contract dated as of the date listed above is between Obligee and Obligor listed directly above. Obligee desires to finance the purchase of the Equipment described in Exhibit A to Obligor and Obligor desires to have Obligee finance the purchase of the Equipment subject to the terms and conditions of this Contract which are set forth below.

I. Definitions

Section 1.01 Definitions. The following terms will have the meanings indicated below unless the context clearly requires otherwise:

"Additional Schedule" refers to the proper execution of additional schedules to Exhibit A and Exhibit B, as well as other exhibits or documents that may be required by the Obligee all of which relate to the financing of additional Equipment.

"Budget Year" means the Obligor's fiscal year.

"Commencement Date" is the date when Obligor's obligation to pay Contract Payments begins.

"Contract" means this Government Obligation Contract and all Exhibits attached hereto, all addenda, modifications, schedules, refinancings, guarantees and all documents relied upon by Obligee prior to execution of this Contract.

"Contract Payments" means the payments Obligor is required to make under this Contract as set forth on Exhibit B.

"Contract Term" means the Original Term and all Renewal Terms.

"Exhibit" includes the Exhibits attached hereto, and any "Additional Schedule", whether now existing or subsequently created.

"Equipment" means all of the items of Equipment listed on Exhibit A and any Additional Schedule, whether now existing or subsequently created, and all replacements, restorations, modifications and improvements.

"Government" as used in the title hereof means a State or a political subdivision of the State within the meaning of Section 103(a) of the Internal Revenue Code of 1986, as amended ("Code"), or a constituted authority or district authorized to issue obligations on behalf of the State or political subdivision of the State within the meaning of Treasury Regulation 1.103-1(b), or a qualified volunteer fire company within the meaning of section 150(e)(1) of the Code.

"Obligee" means the entity originally listed above as Obligee or any of its assignees.

"Obligor" means the entity listed above as Obligor and which is financing the Equipment through Obligee under the provisions of this Contract.

"Original Term" means the period from the Commencement Date until the end of the Budget Year of Obligor.

"Partial Prepayment Date" means the first Contract Payment date that occurs on or after the earlier of (a) the twenty-four month (24) anniversary of the Commencement Date or (b) the date on which Obligor has accepted all the Equipment and all amounts have been disbursed from the Vendor Payable Account to pay for the Equipment.

"Purchase Price" means the total cost of the Equipment, including all delivery charges, installation charges, legal fees, financing costs, recording and filing fees and other costs necessary to vest full, clear legal title to the Equipment in Obligor, subject to the security interest granted to and retained by Obligee as set forth in this Contract, and otherwise incurred in connection with the financing of this Equipment.

"Renewal Term" means the annual term which begins at the end of the Original Term and which is simultaneous with Obligor's Budget Year and each succeeding Budget Year for the number of Budget Years necessary to comprise the Contract Term.

"State" means the state in which Obligor is located.

"Surplus Amount" means any amount on deposit in the Vendor Payable Account on the Partial Prepayment Date.

"Vendor Payable Account" means the separate account of that name established pursuant to Section X of this Contract.

II. Obligor Warranties

Section 2.01 Obligor represents, warrants and covenants as follows for the benefit of Obligee or its assignees:

(a) Obligor is an "issuer of tax exempt obligations" because Obligor is the State or a political subdivision of the State within the meaning of Section 103(a) of the Internal Revenue Code of 1986, as amended, (the "Code") or because Obligor is a constituted authority or district authorized to issue obligations on behalf of the State or political subdivision of the State within the meaning of Treasury Regulation 1.103-1(b), or a qualified volunteer fire company within the meaning of section 150(e)(1) of the Code.

(b) Obligor has complied with any requirement for a referendum and/or competitive bidding.

(c) Obligor has complied with all statutory laws and regulations that may be applicable to the execution of this Contract; Obligor, and its officer executing this Contract, are authorized under the Constitution and laws of the State to enter into this Contract and have used and followed all proper procedures of its governing body in executing and delivering this Contract. The officer of Obligor executing this Contract has the authority to execute and deliver this Contract. This Contract constitutes a legal, valid, binding and enforceable obligation of the Obligor in accordance with its terms.

(d) Obligor shall use the Equipment only for essential, traditional government purposes.

(e) Should the IRS disallow the tax-exempt status of the interest portion of the Contract Payments as a result of the failure of the Obligor to use the Equipment for governmental purposes, or should the Obligor cease to be an issuer of tax exempt obligations, or should the obligation of Obligor created under this Contract cease to be a tax exempt obligation for any reason, then Obligor shall be required to pay additional sums to the Obligee or its assignees so as to bring the after tax yield on this Contract to the same level as the Obligee or its assignees would attain if the transaction continued to be tax-exempt.

(f) In the event that the Internal Revenue Code of 1986, as currently amended (the "Code"), should be further amended or replaced: (i) to reduce corporate and/or individual income tax rates or (ii) to reduce or eliminate the extent to which the interest portion of the Contract Payments is excludable from gross income, then, at the written request of Obligee or its assigns, Obligor shall pay to Obligee or its assigns with each Contract Payment payable after the effective date of such amendment or replacement such additional amount as necessary to bring the after tax yield on each such Contract Payment to the same effective rate that Obligee or its assigns would have received had there occurred no such amendment to or replacement of the Code. Notwithstanding any other provision of this Agreement, Obligor shall have the right to exercise its option to purchase the Equipment pursuant to Section 3.04 hereof on the effective date of any such amendment or replacement.

(g) Obligor has never non-appropriated funds under a contract similar to this Contract.

(h) Obligor will submit to the Secretary of the Treasury an information reporting statement as required by the Code.

(i) Upon request by Obligee, Obligor will provide Obligee with current financial statements, reports, budgets or other relevant fiscal information.

(j) Obligor shall retain the Equipment free of any hazardous substances as defined in the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601 et. seq. as amended and supplemented.

(k) Obligor hereby warrants the General Fund of the Obligor is the primary source of funds or a backup source of funds from which the Contract Payments will be made.

(l) Obligor presently intends to continue this Contract for the Original Term and all Renewal Terms as set forth on Exhibit B hereto. The official of Obligor responsible for budget preparation will include in the budget request for each Budget Year the Contract Payments to become due in such Budget Year, and will use all reasonable and lawful means available to secure the appropriation of money for such Budget Year sufficient to pay the Contract Payments coming due therein. Obligor reasonably believes that moneys can and will lawfully be appropriated and made available for this purpose.

(m) Obligor has selected both the Equipment and the vendor(s) from whom the Equipment is to be purchased upon its own judgment and without reliance on any manufacturer, merchant, vendor or distributor, or agent thereof, of such equipment to the public.

(n) Obligor has not and will not, during the Contract Term, create, permit, incur or assume any levies, liens or encumbrances of any kind with respect to the Equipment except those created by this Contract.

Section 2.02 Escrow Agreement. In the event both Obligee and Obligor mutually agree to utilize an Escrow Account, then immediately following the execution and delivery of this Contract, Obligee and Obligor agree to execute and deliver and to cause Escrow Agent to execute and deliver the Escrow Agreement. This Contract shall take effect only upon execution and delivery of the Escrow Agreement by the parties thereto. Obligee shall deposit or cause to be deposited with the Escrow Agent for credit to the Equipment Acquisition Fund the sum of N/A, which shall be held, invested and disbursed in accordance with the Escrow Agreement.

III. Acquisition of Equipment, Contract Payments and the Purchase Option Price

Section 3.01 Acquisition and Acceptance. Obligor shall be solely responsible for the ordering of the Equipment and for the delivery and installation of the Equipment. The Payment Request and Equipment Acceptance Form must be signed by the same authorized individual(s) who signed the Signature Card, Exhibit G. By making a Contract Payment after its receipt of the Equipment pursuant to this Contract, Obligor shall be deemed to have accepted the Equipment on the date of such Contract Payment for purposes of this Contract. All Contract Payments paid prior to delivery of the Payment Request and Equipment Acceptance Form shall be credited to Contract Payments as they become due as shown on the Contract Payment Schedule attached as Exhibit B hereto.

Section 3.02 Contract Payments. Obligor shall pay Contract Payments exclusively to Obligee or its assignees in lawful, legally available money of the United States of America. The Contract Payments shall be sent to the location specified by the Obligee or its assignees. The Contract Payments shall constitute a current expense of the Obligor and shall not constitute an indebtedness of the Obligor. Nothing herein shall constitute a pledge by Obligor of any ad valorem taxes to the payment of Contract Payments or any other amount coming due hereunder. The Contract Payments, payable without notice or demand, are due as set forth on Exhibit B. Obligee shall have the option to charge interest at the highest lawful rate on any Contract Payment received later than the due date for the number of days that the Contract Payment(s) were late, plus any additional accrual on the outstanding balance for the number of days that the Contract Payment(s) were late. Obligee shall also have the option, on monthly payments only, to charge a late fee of up to 10% of the monthly Contract Payment that is past due. Furthermore, Obligor agrees to pay any fees associated with the use of a payment system other than check, wire transfer, or ACH. Once all amounts due Obligee hereunder have been received, Obligee will release any and all of its rights, title and interest in the Equipment.

SECTION 3.03 CONTRACT PAYMENTS UNCONDITIONAL. Except as provided under Section 4.01,THE OBLIGATIONS OF OBLIGOR TO MAKE CONTRACT PAYMENTS AND TO PERFORM AND OBSERVE THE OTHER COVENANTS CONTAINED IN THIS CONTRACT SHALL BE ABSOLUTE AND UNCONDITIONAL IN ALL EVENTS WITHOUT ABATEMENT, DIMINUTION, DEDUCTION, SET-OFF, OR SUBJECT TO DEFENSE OR COUNTERCLAIM.

Section 3.04 Purchase Option Price. Upon thirty (30) days written notice, Obligor shall have the option to pay, in addition to the Contract Payment, the corresponding Purchase Option Price which is listed on the same line on Exhibit B. This option is only available to the Obligor on the Contract Payment date and no partial prepayments are allowed. If Obligor chooses this option and pays the Purchase Option Price to Obligee then Obligee will transfer any and all of its rights, title and interest in the Equipment to Obligor.

Section 3.05 Contract Term. The Contract Term shall be the Original Term and all Renewal Terms until all the Contract Payments are paid as set forth on Exhibit B except as provided under Section 4.01 and Section 9.01 below. If, after the end of the budgeting process which occurs at the end of the Original Term or any Renewal Term, Obligor has not non-appropriated as provided for in this Contract then the Contract Term shall be extended into the next Renewal Term and the Obligor shall be obligated to make all the Contract Payments that come due during such Renewal Term.

Section 3.06 Disclaimer of Warranties. OBLIGEE MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE OR ANY OTHER WARRANTY WITH RESPECT TO THE EQUIPMENT. OBLIGEE IS NOT A MANUFACTURER, SELLER, VENDOR OR DISTRIBUTOR, OR AGENT THEREOF, OF SUCH EQUIPMENT; NOR IS OBLIGEE A MERCHANT OR IN THE BUSINESS OF DISTRIBUTING SUCH EQUIPMENT TO THE PUBLIC. OBLIGEE SHALL NOT BE LIABLE FOR ANY INCIDENTAL, INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGE ARISING OUT OF THE INSTALLATION, OPERATION, POSSESSION, STORAGE OR USE OF THE EQUIPMENT BY OBLIGOR.

IV. Non-Appropriation

Section 4.01 Non-Appropriation. If insufficient funds are available in Obligor's budget for the next Budget Year to make the Contract Payments for the next Renewal Term, then Obligor may non-appropriate the funds to pay the Contract Payments for the next Renewal Term. Such non-appropriation shall be evidenced by the passage of an ordinance or resolution by the governing body of Obligor specifically prohibiting Obligor from performing its obligations under this Contract and from using any moneys to pay the Contract Payments due under this Contract for a designated Budget Year and all subsequent Budget Years. If Obligor non-appropriates, then all obligations of the Obligor under this Contract regarding Contract Payments for all remaining Renewal Terms shall be terminated at the end of the then current Original Term or Renewal Term without penalty or liability to the Obligor of any kind provided that if Obligor has not delivered possession of the Equipment to Obligee as provided herein and conveyed to Obligee or released its interest in the Equipment by the end of the last Budget Year for which Contract Payments were paid, the termination shall nevertheless be effective but Obligor shall be responsible for the payment of damages in an amount equal to the amount of the Contract Payments thereafter coming due under Exhibit B which are attributable to the number of days after such Budget Year during which Obligor fails to take such actions and for any other loss suffered by Obligee as a result of Obligor's failure to take such actions as required. Obligor shall immediately notify the Obligee as soon as the decision to non-appropriate is made. If such non-appropriation occurs, then Obligor shall deliver the Equipment to Obligee as provided below in Section 9.04. Obligor shall be liable for all damage to the Equipment other than normal wear and tear.

V. Insurance, Damage, Insufficiency of Proceeds

Section 5.01 Insurance. Obligor shall maintain both property insurance and liability insurance at its own expense with respect to the Equipment. Obligor shall be solely responsible for selecting the insurer(s) and for making all premium payments and ensuring that all policies are continuously kept in effect during the period when Obligor is required to make Contract Payments. Obligor shall provide Obligee with a Certificate of Insurance which lists the Obligee and/or assigns as a loss payee and an additional insured on the policies with respect to the Equipment.

(a) Obligor shall insure the Equipment against any loss or damage by fire and all other risks covered by the standard extended coverage endorsement then in use in the State and any other risks reasonably required by Obligee in an amount at least equal to the then applicable Purchase Option Price of the Equipment. Alternatively, Obligor may insure the Equipment under a blanket insurance policy or policies.

(b) The liability insurance shall insure Obligee from liability and property damage in any form and amount satisfactory to Obligee.

(c) Obligor may self-insure against the casualty risks and liability risks described above. If Obligor chooses this option, Obligor must furnish Obligee with a certificate and/or other documents which evidences such coverage.

(d) All insurance policies issued or affected by this Section shall be so written or endorsed such that the Obligee and its assignees are named additional insureds and loss payees and that all losses are payable to Obligor and Obligee or its assignees as their interests may appear. Each policy issued or affected by this Section shall contain a provision that the insurance company shall not cancel or materially modify the policy without first giving thirty (30) days advance notice to Obligee or its assignees. Obligor shall furnish to Obligee certificates evidencing such coverage throughout the Contract Term.

Section 5.02 Damage to or Destruction of Equipment. Obligor assumes the risk of loss or damage to the Equipment. If the Equipment or any portion thereof is lost, stolen, damaged, or destroyed by fire or other casualty, Obligor will immediately report all such losses to all possible insurers and take the proper procedures to obtain all insurance proceeds. At the option of Obligee, Obligor shall either (1) apply the Net Proceeds to replace, repair or restore the Equipment or (2) apply the Net Proceeds to the applicable Purchase Option Price. For purposes of this Section and Section 5.03, the term Net Proceeds shall mean the amount of insurance proceeds collected from all applicable insurance policies after deducting all expenses incurred in the collection thereof.

Section 5.03 Insufficiency of Net Proceeds. If there are no Net Proceeds for whatever reason or if the Net Proceeds are insufficient to pay in full the cost of any replacement, repair, restoration, modification or improvement of the Equipment, then Obligor shall, at the option of Obligee, either (1) complete such replacement, repair, restoration, modification or improvement and pay any costs thereof in excess of the amount of the Net Proceeds or (2) apply the Net Proceeds to the Purchase Option Price and pay the deficiency, if any, to the Obligee.

Section 5.04 Obligor Negligence. Obligor assumes all risks and liabilities, whether or not covered by insurance, for loss or damage to the Equipment and for injury to or death of any person or damage to any property whether such injury or death be with respect to agents or employees of Obligor or of third parties, and whether such property damage be to Obligor's property or the property of others (including, without limitation, liabilities for loss or damage related to the release or threatened release of hazardous substances under the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act or similar or successor law or any State or local equivalent now existing or hereinafter enacted which in any manner arise out of or are incident to any possession, use, operation, condition or storage of any Equipment by Obligor), which is proximately caused by the negligent conduct of Obligor, its officers, employees and agents.

Section 5.05 Reimbursement. Obligor hereby assumes responsibility for and agrees to reimburse Obligee for all liabilities, obligations, losses, damages, penalties, claims, actions, costs and expenses (including reasonable attorneys' fees) of whatsoever kind and nature, imposed on, incurred by or asserted against Obligee that in any way relate to or arise out of a claim, suit or proceeding, based in whole or in part upon the negligent conduct of Obligor, its officers, employees and agents, or arose out of installation, operation, possession, storage or use of any item of the Equipment, to the maximum extent permitted by law.

VI. Title

Section 6.01 Title. Title to the Equipment shall vest in Obligor when Obligor acquires and accepts the Equipment. Title to the Equipment will automatically transfer to the Obligee in the event Obligor non-appropriates under Section 4.01 or in the event Obligor defaults under Section 9.01. In such event, Obligor shall execute and deliver to Obligee such documents as Obligee may request to evidence the passage of legal title to the Equipment to Obligee and Obligor will peaceably surrender possession of the Equipment to Obligee.

VII. Assignment

Section 7.01 Assignment by Obligee. All of Obligee's rights, title and/or interest in and to this Contract may be assigned and reassigned in whole or in part to one or more assignees or sub-assignees by Obligee at any time without the consent of Obligor. No such assignment shall be effective as against Obligor until the assignor shall have filed with Obligor written notice of

assignment identifying the assignee. Obligor shall pay all Contract Payments due hereunder relating to such Equipment to or at the direction of Obligee or the assignee named in the notice of assignment. Obligor shall keep a complete and accurate record of all such assignments.

Section 7.02 Assignment, Sale or Transfer by Obligor. None of Obligor's right, title and interest under this Contract and/or in the Equipment may be assigned, sold or transferred by Obligor unless Obligee approves of such assignment, sale or transfer in writing before such assignment, sale or transfer occurs and only after Obligor first obtains an opinion from nationally recognized counsel stating that such assignment, sale or transfer will not jeopardize the tax-exempt status of the obligation.

VIII. Maintenance of Equipment

Section 8.01 Equipment. Obligor shall keep the Equipment in good repair and working order, and as required by manufacturer's and warranty specifications. If Equipment consists of copiers, Obligor is required to enter into a copier maintenance/service agreement. Obligee shall have no obligation to inspect, test, service, maintain, repair or make improvements or additions to the Equipment under any circumstances. Obligor will be liable for all damage to the Equipment, other than normal wear and tear, caused by Obligor, its employees or its agents. Obligor shall pay for and obtain all permits, licenses and taxes related to the ownership, installation, operation, possession, storage or use of the Equipment. If the Equipment includes any titled vehicle(s), then Obligor is responsible for obtaining such title(s) from the State. Obligor shall not use the Equipment to haul, convey or transport hazardous waste as defined in the Resource Conservation and Recovery Act, 42 U.S.C. 6901 et. seq. Obligor agrees that Obligee or its Assignee may execute any additional documents including financing statements, affidavits, notices, and similar instruments, for and on behalf of Obligor which Obligee deems necessary or appropriate to protect Obligee's interest in the Equipment and in this Contract. Obligor shall allow Obligee to examine and inspect the Equipment at all reasonable times.

IX. Default

Section 9.01 Events of Default defined. The following events shall constitute an "Event of Default" under this Contract:

(a) Failure by Obligor to pay any Contract Payment listed on Exhibit B for fifteen (15) days after such payment is due according to the Payment Date listed on Exhibit B .

(b) Failure to pay any other payment required to be paid under this Contract at the time specified herein and a continuation of said failure for a period of fifteen (15) days after written notice by Obligee that such payment must be made. If Obligor continues to fail to pay any payment after such period, then Obligee may, but will not be obligated to, make such payments and charge Obligor for all costs incurred plus interest at the highest lawful rate.

(c) Failure by Obligor to observe and perform any warranty, covenant, condition, promise or duty under this Contract for a period of thirty (30) days after written notice specifying such failure is given to Obligor by Obligee, unless Obligee agrees in writing to an extension of time. Obligee will not unreasonably withhold its consent to an extension of time if corrective action is instituted by Obligor. Subsection (c) does not apply to Contract Payments and other payments discussed above.

(d) Any statement, material omission, representation or warranty made by Obligor in or pursuant to this Contract which proves to be false, incorrect or misleading on the date when made regardless of Obligor's intent and which materially adversely affects the rights or security of Obligee under this Contract.

(e) Any provision of this Contract which ceases to be valid for whatever reason and the loss of such provision would materially adversely affect the rights or security of Obligee.

(f) Except as provided in Section 4.01 above, Obligor admits in writing its inability to pay its obligations.

(g) Obligor defaults on one or more of its other obligations.

(h) Obligor becomes insolvent, is unable to pay its debts as they become due, makes an assignment for the benefit of creditors, applies for or consents to the appointment of a receiver, trustee, conservator, custodian, or liquidator of Obligor, or all or substantially all of its assets, or a petition for relief is filed by Obligor under federal bankruptcy, insolvency or similar laws, or is filed against Obligor and is not dismissed within thirty (30) days thereafter.

Section 9.02 Remedies on Default or Non-Appropriation. Whenever any Event of Default or Non-Appropriation exists, Obligee shall have the right to take one or any combination of the following remedial steps:

(a) With or without terminating this Contract, Obligee may declare all Contract Payments and other amounts payable by Obligor hereunder to the end of the then current Budget Year to be immediately due and payable.

(b) Upon written request by Obligee, Obligor shall, within a reasonable timeframe established by Obligee, use its best efforts to sell the Equipment in a commercially reasonable manner. Alternatively, Obligee may require Obligor at Obligor's expense to redeliver any or all of the Equipment to Obligee as provided below in Section 9.04. Such delivery shall take place within fifteen (15) days after the Event of Default occurs. Obligee may allow additional time for Obligor to deliver the Equipment provided Obligor is making a good faith effort to deliver the Equipment as quickly as possible. Upon receipt of the Equipment Obligee shall use its best efforts to sell the Equipment in a commercially reasonable manner. Upon sale of the Equipment by either Obligor or Obligee as provided herein, all proceeds of sale shall be applied: (i) first, to pay the reasonable costs of such sale including without limitation, amounts payable under Section 9.02(c), (ii) then, to pay any Contract Payments due and owing; and (iii) then pay the applicable Purchase Option Price. Any proceeds of sale remaining in excess of items (i), (ii) and (iii) above shall be paid to Obligor. If Obligor fails to deliver the Equipment to Obligee as provide herein, Obligee shall have the right to collect additional Contract Payments from the Obligor during the period of such failure in the exact amounts and on the dates due as set forth on Exhibit B of the Agreement and Obligor hereby pledges to make these additional Contract Payments from all available revenue sources of Obligor excepting only revenues obtained from ad valorem taxes. If the Obligor does not make such additional Contract Payments as provided for herein, then Obligee shall have the right to obtain a judgement against Obligor for an amount that is not less than the applicable Purchase Option Price, provided that any funds to pay the judgement shall come from all available revenue sources of Obligor excepting only revenues obtained from ad valorem taxes.

(c) Obligee may take whatever action at law or in equity that may appear necessary or desirable to enforce its rights. Obligor shall be responsible to Obligee for all costs incurred by Obligee in the enforcement of its rights under this Contract including, but not limited to, reasonable attorney fees.

Section 9.03 No Remedy Exclusive. No remedy herein conferred upon or reserved to Obligee is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Contract now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or shall be construed to be a waiver thereof.

Section 9.04 Return of Equipment and Storage.

(a) Surrender: When required hereunder, the Obligor shall, at its own expense, surrender the Equipment and all required documentation to evidence transfer of title from Obligor to the Obligee by delivering the Equipment to the Obligee to a location accessible by common carrier and designated by Obligee. In the case that any of the Equipment consists of software, Obligor shall destroy all intangible items constituting such software and shall deliver to Obligee all tangible items constituting such software. At Obligee's request, Obligor shall also certify in a form acceptable to Obligee that Obligor has complied with the above software return provisions and that they will immediately cease using the software and that they shall permit Obligee and/or the vendor of the software to inspect Obligor's locations to verify compliance with the terms hereto.

(b) Delivery: When required hereunder, the Equipment shall be delivered to the location designated by the Obligee by a common carrier unless the Obligee agrees in writing that a common carrier is not needed. When the Equipment is delivered into the custody of a common carrier, the Obligor shall arrange for the shipping of the item and its insurance in transit in accordance with the Obligee's instructions and at the Obligor's sole expense. Obligor at its expense shall completely sever and disconnect the Equipment or its component parts from the Obligor's property all without liability to the Obligee. Obligor shall pack or crate the Equipment and all of the component parts of the Equipment carefully and in accordance with any recommendations of the manufacturer. The Obligor shall deliver to the Obligee the plans, specifications, operation manuals or other warranties and documents furnished by the manufacturer or vendor on the Equipment and such other documents in the Obligor's possession relating to the maintenance and methods of operation of such Equipmentl.

(c) Condition: When the Equipment is surrendered to the Obligee it shall be in the condition and repair required to be maintained under this Contract. It will also meet all legal regulatory conditions necessary for the Obligee to sell or lease it to a third party and be free of all liens. If Obligee reasonably determines that the Equipment or an item of the Equipment, once it is returned, is not in the condition required hereby, Obligee may cause the repair, service, upgrade, modification or overhaul of the Equipment or an item of the Equipment to achieve such condition and upon demand, Obligor shall promptly reimburse Obligee for all amounts reasonably expended in connection with the foregoing.

(d) Storage: Upon written request by the Obligee, the Obligor shall provide free storage for the Equipment for a period not to exceed 60 days after the expiration of the Contract Term before returning it to the Obligee. The Obligor shall arrange for the insurance described to continue in full force and effect with respect to such item during its storage period and the Obligee shall reimburse the Obligor on demand for the incremental premium cost of providing such insurance.

X. Vendor Payable Account

Section 10.01 Establishment of Vendor Payable Account. On the date that the Obligee executed this Contract, which is on or after the date that the Obligor executes this Contract, Obligee agrees to (i) make available to Obligor an amount sufficient to pay the total Purchase Price for the Equipment by establishing a separate, non-interest bearing account (the "Vendor Payable Account"), as agent for Obligor's account, with a financial institution that Obligee selects that is acceptable to Obligor (including Obligee or any of its affiliates) and (ii) to deposit an amount equal to such Purchase Price as reflected on Exhibit B in the Vendor Payable Account. Obligor hereby further agrees to make the representations, warranties and covenants relating to the Vendor Payable Account as set forth in Exhibit C attached hereto. Upon Obligor's delivery to Obligee of a Payment Request and Equipment Acceptance Form in the form set forth in Exhibit F attached hereto, Obligor authorizes Obligee to withdraw funds from the Vendor Payable Account from time to time to pay the Purchase Price, or a portion thereof, for each item of Equipment as it is delivered to Obligor. The Payment Request and Equipment Acceptance Form must be signed by an authorized individual acting on behalf of Obligor. The authorized individual or individuals designated by the Obligor must sign the Signature Card which will be kept in the possession of the Obligee.

Section 10.02 Down Payment. Prior to the disbursement of any funds from the Vendor Payable Account, the Obligor must either (1) deposit all the down payment funds that the Obligor has committed towards the purchase of the Equipment into the Vendor Payable Account or (2) Obligor must provide written verification to the satisfaction of the Obligee that all the down payment funds Obligor has committed towards the purchase of the Equipment have already been spent or are simultaneously being spent with the funds requested from the initial Payment Request

and Equipment Acceptance Form. For purposes of this Section, the down payment funds committed towards the Equipment from the Obligor are the down payment funds that were represented to the Obligee at the time this transaction was submitted for credit approval by the Obligor to the Obligee.

Section 10.03 Disbursement upon Non-Appropriation or Default. If an event of non-appropriation or default occurs prior to the Partial Prepayment Date, the amount then on deposit in the Vendor Payable Account shall be retained by the Obligee and Obligor will have no interest therein.

Section 10.04 Surplus Amount. Any Surplus Amount then on deposit in the Vendor Payable Account on the Partial Prepayment Date shall be applied to pay on such Partial Prepayment Date a portion of the Purchase Option Price then applicable.

Section 10.05 Recalculation of Contract Payments. Upon payment of a portion of the Purchase Option Price as provided in Section 10.04 above, each Contract Payment thereafter shall be reduced by an amount calculated by Obligee based upon a fraction the numerator of which is the Surplus Amount and the denominator of which is the Purchase Option Price on such Partial Prepayment Date. Within15 days after such Partial Prepayment Date, Obligee shall provide to Obligor a revised Exhibit B to this Contract, which shall take into account such payment of a portion of the Purchase Option Price thereafter and shall be and become thereafter Exhibit B to this Contract. Notwithstanding any other provision of this Section 10, this Contract shall remain in full force and effect with respect to all or the portion of the Equipment accepted by Obligor as provided in this Contract, and the portion of the principal component of Contract Payments remaining unpaid after the Partial Prepayment Date plus accrued interest thereon shall remain payable in accordance with the terms of this Contract, including revised Exhibit B hereto which shall be binding and conclusive upon Obligee and Obligor.

XI. Miscellaneous

Section 11.01 Notices. All notices shall be sufficiently given and shall be deemed given when delivered or mailed by registered mail, postage prepaid, to the parties at their respective places of business as first set forth herein or as the parties shall designate hereafter in writing.

Section 11.02 Binding Effect. Obligor acknowledges this Contract is not binding upon the Obligee or its assignees unless the Conditions to Funding listed on the Documentation Instructions have been met to Obligee's satisfaction, and Obligee has executed the Contract. Thereafter, this Contract shall inure to the benefit of and shall be binding upon Obligee and Obligor and their respective successors and assigns.

Section 11.03 Severability. In the event any provision of this Contract shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 11.04 Amendments, Addenda, Changes or Modifications. This Contract may be amended, added to, changed or modified by written agreement duly executed by Obligee and Obligor. Furthermore, Obligee reserves the right to directly charge or amortize into the remaining balance due from Obligor, a reasonable fee, to be determined at that time, as compensation to Obligee for the additional administrative expense resulting from such amendment, addenda, change or modification requested by Obligor.

Section 11.05 Execution in Counterparts. This Contract may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 11.06 Captions. The captions or headings in this Contract do not define, limit or describe the scope or intent of any provisions or sections of this Contract.

Section 11.07 Master Contract. This Contract can be utilized as a Master Contract. This means that the Obligee and the Obligor may agree to the financing of additional Equipment under this Contract at some point in the future by executing one or more Additional Schedules to Exhibit A and Exhibit B, as well as other exhibits or documents that may be required by Obligee. Additional Schedules will be consecutively numbered on each of the exhibits which make up the Additional Schedule and all the terms and conditions of the Contract shall govern each Additional Schedule.

Section 11.08 Entire Writing. This Contract constitutes the entire writing between Obligee and Obligor. No waiver, consent, modification or change of terms of this Contract shall bind either party unless in writing and signed by both parties, and then such waiver, consent, modification or change shall be effective only in the specific instance and for the specific purpose given. There are no understandings, agreements, representations, conditions, or warranties, express or implied, which are not specified herein regarding this Contract or the Equipment financed hereunder. Any terms and conditions of any purchase order or other documents submitted by Obligor in connection with this Contract which are in addition to or inconsistent with the terms and conditions of this Contract will not be binding on Obligee and will not apply to this Contract.

Obligee and Obligor have caused this Contract to be executed in their names by their duly authorized representatives listed below.

Signature	Signature
Printed Name and Title	Printed Name and Title

SAMPLE

Schedule (01)

EXHIBIT A

DESCRIPTION OF EQUIPMENT

RE: Government Obligation Contract dated as of , between (Obligee) and (Obligor)

Below is a detailed description of all the items of Equipment including quantity, model number and serial number where applicable:

SAMPLE

Physical Address of Equipment after Delivery : _____

EXHIBIT B

PAYMENT SCHEDULE

RE: Government Obligation Contract dated as of , between (Obligee) and (Obligor)

Date of First Payment:
Original Balance:
Total Number of Payments:
Number of Payments Per Year:

Pmt No.	Due Date	Contract Payment	Applied to Interest	Applied to Principal	*Purchase Option Price

Signature

Printed Name and Title

*Assumes all Contract Payments due to date are paid

SAMPLE

EXHIBIT C

ACCEPTANCE OF OBLIGATION
TO COMMENCE CONTRACT PAYMENTS UNDER EXHIBIT B

RE: Government Obligation Contract dated as of , between (Obligee) and (Obligor)

I, the undersigned, hereby certify that I am a duly qualified representative of Obligor and that I have been given the authority by the governing body of Obligor to sign this Acceptance of Obligation to commence Contract Payments with respect to the above referenced Contract. I hereby certify that:

1. The Equipment described on Exhibit A has not been delivered, installed or available for use as of the Commencement date of this Contract.
2. Obligor acknowledges that Obligee has agreed to deposit into a Vendor Payable Account an amount sufficient to pay the total purchase price (the "Purchase Price") for the Equipment so identified in such Exhibit A;
3. The principal amount of the Contract Payments in the Exhibit B accurately reflects the Purchase Price;
4. Obligor agrees to execute a Payment Request and Equipment Acceptance Form authorizing payment of the Purchase Price, or a portion thereof, for each withdrawal of funds from the Vendor Payable Account.

Notwithstanding that the Equipment has not been delivered to or accepted by Obligor on the date of execution of the Contract, Obligor hereby warrants that:

(a) Obligor's obligation to commence Contract Payments as set forth in Exhibit B is absolute and unconditional as of the Commencement Date and on each date set forth in Exhibit B thereafter, subject to the terms and conditions of the Contract;
(b) immediately upon delivery and acceptance of all the Equipment, Obligor will notify Obligee of Obligor's final acceptance of the Equipment by delivering to Obligee the "Payment Request and Equipment Acceptance Form" in the form set forth in Exhibit F attached to the Contract;
(c) in the event that any Surplus Amount is on deposit in the Vendor Payable Account when an event of non-appropriation or default under the Contract occurs, then those amounts shall be applied as provided in Section 10 of the Contract;
(d) regardless of whether Obligor delivers a final Payment Request and Equipment Acceptance Form, all Contract Payments paid prior to delivery of all the Equipment shall be credited to Contract Payments as they become due under the Contract as set forth in Exhibit B.

Signature

Printed Name and Title

SAMPLE

EXHIBIT D

OBLIGOR RESOLUTION

RE: Government Obligation Contract dated as of , between (Obligee) and (Obligor)

At a duly called meeting of the Governing Body of the Obligor (as defined in the Contract) held on _____ the following resolution was introduced and adopted:

BE IT RESOLVED by the Governing Body of Obligor as follows:

1. **Determination of Need.** The Governing Body of Obligor has determined that a true and very real need exists for the acquisition of the Equipment described on Exhibit A of the Government Obligation Contract dated as of , between (Obligor) and (Obligee).

2. **Approval and Authorization.** The Governing Body of Obligor has determined that the Contract, substantially in the form presented to this meeting, is in the best interests of the Obligor for the acquisition of such Equipment, and the Governing Body hereby approves the entering into of the Contract by the Obligor and hereby designates and authorizes the following person(s) to execute and deliver the Contract on Obligor's behalf with such changes thereto as such person(s) deem(s) appropriate, and any related documents, including any Escrow Agreement, necessary to the consummation of the transaction contemplated by the Contract.

   Authorized Individual(s): _____
   (Typed or Printed Name and Title of individual(s) authorized to execute the Contract)

3. **Adoption of Resolution.** The signatures below from the designated individuals from the Governing Body of the Obligor evidence the adoption by the Governing Body of this Resolution.

Signature: _____
(Signature of Secretary, Board Chairman or other member of the Governing Body)

Printed Name & Title: _____
(Printed Name and Title of individual who signed directly above)

Attested By: _____
(Signature of one additional person who can witness the passage of this Resolution)

Printed Name & Title: _____
(Printed Name of individual who signed directly above)

SAMPLE

EXHIBIT E

OFFICER'S CERTIFICATE

RE: Government Obligation Contract dated as of , between (Obligee) and (Obligor)

I, the undersigned, hereby certify that I am a duly qualified representative of Obligor and that I have been given the authority by the governing body of Obligor to sign this Officer's Certificate with respect to the above referenced Contract. I hereby certify that:

1. Obligor has appropriated and/or taken other lawful actions necessary to provide moneys sufficient to pay all Contract Payments required to be paid under the Contract during the current Budget Year of Obligor, and such moneys will be applied in payment of all Contract Payments due and payable during such current Budget Year.
2. Obligor has obtained insurance coverage as required under the Contract from an insurer qualified to do business in the State.
3. No event or condition that constitutes or would constitute an Event of Default exists as of the date hereof.
4. The governing body of Obligor has approved the authorization, execution and delivery of this Contract on its behalf by the authorized representative of Obligor who signed the Contract.
5. Please list the Source of Funds (Fund Item in Budget) for the Contract Payments that come due under Exhibit B of this Contract.

Source of Funds : _____

By signing below, Obligor hereby authorizes the General Fund of the Obligor as a backup source of funds from which the Contract Payments can be made.

_____

Signature

_____

Printed Name and Title

SAMPLE

EXHIBIT F

PAYMENT REQUEST AND EQUIPMENT ACCEPTANCE FORM

RE: Government Obligation Contract dated as of , between (Obligee) and (Obligor)

In accordance with Section 10.01, by executing this Payment Request and Equipment Acceptance Form the Obligor hereby represents that the Payee or Payees listed below who are requesting payment have delivered the Equipment or a portion of the Equipment or performed the services to the satisfaction of the Obligor and that the amounts requested below by the Payee or Payees are proportionate with the value of the Equipment delivered or services rendered by the Payee or Payees. The Obligor hereby represents and warrants for all purposes that:

1. Pursuant to the invoice attached hereto, the amount to be disbursed is $_____ and this amount is consistent with the Contract between Obligor and Vendor.
2. Payment is to be made to: Payee: _____
   _____
3. The undersigned certifies that the following documents are attached to this Payment Request and Equipment Acceptance Form when there is a request for a release of funds from the Vendor Payable Account to pay for a portion, or all, of the Equipment: (1) Invoice from the Vendor, (2) copy of the Contract between Obligor and Vendor (if requested by the Obligee), (3) Insurance Certificate (if applicable), (4) front and back copy of the original MSO/Title. By executing this Payment Request and Equipment Acceptance Form and attaching the documents as required above, the Obligor shall be deemed to have accepted this portion of the Equipment for all purposes under the Contract, including, without limitation, the obligation of Obligor to make the Contract Payments with respect thereto in a proportionate amount of the total Contract Payment.
4. No amount listed in this exhibit was included in any such exhibit previously submitted.
5. Each disbursement hereby requested has been incurred and is a proper charge against the Vendor Payable Account. No amount hereby requested to be disbursed will be paid to Obligor as reimbursement for any expenditure paid by Obligor more than 60 days prior to the date of execution and delivery of the Contract.
6. The Equipment referenced in the attached has been delivered, installed, inspected and tested as necessary and in accordance with Obligor's specifications and accepted for all purposes.
7. That Obligor is or will be the title owner to the Equipment referenced in the attached, and that in the event that any third party makes a claim to such title that Obligor will take all measures necessary to secure title including, without limitation, the appropriation of additional funds to secure title to such Equipment, or a portion thereof, and keep the Contract in full force and effect. Furthermore, Obligor has obtained insurance coverage as required under the Contract from an insurer qualified to do business in the State.
8. Obligor has appropriated and/or taken other lawful actions necessary to provide moneys sufficient to pay all Contract Payments required to be paid under the Contract during the current Budget Year of Obligor, and such moneys will be applied in payment of all Contract Payments due and payable during such current Budget Year.
9. No event or condition that constitutes or would constitute an Event of Default exists as of the date hereof.

I, the undersigned, hereby certify that I am a duly qualified representative of Obligor and that I have been given the authority by the governing body of Obligor to sign this Payment Request and Equipment Acceptance Form.

Please forward this document and any correspondence relating to vendor payment to:

or Fax:

Please call if you have any questions.

_____
Signature

_____
Printed Name and Title

SAMPLE

EXHIBIT G

SIGNATURE CARD

RE: Government Obligation Contract dated as of , between (Obligee) and (Obligor)

The below signatures will be used for purposes of verifying the signature on a Payment Request and Equipment Acceptance Form prior to making payments from the Equipment Acquisition Fund or Vendor Payable Account. By signing below, the undersigned represents and warrants that s/he has received all appropriate authority from .

Signature

Printed Name and Title

Signature of additional authorized individual (optional) of Obligor

Signature

Printed Name and Title

SAMPLE

EXHIBIT H

OBLIGOR ACKNOWLEDGEMENT

RE: Government Obligation Contract dated as of , between (Obligee) and (Obligor)

Obligor hereby acknowledges that it has ordered or caused to be ordered the equipment that is the subject of the above-mentioned Contract.

Please complete the below information, attach another page if necessary

Vendor Name: _____
Equipment: _____
Cost of Equipment: _____

Vendor Name: _____
Equipment: _____
Cost of Equipment: _____

Vendor Name: _____
Equipment: _____
Cost of Equipment: _____

Vendor Name: _____
Equipment: _____
Cost of Equipment: _____

Vendor Name: _____
Equipment: _____
Cost of Equipment: _____

Obligor will immediately notify Obligee if any of the information listed above is changed.

SAMPLE

Schedule (01)

EXHIBIT I

BANK QUALIFIED CERTIFICATE

RE: Government Obligation Contract dated as of , between (Obligee) and (Obligor)

Whereas, Obligor hereby represents that it is a "Bank Qualified" Issuer for the calendar year in which this Contract is executed by making the following designations with respect to Section 265 of the Internal Revenue Code of 1986, as amended (the "Code"). (A "Bank Qualified Issuer" is an issuer that issues less than ten million ($10,000,000) dollars of tax-exempt obligations other than "private activity bonds" as defined in Section 141 of the Code, excluding certain "qualified 501(c)(3) bonds" as defined in Section 145 of the Code, during the calendar year).

Now, therefor, Obligor hereby designates this Contract as follows:

1. **Designation as Qualified Tax-Exempt Obligation.** Pursuant to Section 265(b)(3)(B)(i) of the Code, the Obligor hereby specifically designates the Contract as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Code. In compliance with Section 265(b)(3)(D) of the Code, the Obligor hereby represents that the Obligor will not designate more than $10,000,000 of obligations issued by the Obligor in the calendar year during which the Contract is executed and delivered as such "qualified tax-exempt obligations".
2. **Issuance Limitation.** In compliance with the requirements of Section 265(b)(3)(C) of the Code, the Obligor hereby represents that the Obligor (including all subordinate entities of the Obligor within the meaning of Section 265(b)(3)(E) of the Code) reasonably anticipates not to issue in the calendar year during which the Contract is executed and delivered, obligations bearing interest exempt from federal income taxation under Section 103 of the Code (other than "private activity bonds" as defined in Section 141 of the Code and excluding certain "qualified 501(c)(3) bonds" as defined in Section 145 of the Code) in an amount greater than $10,000,000.

Signature

Printed Name and Title

SAMPLE

Form **8038-G**
(Rev. September 2011)

Department of the Treasury
Internal Revenue Service

Information Return for Tax-Exempt Governmental Obligations

▶ Under Internal Revenue Code section 149(e)
▶ See separate instructions.
Caution: *If the issue price is under $100,000, use Form 8038-GC.*

OMB No. 1545-0720

Part I Reporting Authority — If Amended Return, check here ▶ ☐

1	Issuer's name	2	Issuer's employer identification number (EIN)
3a	Name of person (other than issuer) with whom the IRS may communicate about this return (see instructions)	3b	Telephone number of other person shown on 3a
4	Number and street (or P.O. box if mail is not delivered to street address) Room/suite	5	Report number (For IRS Use Only) 3
6	City, town, or post office, state, and ZIP code	7	Date of issue
8	Name of issue	9	CUSIP number
10a	Name and title of officer or other employee of the issuer whom the IRS may call for more information (see instructions) **Contact,**	10b	Telephone number of officer or other employee shown on 10a

Part II Type of Issue (enter the issue price). See the instructions and attach schedule.

11	Education	11	
12	Health and hospital	12	
13	Transportation	13	
14	Public safety	14	
15	Environment (including sewage bonds)	15	
16	Housing	16	
17	Utilities	17	
18	Other. Describe ▶	18	
19	If obligations are TANs or RANs, check only box 19a ▶ ☐ If obligations are BANs, check only box 19b ▶ ☐		
20	If obligations are in the form of a lease or installment sale, check box ▶ ☐		

Part III Description of Obligations. Complete for the entire issue for which this form is being filed.

	(a) Final maturity date	(b) Issue price	(c) Stated redemption price at maturity	(d) Weighted average maturity	(e) Yield
21		$	$	years	%

Part IV Uses of Proceeds of Bond Issue (including underwriters' discount)

22	Proceeds used for accrued interest			22	
23	Issue price of entire issue (enter amount from line 21, column (b))			23	
24	Proceeds used for bond issuance costs (including underwriters' discount)	24			
25	Proceeds used for credit enhancement	25			
26	Proceeds allocated to reasonably required reserve or replacement fund	26			
27	Proceeds used to currently refund prior issues	27			
28	Proceeds used to advance refund prior issues	28			
29	Total (add lines 24 through 28)			29	
30	Nonrefunding proceeds of the issue (subtract line 29 from line 23 and enter amount here)			30	

Part V Description of Refunded Bonds. Complete this part only for refunding bonds.

31	Enter the remaining weighted average maturity of the bonds to be currently refunded ▶	years
32	Enter the remaining weighted average maturity of the bonds to be advance refunded ▶	years
33	Enter the last date on which the refunded bonds will be called (MM/DD/YYYY) ▶	
34	Enter the date(s) the refunded bonds were issued ▶ (MM/DD/YYYY)	

DRAFT

Part VI Miscellaneous

35	Enter the amount of the state volume cap allocated to the issue under section 141(b)(5)	35		
36a	Enter the amount of gross proceeds invested or to be invested in a guaranteed investment contract (GIC) (see instructions)	36a		
b	Enter the final maturity date of the GIC ▶			
c	Enter the name of the GIC provider ▶			
37	Pooled financings: Enter the amount of the proceeds of this issue that are to be used to make loans to other governmental units	37		
38a	If this issue is a loan made from the proceeds of another tax-exempt issue, check box ▶ ☐ and enter the following information:			
b	Enter the date of the master pool obligation ▶			
c	Enter the EIN of the issuer of the master pool obligation ▶			
d	Enter the name of the issuer of the master pool obligation ▶			
39	If the issuer has designated the issue under section 265(b)(3)(B)(i)(III) (small issuer exception), check box ▶		☑	
40	If the issuer has elected to pay a penalty in lieu of arbitrage rebate, check box ▶		☐	
41a	If the issuer has identified a hedge, check here ▶ ☐ and enter the following information:			
b	Name of hedge provider ▶			
c	Type of hedge ▶			
d	Term of hedge ▶			
42	If the issuer has superintegrated the hedge, check box ▶		☐	
43	If the issuer has established written procedures to ensure that all nonqualified bonds of this issue are remediated according to the requirements under the Code and Regulations (see instructions), check box ▶		☐	
44	If the issuer has established written procedures to monitor the requirements of section 148, check box ▶		☐	
45a	If some portion of the proceeds was used to reimburse expenditures, check here ▶ ☐ and enter the amount of reimbursement. ▶			
b	Enter the date the official intent was adopted ▶			

Signature and Consent

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return, to the person that I have authorized above.

▶ Signature of issuer's authorized representative Date ▶ Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
Firm's Name ▶			Firm's EIN ▶	
Firm's Address ▶			Phone no.	

SAMPLE

PURCHASE AGREEMENT

This Purchase Agreement dated as of is between KS StateBank, a Kansas corporation, whose principal place of business is 1010 Westloop, Manhattan, Kansas 66502 (Seller) and , a corporation, whose principal place of business is , , (Buyer).

Whereas, Seller is the Obligee on the Government Obligation Contract dated as of (Contract) between (Obligee) and (Obligor); and

Whereas, Buyer was the Vendor who supplied all of the Equipment (Equipment) listed on Exhibit A of the Contract; and

Whereas, the Obligor has agreed to pay under the payment terms of the Contract a final payment of which is due on ; and

Whereas, the possibility exists that Obligor will not appropriate all of the funds necessary to make this final payment of in which case the Seller (Obligee on the Contract) will most likely exercise one or more of the remedies available to Seller including obtaining possession and title to the Equipment; and

Whereas, Buyer has agreed to enter into this Purchase Agreement with Seller as a condition for the Seller to enter into the Contract with Obligor;

NOW THEREFORE, the parties hereto hereby agree as follows:

(1) In the event that Seller receives notice from the Obligor that the Obligor does not intend to appropriate the funds to pay the final payment, then, upon notification from the Seller to the Buyer of such event, Buyer agrees to take assignment of the Contract from the Seller for an amount equal to the final payment amount of plus any interest earned at the Contract rate thereon, up until the date of Equipment transfer or date of final payment to Seller, whichever is later. Once Seller assigns all of its rights, title and interest in the Contract to Buyer as provided herein, the Buyer will have full authority to repossess the Equipment. Seller agrees to execute any additional documentation that may be necessary in order to facilitate the repossession of the Equipment by the Buyer.

(2) In the event that the Seller actually exercises its remedy under the Contract and takes title to the Equipment as a result of Obligors failure to pay the final Contract Payment then Buyer hereby agrees to buy the Equipment from Seller in an amount equal to the final payment amount of plus any interest earned at the Contract rate thereon, up until the date of Equipment transfer or date of final payment to Seller, whichever is later.

(3) Buyer represents and warrants as follows:

a. Buyer is duly organized and validly existing in good standing under the laws of the state of its incorporation.
b. Buyer has full power and authority to carry on its business as presently conducted, to enter into this agreement, and to perform its obligations under this agreement.
c. The execution, delivery and performance of this agreement and the transactions contemplated hereby have been duly and validly authorized by all requisite action on the part of the Buyer.
d. This agreement is a legal and binding obligation of Buyer, enforceable in accordance with its terms.
e. Buyer has incurred no liability, contingent or otherwise, for brokers' or finders' fees relating to the transaction contemplated by this agreement for which Seller shall have any responsibility whatsoever.
f. Buyer is knowledgeable, competent, and experienced in the industry and has independently evaluated and interpreted all information and data relating to the equipment prior to entering into this agreement and understands and is fully able to bear the risk associated with this agreement. Buyer acknowledges that Seller has made no statements or representations concerning the present or future value of the equipment and Buyer has relied solely upon its independent inspection, estimates, computations, evaluations, reports, studies and knowledge of the equipment.
g. These representations and warranties shall survive the closing.

(4) Notwithstanding anything to the contrary, Seller makes no representations or warranties with respect to the equipment that is the subject of this agreement. Buyer agrees to purchase and Seller shall convey the property "as is, where is" without any representations, understandings, and/or express or implied warranties of any kind, including representations, understandings, and/or warranties as to description, value, quality, condition, merchantability, or fitness for a particular purpose. Buyer acknowledges and agrees that Seller is not in the possession of the equipment and that the Obligor is in possession of the equipment and in control of such equipment. Buyer acknowledges that Seller is neither the manufacturer or distributor, and that Seller has no knowledge or familiarity with the equipment. Buyer agrees to settle all claims, defenses, setoffs, and counterclaims it may have with any manufacturer, distributor, or other party related to the equipment, and will not assert any such claims against Seller.

(5) The terms and conditions of this agreement shall inure to the benefit of and be binding upon the respective successors and assigns of the parties.

Signature

Printed Name and Title

Tax ID Number

KS StateBank

Signature

Printed Name and Title

NOTICE OF ASSIGNMENT

DECEMBER 20, 2017

Leasing 2, Inc. (Obligee/Assignor) hereby gives notice of an Assignment between Obligee/Assignor and KS StateBank (Assignee) of the Government Obligation Contract (Contract) between Obligee/Assignor and City of Bainbridge, Georgia, dated as of December 20, 2017.

All Contract Payments coming due pursuant to the Contract shall be made to:

KS StateBank
P.O. Box 69
Manhattan, Kansas 66505-0069

Leasing 2, Inc., Obligee/Assignor

_____
Signature

_____
Printed Name and Title

ACKNOWLEDGEMENT OF AND CONSENT TO ASSIGNMENT

City of Bainbridge, Georgia (Obligor) as party to a Government Obligation Contract dated as of December 20, 2017 between Obligor and Leasing 2, Inc. (Obligee), hereby acknowledges receipt of a Notice of Assignment dated December 20, 2017 whereby Obligee gave notice of its assignment to KS StateBank of its right to receive all Contract Payments due from Obligor under the Contract and hereby consents to that Assignment. Pursuant to the Notice of Assignment from Obligee, Obligor agrees to deliver all Contract Payments coming due under the Contract to:

KS StateBank
P.O. Box 69
Manhattan, Kansas 66505-0069

City of Bainbridge, Georgia

_____
Signature

_____
Printed Name and Title

RDK TRUCK SALES (RDK ASSESTS LLC)
3214 Adamo Drive
Tampa, FL 33605
P: (813) 241-0711

BILL TO
CITY OF FT. PIERCE
52 SAVANNAH RD
FORT PIERCE, FL 34954
P: (561) 662-7030

DELIVER TO
CITY OF FT. PIERCE
52 SAVANNAH RD
FORT PIERCE, FL 34954
P: (561) 662-7030

SALES QUOTE: M101000179

PRINT DATE	ORDER STATUS	DELIVERY DATE	INVOICE DATE	SALESPERSON	CUSTOMER REFERENCE
5/7/2019	QUOTE	5/1/2019	5/1/2019	Emily	

ID	YR - MAKE - MODEL	SERIAL NUMBERS / ITEM DESCRIPTION	PRICE
107174	2019 - PETERBILT - 520	3BPDL70X6KF105550 NEWWAY	269,847.76
		Vehicle - Price	269,847.76
		Inspection Fee	499.00
		Delivery Fee	2,500.00
		Total Price:	$272,846.76

ID	YR - MAKE - MODEL	SERIAL NUMBERS / ITEM DESCRIPTION	PRICE
107175	2019 - PETERBILT - 520	3BPDL70X8KF105551 NEWWAY	269,847.76
		Vehicle - Price	269,847.76
		Inspection Fee	499.00
		Delivery Fee	2,500.00
		Total Price:	$272,846.76

QUOTE WITH NEWWAY REFUSE BODY —

SALES PRICE		$545,693.52
TAX	+	$0.00
TOTAL PRICE	=	$545,693.52
LESS TRADE IN	-	$0.00
LESS DOWNPAYMENT	-	$0.00
UNPAID BALANCE	=	**$545,693.52**

x _____
Buyer Signature

_____
Date

x _____
Seller Signature

_____
Date

Please Remit Payment To:
RDK TRUCK SALES (RDK ASSESTS LLC)
3214 Adamo Drive
Tampa, Florida 33605

RDK TRUCK SALES

SALES QUOTE: M101000179

TERMS AND CONDITIONS:

1. **Customer's responsibilities.** Customer agrees to pay RDK Assets LLC, dba RDK Truck Sales all charges required by law to be collected, including without limitation all tag, title, license, tire, battery and lien fees, and all federal, state and local taxes. Although RDK Assets LLC, dba RDK Truck Sales has used its best efforts to accurately state the amounts due under this Agreement, Customer remains liable for any additional amounts which may be assessed by law against RDK Assets LLC, dba RDK Truck Sales. Customer shall be responsible to pay RDK Assets LLC, dba RDK Truck Sales for all amounts due to pay off any liens on Customer's trade-in, as may be required by such lienholder, regardless of whether the lienholder has quoted the wrong amount to RDK Assets LLC, dba RDK Truck Sales, the payoff amount has changed after the date of such quote, or whether Customer has failed to disclose to RDK Assets LLC, dba RDK Truck Sales all lienholders on the vehicle. In the event RDK Assets LLC, dba RDK Truck Sales incurs any additional costs after sale of the vehicle, such as sales tax, federal excise tax, license, tag, title and transfer fees, Customer shall promptly reimburse RDK Assets LLC, dba RDK Truck Sales for such costs upon demand. Unpaid or past due balances will be assessed an interest charge equal to the lessor of (1) one and one half percent (1 1/2 %) per month or (ii) the maximum rate permitted by law.

2. **Deposit.** Should RDK Assets LLC, dba RDK Truck Sales fail to accept this offer or be unable to deliver the vehicle as promised, Customer's sole remedy against RDK Assets LLC, dba RDK Truck Sales shall be a return of the deposit as liquidated damages. Should Customer fail to take delivery of the vehicle for any reason or otherwise breach this agreement, RDK Assets LLC, dba RDK Truck Sales may elect to retain the deposit, and sue for any actual damages incurred by RDK Assets LLC, dba RDK Truck Sales for work done, costs incurred, and for any incidental or consequential damages caused by Customer's breach.

3. **Warranties.** except as otherwise specified in the Warranty section on page one of this Agreement, and as evidenced by a Warranty Certificate signed by an authorized representative of RDK Assets LLC, dba RDK Truck Sales, all used vehicles are sold "AS IS, WITHOUT WARRANTY", either express or implied. RDK ASSETS LLC, dba RDK TRUCK SALES SPECIFICALLY DISCLAIMS ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND ALL OTHER REPRESENTATIONS TO THE CUSTOMER NOT EXPRESSLY SET FORTH IN THIS AGREEMENT OR IN THE WARRANTY CERTIFICATE. No other person is authorized to make any representations or warranties on behalf of RDK Assets LLC, dba RDK Truck Sales, unless made or assumed in writing by RDK Assets LLC, dba RDK Truck Sales.

4. **Limitation of Liability.** Customer shall fully inspect the vehicle at the time of delivery. Acceptance of the vehicle constitutes Customer's waiver of all claims against RDK Assets LLC, dba RDK Truck Sales for all actual, incidental or consequential damages, including without limitation: a) loss, damage or delays for any reason; b) failure to supply any property ordered hereunder unless RDK Assets LLC, dba RDK. Truck Sales receives notification of such failure within one week of delivery; c) loss of use, loss of time, lost profits or income; d) changes in design, materials or specifications explicitly specified by the Customer; e) modifications to the vehicle that the Customer specifies to be performed by others; and f) defects in design, materials or workmanship unless RDK Assets LLC, dba RDK Truck Sales receives notification of such defects within one week of delivery.
Customer shall defend, indemnify and hold harmless RDK Assets LLC, dba RDK Truck Sales and its subsidiaries and affiliated companies, their officers, agents and employees against all loss, liability and expense, including reasonable attorney's fees, by reason of bodily injury including death, and property damage, sustained by any person or persons including but not limited to the officers, agents and employees of Customer, as a result of the Customer's maintenance, use, operation, servicing, transportation, defect in or failure of the vehicle, whether such bodily injury, death or property damage is due or claimed to be due in whole or in part, to any neglect, default, defect, fault, failure, act or omission, by or on behalf of RDK Assets LLC, dba RDK Truck Sales, its officers, agents and employees or any other person, including but not limited to any claims of strict liability in tort, breach of warranty, and/or neg- ligence.

5. **Modifications by Others.** Customer acknowledges that any requested modifications to the vehicle that the Customer specifies to be performed by others are Customer's sole responsibility, and Customer shall reimburse RDK Assets LLC, dba RDK Truck Sales for the cost of such modifications, regardless of whether Customer takes delivery of the vehicle. RDK Assets LLC, dba RDK Truck Sales is not liable for any defects in design, materials or workmanship, or any errors or omissions by such third parties.

6. **Trade-in.** The trade-in allowance set forth on page one of this agreement is based upon an estimate by RDK Assets LLC, dba RDK Truck Sales of the trade-in described herein in its present mechanical condition and with the equipment and attachments as represented by the Customer. Such trade-in shall be subject to reappraisal by RDK Assets LLC, dba RDK Truck Sales at the time of delivery of the vehicle. Customer shall deliver the trade-in empty of trash, in the same condition as at the time of the original appraisal, and shall be liable to RDK Assets LLC, dba RDK Truck Sales for any decrease in the trade-in allowance due to changes in mechanical condition, equipment or attachments, and for costs of clean-up and disposal of trash or debris inside the vehicle. Customer represents that any such trade-in vehicle is customer's property and is not subject to any liens or encumbrances except as disclosed by customer to RDK Assets LLC, dba RDK Truck Sales

7. **Entire Agreement.** This Agreement contains the final, complete, and exclusive expression of the understanding between the parties with respect to the purchase and sale of the vehicle, and supersedes any prior or contemporaneous agreement or representation, oral or written, by any of them. Customer is not relying on any statement or representation by RDK Assets LLC, dba RDK Truck Sales that is not set forth in this Agreement or another written document that is signed by an authorized representative of RDK Assets LLC, dba RDK Truck Sales

8. **Governing Law; Venue; Waiver of Right to Jury Trial.** This Agreement shall be governed by and construed and enforced in accordance with, the laws of the State of Florida, excluding laws of Florida relating to the resolution of conflict of laws of different jurisdictions. The forum selected for any proceeding or suit related to this Agreement shall be in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, and the parties consent to this Courts' personal jurisdiction over them, or if the State Court does not have subject matter jurisdiction, then in the District Court of the United States for the Middle District of Florida, Tampa Division, to which the parties also consent to personal juris- diction. each party herby waives any defense, whether asserted by motion or pleading, that Hillsborough County, Florida, is an improper or inconvenient venue. This is intended to be a mandatory and not a permissive forum selection provision. **Customer herby knowingly, voluntarily and intentionally waives any right Customer may have to a trail by jury of any claim, demand, action, counterclaim, whether in contract or in tort, in any way related to the purchase and sale of the vehicle hereunder.**

9. **No Waiver.** RDK Assets LLC, dba RDK Truck Sales shall not be deemed to have waived any of its rights or remedies hereunder unless such waiver is specific and in writing. No delay or omission by RDK Assets LLC, dba RDK Truck Sales in exercising any of its rights or remedies hereunder shall constitute a waiver thereof, or shall constitute any further waiv- er thereafter. All rights and remedies of a party hereunder are cumulative and concurrent and the exercise of one right or remedy shall not be deemed to be a waiver or release of any other right or remedy.

10. **Miscellaneous.** Risk of loss shall pass to the Customer upon acceptance of delivery of the vehicle. A facsimile of this agreement shall have the same legal effect as an original hereof. Venue for any actions involving this agreement, including counterclaims, cross-claims or third party claims shall be exclusively in Hillsborough County, Florida, and this agree- ment shall be construed under the laws of the State of Florida. This agreement may not be assigned by Customer. This agreement expresses the entire agreement of the parties. If

CUSTOMER:

CITY OF FT. PIERCE

_____

Signature

_____

Print Name

_____

Title

_____

Date

APPROVED:

RDK Assets LLC dba RDK Truck Sales

_____

Signature

_____

Print Name

_____

Title

_____

RDK TRUCK SALES (RDK ASSESTS LLC)
3214 Adamo Drive
Tampa, FL 33605
P: (813) 241-0711

BILL TO
CITY OF FT. PIERCE
52 SAVANNAH RD
FORT PIERCE, FL 34954
P: (561) 662-7030

DELIVER TO
CITY OF FT. PIERCE
52 SAVANNAH RD
FORT PIERCE, FL 34954
P: (561) 662-7030

SALES QUOTE: M101000180

PRINT DATE	ORDER STATUS	DELIVERY DATE	INVOICE DATE	SALESPERSON	CUSTOMER REFERENCE
5/7/2019	QUOTE	5/2/2019	5/2/2019	Emily	

ID	YR - MAKE - MODEL	SERIAL NUMBERS / ITEM DESCRIPTION	PRICE
107192	2020 - PETERBILT - 520	3BPDL70X4LF106830 HEIL	290,724.76
		Vehicle - Price	290,724.76
		Inspection Fee	499.00
		Delivery Fee	2,500.00
		Total Price:	$293,723.76

ID	YR - MAKE - MODEL	SERIAL NUMBERS / ITEM DESCRIPTION	PRICE
107193	2020 - PETERBILT - 520	3BPDL70X8LF106829 HEIL	290,724.76
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QUOTE WITH HEIL REFUSE BODY —

SALES PRICE		$587,447.52
TAX	+	$0.00
TOTAL PRICE	=	$587,447.52
LESS TRADE IN	-	$0.00
LESS DOWNPAYMENT	-	$0.00
UNPAID BALANCE	=	**$587,447.52**

x _____
Buyer Signature

_____
Date

x _____
Seller Signature

_____
Date

Please Remit Payment To:
RDK TRUCK SALES (RDK ASSESTS LLC)
3214 Adamo Drive
Tampa, Florida 33605

RDK TRUCK SALES

SALES QUOTE: M101000180

TERMS AND CONDITIONS:

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Customer shall defend, indemnify and hold harmless RDK Assets LLC, dba RDK Truck Sales and its subsidiaries and affiliated companies, their officers, agents and employees against all loss, liability and expense, including reasonable attorney's fees, by reason of bodily injury including death, and property damage, sustained by any person or persons including but not limited to the officers, agents and employees of Customer, as a result of the Customer's maintenance, use, operation, servicing, transportation, defect in or failure of the vehicle, whether such bodily injury, death or property damage is due or claimed to be due in whole or in part, to any neglect, default, defect, fault, failure, act or omission, by or on behalf of RDK Assets LLC, dba RDK Truck Sales, its officers, agents and employees or any other person, including but not limited to any claims of strict liability in tort, breach of warranty, and/or neg- ligence.

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CUSTOMER:

CITY OF FT. PIERCE

_____

Signature

_____

Print Name

_____

Title

_____

Date

APPROVED:

RDK Assets LLC dba RDK Truck Sales

_____

Signature

_____

Print Name

_____

Title

_____

RDK
ASSETS LLC

Toll-Free: 1-888-735-8789
3214 Adamo Dr.
Tampa, FL. 33605
Phone: 813-241-0711
Fax: 813-241-0414
Email: info@rdk.com

May 15,2019

City of Fort Pierce
100 N U.S. Highway 1
Fort Pierce, FL 34950

PURCHASE COMMITMENT

Regarding the certain lease contemplated between The City of Fort Piece, FL and Leasing 2 Inc., RDK Assets LLC commits to the purchase of the vehicle listed in the lease documents at the end of the lease term expected to be on or about August 1, 2020. RDK has the sole and exclusive right to purchase this vehicle from Leasing2 Inc at the amount specified in the lease at no additional cost to the City of Fort Pierce.

Regards,

Richard D Kemner
President

Cc: Leasing2 Inc., Rick Carney

RDK
TRUCK SALES

April 4th, 2019

City of Ft. Pierce
52 Savannah Drive
Fort Pierce, Fl. 34982
Att: Charles Penachio.

Mr. Penachio

Your Purchase Value for the following 2018 Mack Automated Side Loaders listed below with their perspective Vehicle Identification Numbers (VIN), Miles & hours informed, are as follows:

Unit# 23045 / VIN #1M2LR06C9JM003151 / 18,293 Miles / 2765 Hrs.
$175,000.00

Unit# 23046 / VIN #1M2LR06C0JM003152 / 16,006 Miles / 2752 Hrs.
$175,000.00

Unit# 23047 / VIN #1M2LR06C2JM003153 / 18,415 Miles / 2739 Hrs.
$175,000.00

Sincerely:

Richard Kemner

RDK TRUCK SALES

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

Meeting Date: 07/15/2019

Re: Guardian ad Litem Interlocal Agreement

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

SUBJECT:

Approval of an Interlocal Agreement between the City of Fort Pierce and St. Lucie County for the lease of office space in the Sunrise Center for the utilization of the Guardian ad Litem Program.

SUMMARY:

At the March 20, 2017 meeting, the City Commission unanimously approved the concept of an Interlocal Agreement with St. Lucie County for the lease of office space to be utilized by the Guardian ad Litem Program in the Sunrise Center, and directed staff to enter into negotiations for the lease agreement.

The lease agreement will be for a term of 15 years at a cost of $45,000.00 annually. The County will be responsible for the cost of the design and build out of 9,000 square feet of office space.

RECOMMENDATION:

Staff recommends approval of the Interlocal Agreement, which has been approved as to form and correctness by the City Attorney.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Mike Reals, Director of Public Works

COORDINATED WITH:

Peter J. Sweeney, City Attorney

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2021

OTHER INFORMATION:

$45,000.00 annual payments for 15 year lease agreement.

Attachments

GAL ILA

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/05/2019 11:00 AM

Form Started By: Mike Reals
Started On: 06/20/2019 02:22 PM
Final Approval Date: 07/05/2019

INTERLOCAL AGREEMENT
BETWEEN
CITY OF FORT PIERCE AND ST. LUCIE COUNTY
GUARDIAN AD LITEM

THIS AGREEMENT (the "Agreement") is made and entered into this _____ day of _____, 2019, by and between the City of Fort Pierce, a Florida municipal corporation (hereinafter the "City"), and St. Lucie County, a political subdivision of the State of Florida (hereinafter the "County').

WHEREAS, the County is a political subdivision of the State of Florida and given those powers and responsibilities enumerated in Chapter 125, Florida Statutes; and

WHEREAS, the County and City are empowered to enter into interlocal agreements with public agencies, private corporations or other persons, pursuant to Chapter 163, Florida Statutes; and,

WHEREAS, Section 29.008, Florida Statutes provides that the Counties within a judicial circuit provide county funding for court related functions, including the staffing and offices for the Guardian Ad Litem Program (GALS); and

WHEREAS, the lease for the Guardian Ad Litem for the Nineteenth Judicial Circuit for office space expires on March 31, 2021; and

WHEREAS, the County and the City desire to enter into this Interlocal Agreement to provide a lease space for GALS after the expiration of the current lease.

NOW, THEREFORE, in consideration of these premises and mutual covenants contained herein, the parties agree as follows:

ARTICLE I. RENTAL AGREEMENT CONCERNING OFFICE SPACE IN FORT PIERCE PARKING GARAGE

(A) The County does hereby agree to lease 9000 square feet of tenant improved space on the second floor for the use and benefit of the G.A.L.S. in that certain building known as the Sunrise Center located at 300 Orange Avenue, Fort Pierce, Florida, more particularly described in Exhibit "A" for a period of fifteen (15) years beginning April 1, 2021.

(B) **RENT**

The County does hereby agree to pay rent as more particularly described in Exhibit "B".

(C) The County has agreed to design and build the 9000 square feet of office space. Additionally, the County has agreed to provide architectural services to the first floor space of 4,000 square feet.

(D) **PAYMENT OF EXPENSES**

City agrees to maintain the exterior of the premises in first class condition. The G.A.L.S. shall be responsible for all utilities on the premises, including, but not limited to, electricity, water and sewer (all of which shall be metered individually), internal security, janitorial service, and telephones. Upon completion of build-out and acceptance by the City and County, all newly improved, constructed, or installed infrastructure shall be owned and maintained by the City.

ARTICLE II. TERMINATION

This agreement may be terminated without cause upon 180 days written notice by either party after year eight.

ARTICLE III. NOTICES

Any notice, payment, demand, or communication required or permitted to be given by any provision of this Agreement shall be in writing and shall be deemed to have been delivered and given for all purposes, whether or not the same is actually received, if sent by registered or certified mail, postage and charges prepaid, and addressed to the parties at the following addresses:

As to County:
St. Lucie County Administrator
2300 Virginia Avenue
Fort Pierce, Florida 34982

With a copy to:
St. Lucie County Attorney
2300 Virginia Avenue
Fort Pierce, Florida 34982

As to City:
Fort Pierce City Manager
Post Office Box 1480
Fort Pierce, Florida 34954

With a copy to:
Fort Pierce City Attorney
Post Office Box 1480
Fort Pierce, Florida 34954

or to such other address as the parties may from time to time specify by writing. Any such notice may at any time be waived by the person entitled to receipt of such notice.

ARTICLE IV. VENUE

Any litigation hereunder shall be in the applicable state court in St. Lucie County, Florida.

ARTICLE V. HEADINGS

Captions and headings in this Agreement are for ease of reference only and do not constitute a part of this Agreement and shall not affect the meaning or interpretation of any provisions herein.

ARTICLE VI. RIGHTS OF OTHERS

Nothing in this Agreement expressed or implied is intended to confer upon any person other than the parties hereto any rights or remedies under or by reason of this Agreement.

ARTICLE VII. WAIVER

There shall be no waiver of any right related to this Agreement unless in writing signed by the party waiving such right. No delay or failure to exercise a right under this Agreement shall impair such right or shall be construed to be a waiver thereof. Any waiver shall be limited to the particular right so waived and shall not be deemed a waiver of the same right at a later time, or of any other right under this Agreement.

ARTICLE VII. INVALIDITY OF PROVISIONS

The invalidity of one or more of the phrases, sentences, clauses, or Articles contained in this Agreement shall not affect the validity of the remaining portion of the Agreement, provided that the material purposes of this Agreement can be determined and effectuated.

ARTICLE IX. ACCESS TO RECORDS

Both parties agree to allow either party or the public, to access all documents, papers, letters, or other material made or received in conjunction with the Interlocal.

ARTICLE X. WHOLE UNDERSTANDING

The Agreement embodies the whole understanding of the parties. There are no

promises, terms, conditions or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto.

ARTICLE XI. AMENDMENTS

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

ARTICLE XII. EFFECTIVENESS

This Agreement shall be filed with the Clerk of the Circuit Court of St. Lucie County, prior to its effectiveness.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed in their respective names by their proper officials and under their official seals this _____ day of _____, 2019.

ATTEST:

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY: _____
Chair

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
County Attorney

ATTESTS:

BY: _____
Clerk

CITY OF FORT PIERCE

BY: _____
Mayor

APPROVED AS TO FORM AND CORRECTNESS

BY: _____
City Attorney

2nd Floor of the Building commonly referred to the as the Parking Garage Building. It also has an address of 100 North US Highway 1, FP, FL 34950. Also the architectural plans were incorporated during the initial discussion with the City Commission on March 20, 2017.

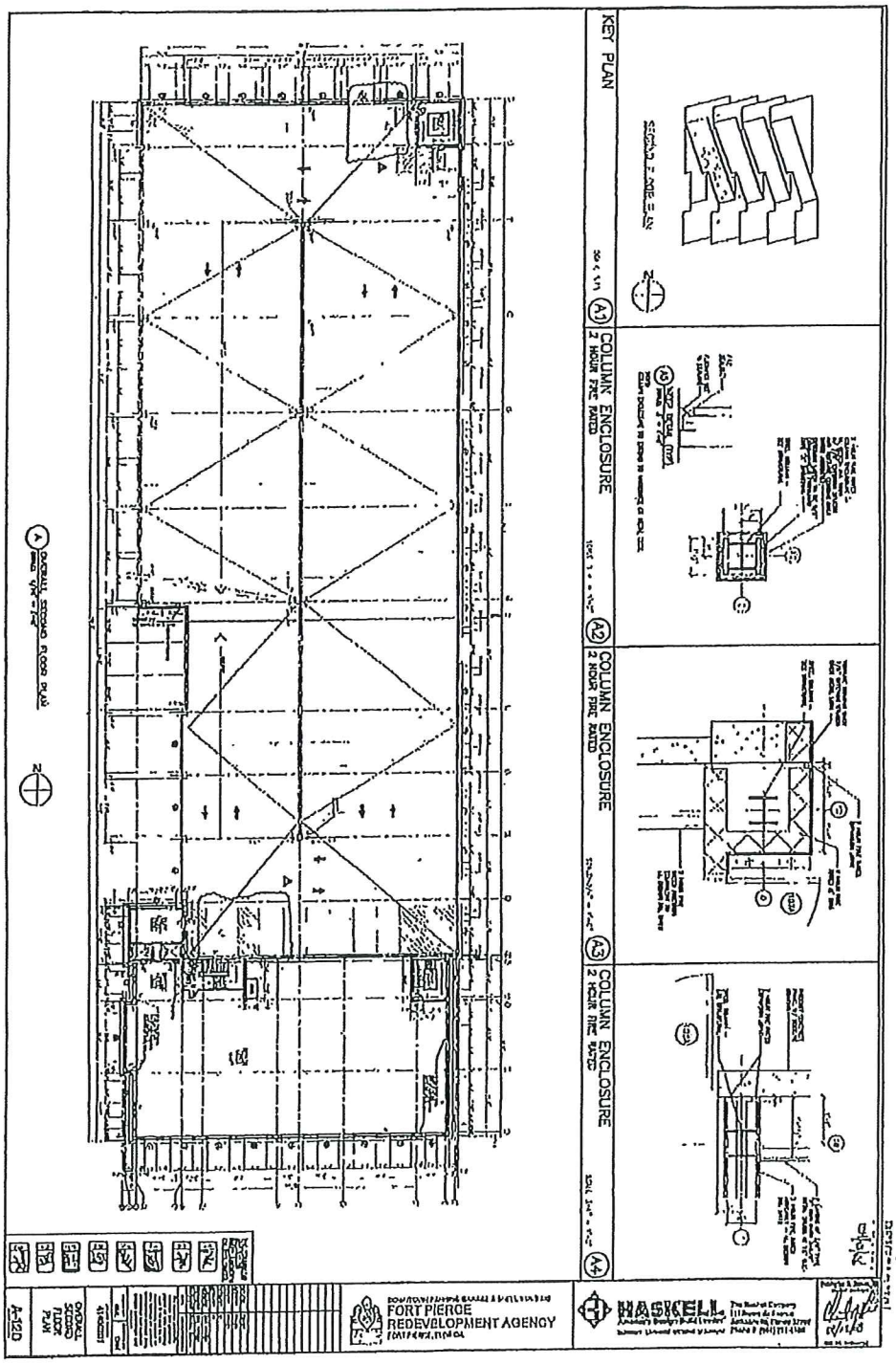


Exhibit "A"

EXHIBIT B

Guardian Ad Litem

City of Fort Pierce Lease Proposal

New Term Year	Cost per Year to GAL/County Group	Capital Recovery	TOTAL SF	Proposed Rate	Lease Agreement (Pay to FP)
Total Capital		$ 750,000.00	9000	$5	5$
1	$45,000.00	$0.00	9000	$5.00	$45,000.00
2	$45,000.00	$0.00	9000	$5.00	$45,000.00
3	$45,000.00	$0.00	9000	$5.00	$45,000.00
4	$45,000.00	$0.00	9000	$5.00	$45,000.00
5	$45,000.00	$0.00	9000	$5.00	$45,000.00
6	$45,000.00	$0.00	9000	$5.00	$45,000.00
7	$45,000.00	$0.00	9000	$5.00	$45,000.00
8	$45,000.00	$0.00	9000	$5.00	$45,000.00
9	$45,000.00	$0.00	9000	$5.00	$45,000.00
10	$45,000.00	$0.00	9000	$5.00	$45,000.00
11	$45,000.00	$0.00	9000	$5.00	$45,000.00
12	$45,000.00	$0.00	9000	$5.00	$45,000.00
13	$45,000.00	$0.00	9000	$5.00	$45,000.00
14	$45,000.00	$0.00	9000	$5.00	$45,000.00
15	$45,000.00	$0.00	9000	$5.00	$45,000.00

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

Meeting Date: 07/15/2019

Re: Braford Awning

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of Revocable License Permit between the City of Fort Pierce and The Galleria at Downtown Fort Pierce, LLC for the installation of an awning in front of the Braford Restaurant.

SUMMARY:

The Braford seeks to install an awning at the entrance to the restaurant. The awning has been approved by the Historic Preservation Board and the license permit has been approved by the City's Engineering Department.

RECOMMENDATION:

Approve Permit.

ALTERNATIVES:

Do not approve or approve with modifications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Planning Department
Engineering Department

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

Permit

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/05/2019 11:06 AM

Form Started By: Linda Cox Started On: 07/02/2019 01:27 PM

Final Approval Date: 07/05/2019

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Linda W. Cox, City Clerk

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

RE : Revocable License Permit
Galleria of Fort Pierce, 100 S. 2nd Street

DATE : July 1, 2019

Engineering has completed our review of the above referenced license permit for the installation of a proposed awing at the Bradford Restaurant along S. 2nd Street. We are recommending approval of this request and have provided a sketch and description of the license permit area.

If you require additional information, please do not hesitate to contact this office.

JRA:jra

Q:\ENGINEERING\Streets\2nd St\R-W Permits\100 2nd Street - Galleria Harbor - License Permit 070119.docx

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO : LINDA COX, CITY CLERK

FROM : BENJAMIN BRYAN, CITY ATTORNEY Ben 2 Bryan

RE : LICENSE AGREEMENT FOR THE BRAFORD

DATE : DECEMBER 13, 2018

The following License Agreement have been approved for Legal Form and Correctness.

BB/mm

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

DIC
12/13/18

Received
DEC 13 2018
City of Fort Pierce
City Manager's Office

Prepared by and when recorded return to:
City Attorney's Office
City of Fort Pierce
100 N. US 1
Fort Pierce, Florida 34950
Telephone: 772-467-3040

Parcel ID Number: 2410-503-0108-000-6

Property Legal Description: AARON LEE`S MAP OF FORT PIERCE BLK K W 125 FT OF LOT 1 AND A LOT 28 FT BY 111 FT IN NW COR OF LOT2 (MAP 24/10B) (OR 3611-358)

Site Address: 100 S 2nd Street, Suite 106, Fort Pierce, FL 34950

Present Owner(s) of Record: The Galleria at Downtown Fort Pierce LLC

REVOCABLE LICENSE PERMIT

THIS REVOCABLE LICENSE PERMIT ("Permit") is issued by the City of Fort Pierce, a Florida municipal corporation ("City"), to The Galleria at Downtown Fort Pierce LLC ("Permitee") to allow Permitee to encroach in, over, upon, or under City's property and right of way for the sole purpose of maintaining and utilizing an awning as depicted in Exhibit "A," which is attached hereto and incorporated herein, for the benefit of Permitee's property located at the street address 100 S 2nd Street, Fort Pierce, FL 34950, and more fully described as follows:

> AARON LEE`S MAP OF FORT PIERCE BLK K W 125 FT OF LOT 1 AND A LOT 28 FT BY 111 FT IN NW COR OF LOT2 (MAP 24/10B) (OR 3611-358)

This Permit is subject to the following requirements, conditions, restrictions, limitations and obligations:

1. ENCROACHMENT. Permitee shall maintain for its use only those improvements that are depicted and more fully described in the attached Exhibit "A" for the purpose of using and maintaining an awning, which encroaches upon City's existing property and right of way.

2. TERM/REVOCATION. This Permit shall run with the land and the terms and conditions set forth herein, and all of the duties and liabilities created hereby, shall be a benefit to and a burden upon the owners and occupants of the land, their assigns, and their successors in interest. The permission granted by City for shared use of the existing described lands *is subject to revocation* by City upon written notice to the property owner of record, as listed in the public tax records. Revocation is effective at the time the written notice is issued. Furthermore, this Permit neither conveys to Permitee any right, title or interest in or to any of the legal or equitable property rights of City, nor serves as City's abandonment of its rights in and to the property being encroached upon.

If City exercises its right to revoke this Permit and provides Permitee with written notice of such revocation, Permitee and/or any successors, assigns or future holders of interest in the land shall be responsible for the removal of the encroachment(s), obstruction(s), or structure(s) and the restoration of the terrain, at Permitee's sole cost and expense, within thirty (30) days of Permitee's receipt of City's written notice of revocation, unless the emergency of the situation requires the removal of the encroachment to be accomplished in a shorter period of time. Said

written notice of City's revocation of this Permit shall be made by certified mail, return receipt requested, hand-delivery or personal service. In the event that removal of the encroachment(s) and restoration are not accomplished within thirty (30) days after Permitee's receipt of City's notice of revocation, City shall be hereby authorized to remove the encroachment(s). Permitee agrees to immediately reimburse City for any and all costs incurred for said removal and restoration. The City shall have the right to make an assessment against the real property and collect the costs of removal and restoration. The City shall have the right to make an assessment against the real property and collect the costs of removal and restoration in the same manner as general taxes are collected under state and local laws.

3. INDEMNIFICATION. Permitee releases, waives, relinquishes, discharges, holds harmless, and will indemnify City, its officers, elected officials, employees, agents, successors and assigns, from and against any and all claims, actions, damages, costs, losses, expenses, causes of action, demands and liabilities of any nature and character whatsoever, that Permitee may have, known or unknown, arising in any manner from or related to Permitee's construction, maintenance, repair, removal, or utilization of the above-described encroachment(s). The types of claims, actions, causes of action, demands and liabilities that are released, waived discharged, relinquished, and will be indemnified herein include, but are not limited to, claims for any future revocation of this Permit by City, or acts of Permitee's contractors, agents, employees, members, invitees, and consultants. Further, Permitee understands that this release, hold harmless and indemnification agreement detailed in this paragraph shall inure to the benefit of City, its officers, elected officials, employees, agents, successors, and assigns, and that it shall bind Permitee and Permitee's heirs, legal representatives, members, assigns and successors in interest.

4. PRIORITY OF USE. This Permit is made subordinate to the right of City to use said property area for any purpose. It is understood and agreed that if City subsequently determines, in its sole discretion, to use or occupy the area of the encroachment, then the encroachment hereby authorized may be modified or removed completely. The public use and/or condition of the encroachment area shall be restored by spreading material uniformly over the site, and seed and sod as necessary, at Permitee's sole cost and expense, and to the satisfaction of the City Manager. City's decision as to the necessity of restoring such public use, occupancy, or improvements shall be final and binding upon Permitee and Permitee's heirs, legal representatives, members, assigns and successors in interest.

5. NO PRECEDENT ESTABLISHED. This Permit is issued with the understanding that any action herein is not to be considered as establishing a precedent, as to the utility or the acceptability, of any permit to any other or future situation. Each approval of a Revocable Encroachment Permit will be determined on a case-by-case basis.

6. PERMITEE'S ACCEPTANCE OF PERMIT TERMS. As evidenced by the attached Exhibit "B," which is incorporated herein, Permitee agrees to and accepts the above terms, conditions and restrictions of this Revocable Encroachment Permit and acknowledges that said terms, conditions and restrictions shall run with Permitee's real property and be binding upon Permitee's heirs, legal representatives, members, assigns, and successors in interest.

CITY OF FORT PIERCE:

Signed in the Presence of:

By:_____
Linda Hudson, Mayor

_____
Witness

Print Name: _____

_____
Witness

Print Name: _____

APPROVED AS TO FORM AND
CORRECTNESS:

By _____
Ben Bryan, Jr., Interim City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this _____ day of _____, 2019, Linda Hudson as Mayor of the City of Fort Pierce, a Florida Municipal corporation, and authorized to act on behalf of the City of Fort Pierce, who is personally known to me, executed the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal at City Hall, in the County and State last aforesaid on this _____ day of _____, 2019.

Notary SEAL/STAMP

_____
Notary Signature

_____
Notary Printed Name

Notary Public, State of Florida
My Commission expires _____

Exhibit "A"

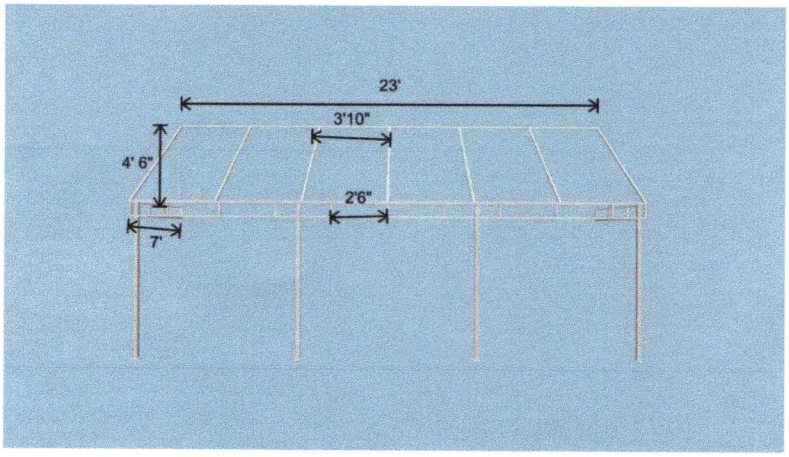
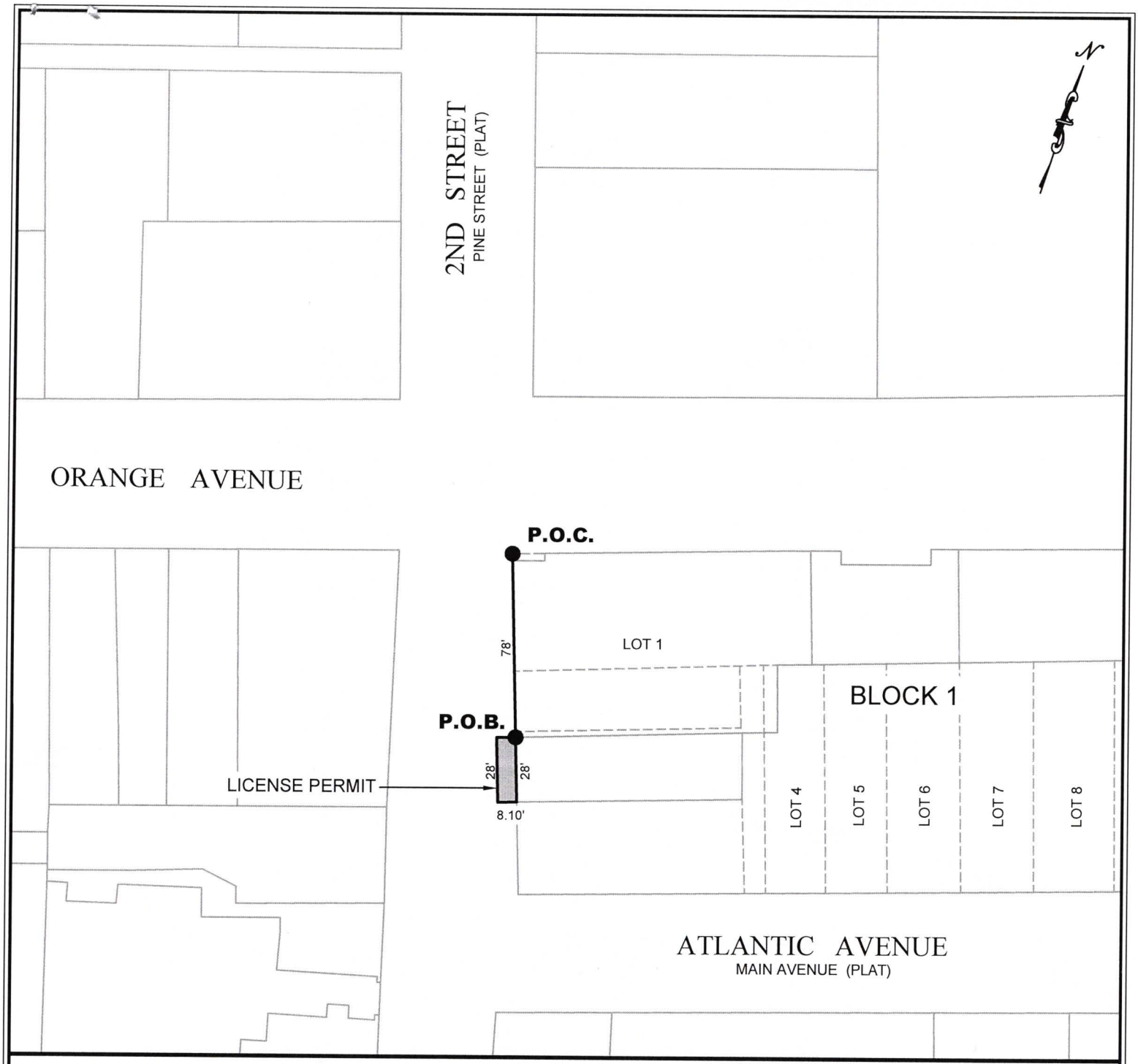


Exhibit "A" Continued

DETAILED SKETCH OF LOCATION TO BE PROVIDED BY THE GALLERIA



LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, RUN SOUTH 78 FEET ALONG THE EAST SIDE OF SOUTH 2ND STREET (FORMERLY PINE STREET RIGHT-OF-WAY AS SHOWN ON SAID McMULLEN'S PLAT) TO A POINT OF BEGINNING (P.O.B.), THENCE 90° WEST A DISTANCE OF 8.10 FEET, THENCE 90° SOUTH A DISTANCE OF 28 FEET, THENCE 90° EAST A DISTANCE OF 8.10 FEET TO SAID EAST RIGHT-OF-WAY OF SOUTH 2ND STREET, THENCE CONTINUE 90° NORTH ALONG SAID EAST RIGHT-OF-WAY OF SOUTH 2ND STREET A DISTANCE OF 28 FEET TO THE POINT OF BEGINNING.

Q:\Engineering CADD Files\Drawings\Legals\Revocable License Permit 100 South 2nd Street.dwg

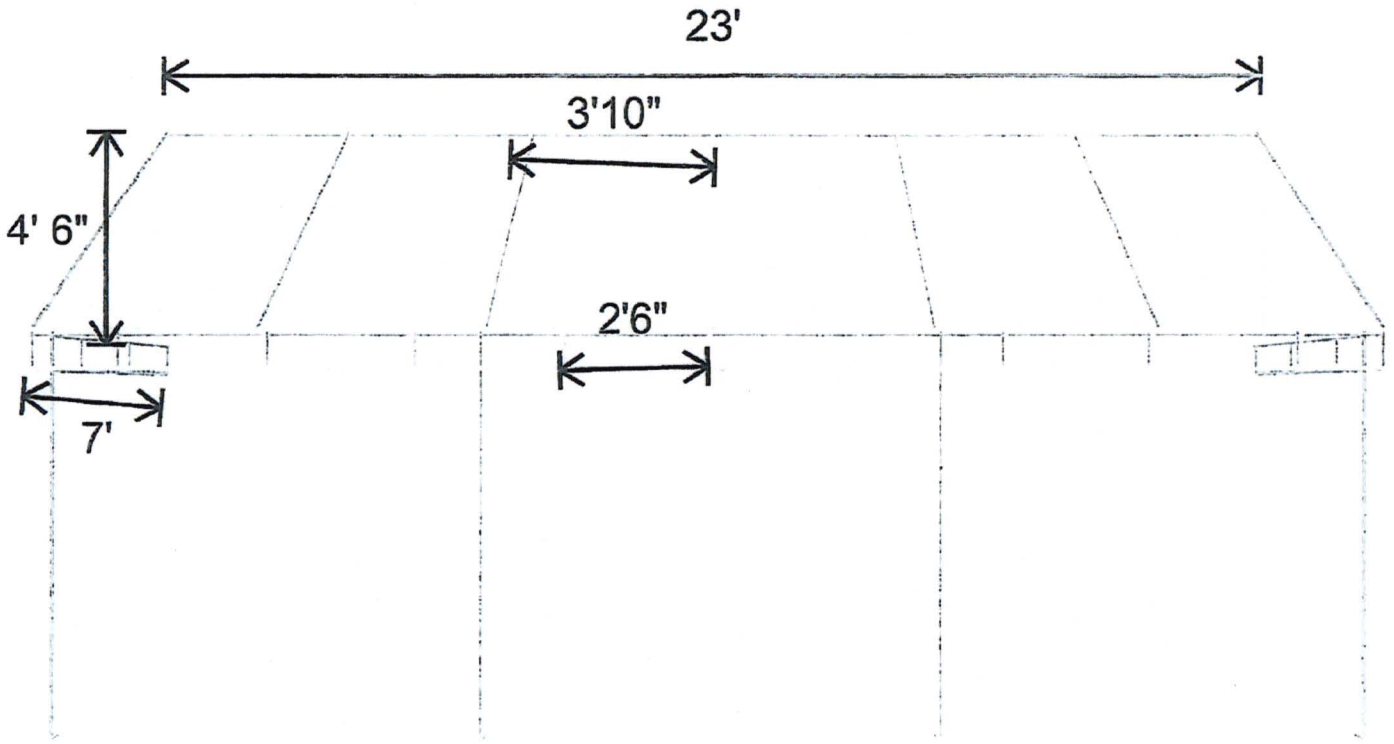
THIS IS NOT A SURVEY

THE SUNRISE CITY FORT PIERCE Florida ENGINEERING DEPARTMENT

REVOCABLE LICENSE PERMIT
(100 SOUTH 2ND STREET)
SKETCH AND DESCRIPTION

DATE:	JULY 1, 2019
SCALE:	N.T.S.
DRAWN:	D.SUMNER

SHEET 1



Poles are 2" x 2" 1/8 wall

Frame is 1" x 1" 1/8 wall

Valance is 8"

All Aluminum Stock

GENERAL NOTES

DESIGN PARAMETERS FOR WIND LOAD COMPLIANCE

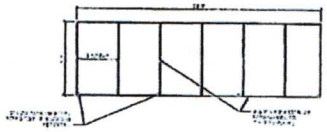
CONCRETE NOTES

FOUNDATION NOTES

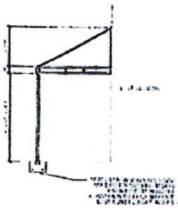
ALUMINUM NOTES

SCOPE OF WORK

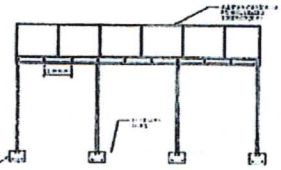
"PLEASE CONTACT ENGINEER IF CHANGES ARE REQUIRED"



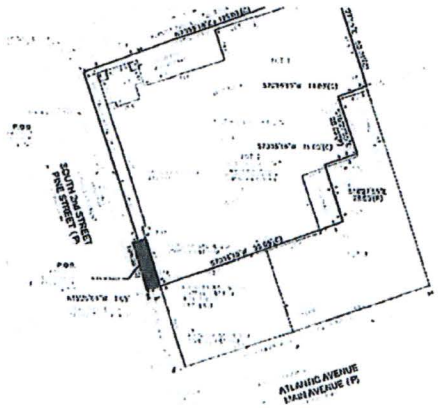
AWNING FRAMING PLAN



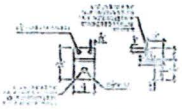
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



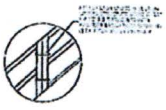
PROPOSED AWNING LOCATION



Z-BRACKET DETAIL

POST TO AWNING DETAIL

POST TO FOUNDATION DETAIL



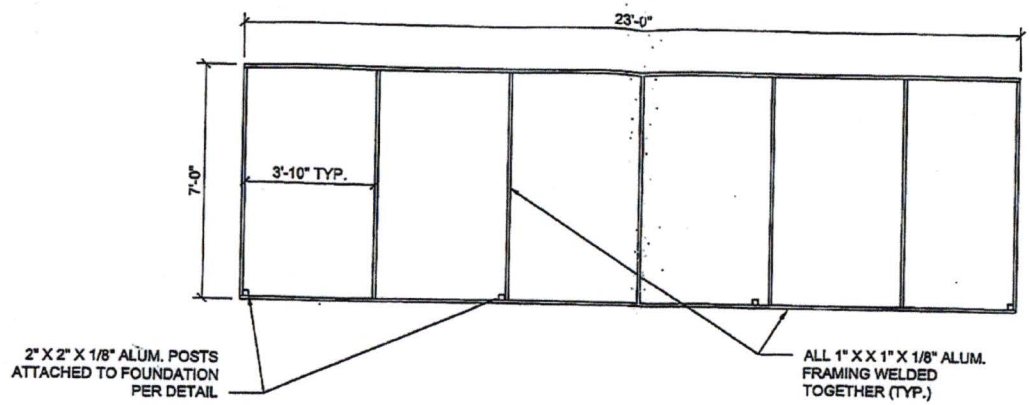
FRAME SPLICE-III CONNECTION

Mills, Short & Associates

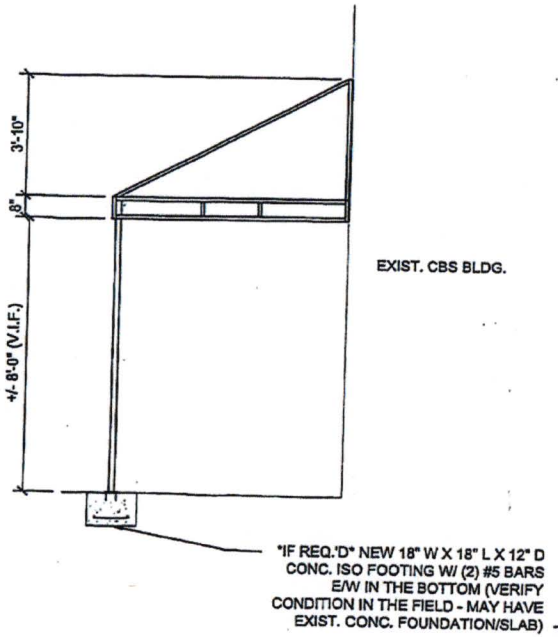
The Bradford Steakhouse - Awning

GENERAL NOTES, PROPOSED FRAMING PLAN AND DETAILS

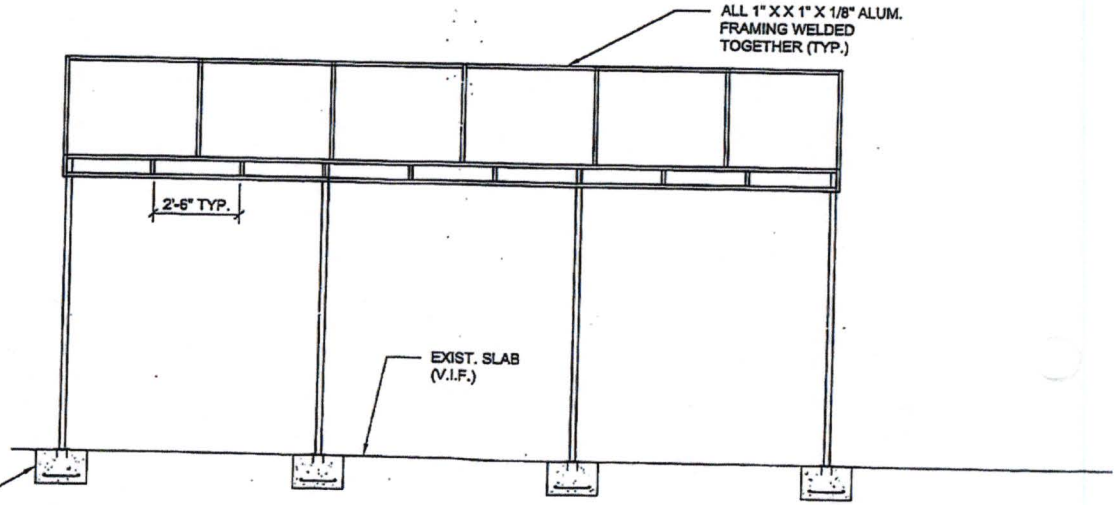
S-1



AWNING FRAMING PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Exhibit "B"

Property Owner of Record: The Galleria at Downtown Fort Pierce LLC
Property Address: 100 S 2nd Street, Fort Pierce, FL 34950

Permitee hereby represents that it is the owner of the property for which the Revocable License Permit ("Permit") is being issued, and after reviewing the terms, conditions and restrictions of the Permit, accepts this Permit for which it has applied, and that it has read and knows the contents thereof, and for itself and its heirs, assigns and successors in interest, as owners or occupants of the parcel of land therein described, agree to abide by and be bound by all of the terms, conditions, restrictions and provisions thereof.

If Permittee is a corporation or a limited liability company, Permitee also warrants, represents, covenants, and agrees that it is duly organized, validly existing and in good standing under the laws of the state of its incorporation or organization and is duly authorized and in good standing to conduct business in the State of Florida, that it has all necessary power and has received all necessary approvals to execute and deliver this Agreement, and the individual executing this Agreement on behalf of Permitee has been duly authorized to act for and bind Permitee.

Dated this 19th day of DEC, 2018.

PERMITEE:

The Galleria at Downtown Fort Pierce LLC

By: _____
Gustavo Gutierrez, ~~Manager~~

Signed in the Presence of:

Jonathan A Osorio
Witness
Print Name: Jonathan A Osorio

Cristina Camey
Witness
Print Name: Cristina Camey

STATE OF ~~FLORIDA~~ NEW YORK
COUNTY OF ~~ST. LUCIE~~ NEW YORK

I HEREBY CERTIFY that on this 19th day of DEC, 2018, before me, an officer duly authorized to administer oaths and take acknowledgments, appeared Gustavo Gutierrez, Manager, a duly authorized representative of The Galleria at Downtown Fort Pierce LLC, personally known to me or proven by producing the following identification NY STATE ID to be the person described in and who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal in the County and State last aforesaid on this 19th day of DEC, 2018.

Notary SEAL/STAMP

S JON ALLEN ANDERSON
Notary Public - State of New York
NO. 01AN6230067
Qualified in Kings County
My Commission Expires Oct 25, 2018 22

S. JON ALLEN ANDERSON
Notary Signature
S. JON ALLEN ANDERSON
Notary Printed Name

Notary Public, State of ~~Florida~~ NEW YORK
My Commission expires 10/25/2022

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

Meeting Date: 07/15/2019

Re: Lot Clearing Lien - 1506 N 16th Court - Knowles

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

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SUBJECT:

Request to reduce lot clearing lien in the amount of $604.86 against 1506 N 16th Court, Ft. Pierce, FL 34950 - Parcel ID No. 2404-515-0039-000-9 owned by Letitia Knowles, 874 SW Duncan Terrace, Port St. Lucie, FL 34953 to $170.00 payable in 30 days.

SUMMARY:

The request for reduction is made by Ms. Knowles who is the new owner of the property.

RECOMMENDATION:

Staff recommends waiving interest, penalties, and administrative fees in the amount of $264.86 contingent upon payment of balance in the amount of $170.00 payable in 30 days.

ALTERNATIVES:

Deny Request.
Approve Staff's recommendation.
Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Clerk.

COORDINATED WITH:

Margaret Arraiz, Code Compiance Manager.
Kathy D'Arton, Accounts Receivable.

Fiscal Impact

Budgeted Y/N: 2018

Amount: 170.00

OTHER INFORMATION:

$170.00 to the general fund.

Attachments

Request
Breakdown
Proof of Ownership

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/05/2019 11:02 AM

Form Started By: Colleen Greer
Started On: 07/01/2019 10:36 AM
Final Approval Date: 07/05/2019

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF LOT CLEARING OR DEMOLITION LIEN

Date:	6-27-19				
Property address:	1506 N. 21st 16th Ct. Ft. Pierce Fl. 34950				
Owner(s) of record:	Letitia Knowles				
Mailing address:	874 SW Duncan Terr PSL Fl. 34953				
Property tax ID #:	2404-515-0039-0009				
Original purchase date:	6-11-19	Original purchase price:	$4,000.00		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting reduction:	Letitia Knowles	Relationship to owner(s)	Myself		
Telephone #:		Mobile phone #:	772-940-6771		
E-mail:	Knowles letitia@gmail.com	Preferred contact method:			

What are owner(s) intentions for property:	?			
Are there current code violations?	☐ No	☒ Yes	Explain: (please attached notice)	Lawn service / Clearing fees
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?	

City incurred charges (lot clearing, demolition, etc)	$ 170.00 ✓
Administrative fees	$ 300.00
Interest	$ 112.12
Penalties	$ 22.74
TOTAL AMOUNT DUE TO CITY	$ 604.86
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 434.86
DOLLAR AMOUNT I AGREE TO PAY	$ 170.00

Signature of Owner or Representative

6-27-19
Date

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

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

INSTRUCTIONS:

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

Property Address: 1506 N. 1st 16th Ct. Ft. Pierce Fl. 34950

Property Owner: Lolitia Knowles

Mailing Address: 874 sw Duncan Terr. PSL Fl. 34953

Telephone #: _____ Cell Phone #: 772-940-6771

E-Mail Address: Knowlesletitia@gmail.com

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

Payment Reduction. Due to New Ownership

I, Letitia Knowles, 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:

Signed: _____ Date: 6·27·19

Print Name: Letitia Knowles

STATE OF FLORIDA

COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 27th day of June, 2019.

Colleen Greer

Notary Public, State of Florida

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

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1506 N. 11th Ct. Ft. Pierce FL 34950

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

☐ I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(h), 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 considered and a determination made by the City Commission of the City of Fort Pierce.

Signature of Owner or Representative — Date: 6.27.19

COFP – APPLICATION PROCESS DETERMINATION

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

☐ Staff has reviewed the request for lien reduction and does not agree to process the application as requested by the signing party. The matter will be placed before the City Commission for final determination.

Comments:

_____

_____

_____

City Representative — Date

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Code Enforcement Clerk

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 1506 N 16th Court Fort Pierce, FL
Parcel ID#: 2404-515-0039-000-9
Owner: Letitia Knowles

DATE: July 17, 2019

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien	$170.00	$134.86	$300.00
TOTAL	$170.00	$134.86	$300.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)	$434.86
CANNOT BE WAIVED (ALL LOT CLEARING COSTS)	$170.00
	$604.86

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4584749 OR BOOK 4286 PAGE 2763, Recorded 06/24/2019 12:27:38 PM Doc
Tax: $0.70

Prepared by:
Sonishari Bellamy
REO America, Inc.
225 S Westmonte Drive, Suite 3050
Altamonte Springs, FL 32714
321-280-8033

Return to:
Letitia Knowles
874 SW Duncan Terrace
Port St Lucie, FL 34953

QUITCLAIM DEED AND ASSIGNMENT

STATE OF **FLORIDA**
COUNTY OF **ST LUCIE**

FOR AND IN CONSIDERATION OF THE SUM OF ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, this 11 day of June 2019, **American Pride Properties, LLC, whose address is 225 S Westmonte Drive, Suite 3050, Altamonte Springs, FL 32714** hereinafter referred to as Grantor, does hereby convey, assign and quitclaim unto **Letitia Knowles, whose address is 874 SW Duncan Terrace,** hereinafter referred to as Grantee, all of its right, title and interest in that certain parcel situated in **St Lucie** County, Florida, to wit:

INDEXING INSTRUCTIONS:

LEGAL: SUZANNE PARK BLK B LOT 11 AND W 7.5 FT OF VAC ALLEY ADJ ON E (0.14 AC) (OR 2863-250

PARCEL NO.: 2404-515-0039-000/9

also commonly known as 1506 N 16th Court, Fort Pierce, FL 34950 (the "Property"), subject to covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

Such real property is not the homestead property of Grantor as defined by the Constitution of the State of Florida and Grantor does not reside on the property.

The purpose of this conveyance is to quitclaim "as is", "where is" any and all interests Grantor may hold in the above described property. Grantee herein assumes responsibility for any and all city and/or county property taxes due for subsequent tax years, as well as for any other taxes and/or assessments and/or special assessments and/or liens which may become due upon the above described parcel.

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

Meeting Date: 07/15/2019

Re: Lot Clearing - 1508 N 16th Court - Knowles

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

SUBJECT:

Request to reduce lot clearing lien in the amount of $432.58 against 1508 N 16th Court, Ft. Pierce, FL 34950 - Parcel ID No. 2404-515-0038-000-2 owned by Letitia Knowles, 874 SW Duncan Terrace, Port St. Lucie, FL 34953 to $125.00 payable in 30 days.

SUMMARY:

The request for reduction is made by Ms. Knowles who is the new owner of the property.

RECOMMENDATION:

Staff recommends waiving interest, penalties, and administrative fees in the amount of $307.58 contingent upon payment of balance in the amount of $125.00 payable in 30 days.

ALTERNATIVES:

Deny the Request.
Approve Staff's recommendation.
Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Clerk.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.
Kathy D'Arton, Accounts Receivable.

Fiscal Impact

Budgeted Y/N: 2018

Amount: 125.00

OTHER INFORMATION:

$125.00 to the general fund.

Attachments

Request
Breakdown
Proof of Ownership

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/05/2019 11:03 AM

Form Started By: Colleen Greer
Started On: 07/01/2019 03:55 PM
Final Approval Date: 07/05/2019

'E SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF LOT CLEARING OR DEMOLITION LIEN

Date:	6·27·19				
Property address:	1508 N. 16th Ct. Ft. Pierce Fl. 34950				
Owner(s) of record:	Letitia Knowles				
Mailing address:	874 SW Duncan Terr PSL Fl. 34953				
Property tax ID #:	2404-515-0038-000/2				
Original purchase date:	6-11-19	Original purchase price:	$4000.00		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting reduction:	Letitia Knowles	Relationship to owner(s)	Myself		
Telephone #:		Mobile phone #:	772·940·6771		
E-mail:	Knowlesletitia@gmail.com	Preferred contact method:			

What are owner(s) intentions for property:	?			
Are there current code violations?	☐ No	☒ Yes	Explain: (please attached notice)	Lawn Maintance / Clearing
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?	

City incurred charges (lot clearing, demolition, etc)	$ 125.00
Administrative fees	$ 200.00
Interest	$ 89.49
Penalties	$ 18.09
TOTAL AMOUNT DUE TO CITY	$ 432.58
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ -307.58
DOLLAR AMOUNT I AGREE TO PAY	$ 125.00

Signature of Owner or Representative

6·27·19
Date

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

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

INSTRUCTIONS:

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

Property Address: 1508 N. 11th Ct. Ft. Pierce Fl. 34950

Property Owner: Letitia Knowles

Mailing Address: 874 sw Duncan Terr. PSL Fl. 34953

Telephone #: _____ Cell Phone #: 772 - 940 - 4771

E-Mail Address: Knowlesletitia@gmail.com

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

Requesting Payment Reduction Due to New Ownership.

I, Letitia Knowles, 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:

Signed: _____ Date: 6-27-19

Print Name: Letitia Knowles

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Letitia Knowles who acknowledged before me that the information contained herein is true and correct. He or (She is / is not) personally known to me and has produced FL DR LIC. as identification.

SWORN TO AND SUBSCRIBED before me this 27th day of June, 2019.

Colleen Greer

Notary Public, State of Florida

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

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1508 N. 4 16th Ct. Ft. Pierce FL 34950

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

☐ I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(h), 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 considered and a determination made by the City Commission of the City of Fort Pierce.

[signature] 6-27-19

Signature of Owner or Representative — Date

COFP – APPLICATION PROCESS DETERMINATION

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

☐ Staff has reviewed the request for lien reduction and does not agree to process the application as requested by the signing party. The matter will be placed before the City Commission for final determination.

Comments:

_____

_____

_____

City Representative — Date

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Code Enforcement Clerk

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 1508 N 16th Court Fort Pierce, FL
Parcel ID#: 2404-515-0038-000-2
Owner: Letitia Knowles

DATE: July 17, 2019

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien	$125.00	$107.58	$200.00
TOTAL	$125.00	$107.58	$200.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)	$307.58
CANNOT BE WAIVED (ALL LOT CLEARING COSTS)	$125.00
	$432.58

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4584750 OR BOOK 4286 PAGE 2765, Recorded 06/24/2019 12:27:38 PM Doc Tax: $0.70

Prepared by:
Sonishari Bellamy
REO America, Inc.
225 S Westmonte Drive, Suite 3050
Altamonte Springs, FL 32714
321-280-8033

Return to:
Letitia Knowles
874 SW Duncan Terrace
Port St Lucie, FL 34953

QUITCLAIM DEED AND ASSIGNMENT

STATE OF **FLORIDA**
COUNTY OF **ST LUCIE**

FOR AND IN CONSIDERATION OF THE SUM OF ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, this 11 day of June 2019, **American Pride Properties, LLC, whose address is 225 S Westmonte Drive, Suite 3050, Altamonte Springs, FL 32714** hereinafter referred to as Grantor, does hereby convey, assign and quitclaim unto **Letitia Knowles, whose address is 874 SW Duncan Terrace,** hereinafter referred to as Grantee, all of its right, title and interest in that certain parcel situated in **St Lucie County,** Florida, to wit:

INDEXING INSTRUCTIONS:

LEGAL: SUZANNE PARK BLK B LOT 10 AND W 7.5 FT OF VAC ALLEY ADJ ON E (0.14 AC) (OR 2771-2824)

PARCEL NO.: 2404-515-0038-000/2

also commonly known as 1508 N 16th Court, Fort Pierce, FL 34950 (the "Property"), subject to covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

Such real property is not the homestead property of Grantor as defined by the Constitution of the State of Florida and Grantor does not reside on the property.

The purpose of this conveyance is to quitclaim "as is", "where is" any and all interests Grantor may hold in the above described property. Grantee herein assumes responsibility for any and all city and/or county property taxes due for subsequent tax years, as well as for any other taxes and/or assessments and/or special assessments and/or liens which may become due upon the above described parcel.

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

Meeting Date: 07/15/2019

Re: Amendment to Floodplain Management Ordinance 19-005

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Legislative Hearing - Ordinance 19-028 amending Floodplain Management Ordinance. SECOND READING

SUMMARY:

This amendment is to delete references to the Construction Board of Adjustments and Appeals, amend section 5-316.102 to correct the effective date of the initial flood rate insurance maps and to clarify market value determination criteria.

RECOMMENDATION:

Staff recommends approval to the amendment to Floodplain Management Ordinance 19-005.

ALTERNATIVES:

Do not approve the amendment at this time.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Building Official

COORDINATED WITH:

Kristie Kirstein, CFM, CRS Coordinator

Fiscal Impact

OTHER INFORMATION:

None at this time.

Attachments

19-028
Amendment to 19-005
Proof of Publication

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	06/25/2019 09:44 AM
City Manager	Nick Mimms	06/26/2019 03:22 PM

Form Started By: Karen Murphy Started On: 06/25/2019 08:34 AM

Final Approval Date: 07/02/2019

ORDINANCE NO. 19- 028

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, BY AMENDING **CHAPTER 5, ARTICLE X (A)** OF THE CODE OF ORDINANCES ENTITLED **"FLOODPLAIN MANAGEMENT"**, SECTION 5-315.107 BY DELETING REFERENCES TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS; AMENDING SECTION 5-316.102 CORRECTING THE EFFECTIVE DATE OF THE INITIAL FLOOD INSURANCE RATE MAP AND TO CLARIFY MARKET VALUE DETERMINATION CRITERIA; REPEALING ALL ORDINANCES AND PARTS THEREOF IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce was accepted for participation in the National Flood Insurance Program on December 1, 1977 and the City Commission desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60, necessary for such participation; and

WHEREAS, Chapter 553, Florida Statutes, allows for local technical amendments to the Florida Building Code that provide for more stringent requirements than those specified in the Code and allows adoption of local administrative and local technical amendments to the Florida Building Code to implement the National Flood Insurance Program and incentives; and

WHEREAS, on March 18, 2019, there was adopted Ordinance 19-05 which ordinance established Chapter 5, Article X(A) entitled "Floodplain Management" therein providing definitions that shall be amended for compliance with the Florida Division of Emergency Management; and

WHEREAS, on March 18, 2019, there was adopted Ordinance 19-10 which ordinance repealed former § 5-1.140 pertaining to the Construction Board of Adjustment and Appeals therein abolishing the Fort Pierce Construction Board of Adjustment and Appeals.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of Fort Pierce, Florida:

SECTION 1. Chapter 5 Article X (A) Division I, Sec. 5-315.107 "Variances and Appeals", of the Code of Ordinances, is here by amended to read as follows:

Sec. 5-315.107.1 General. The ~~Construction Board of Adjustment and Appeals or~~ Special Magistrate shall hear and decide on requests for appeals and requests for variances from the strict application of this ordinance. Pursuant to Florida Statutes section 553.73(5), ~~F.S.~~, the ~~Construction Board of Adjustment and Appeals or~~ Special Magistrate shall hear and decide on requests for appeals and requests for variances from the strict application of the flood resistant construction requirements of the Florida Building Code. This section does not apply to Section 3109 of the Florida Building Code, Building.

Sec. 5-315.107.2 Appeals. The ~~Construction Board of Adjustment and Appeals or~~ Special Magistrate shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the administration and enforcement of this ordinance. Any person aggrieved by the decision may appeal such decision to the Circuit Court, as provided by Florida Statutes.

Sec. 5-315.107.3 Limitations on authority to grant variances. The ~~Construction Board of Adjustment and Appeals or~~ Special Magistrate shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in Section 5-315.107.7 of this ordinance, the conditions of issuance set forth in Section 5-315.107.8 of this ordinance, and the comments and recommendations of the Floodplain Administrator and the Building Official. The ~~Construction Board of Adjustment and Appeals or~~ Special Magistrate has the right to attach such conditions as it deems necessary to further the purposes and objectives of this ordinance.

Sec. 5-315.107.7 Considerations for issuance of variances. In reviewing request for variances, the ~~Construction Board of Adjustment and Appeals or~~ Special Magistrate shall consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, this ordinance, and the following:

(1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
(2) The danger to life and property due to flooding or erosion damage;
(3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
(4) The importance of the services provided by the proposed development to the community;
(5) The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
(6) The compatibility of the proposed development with existing and anticipated development;
(7) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
(8) The safety of access to the property in times of flooding for ordinary and emergency vehicles;
(9) The expected heights, velocity duration, rate of rise and debris and sediment transport of the

floodwaters and the effects of wave action, if applicable, expected at the site; and

(10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

Sec. 5-315.107.8 Conditions for issuance of variances. Variances shall be issued only upon:

(1) Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of size, configuration, or topography of the site limit compliance with any provision of this ordinance or the required elevation standards;

(2) Determination by the ~~Construction Board of Adjustment and Appeals or~~ Special Magistrate that:

  (a) Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;

  (b) The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and

  (c) The variance is the minimum necessary, considering the flood hazard, to afford relief;

(3) Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the Office of the Clerk of the Court in such a manner that it appears in the chain of title of the affected parcel of land; and

(4) If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the Floodplain Administrator to the applicant for the variance specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as $25 for $100 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

SECTION 2. Chapter 5 Article X (A) Division II, Sec. 5-316.102 "Definitions", of the Code of Ordinances, is here by amended to read as follows:

Existing building and existing structure. Any buildings and structures for which the "start of construction" commenced before ~~June 15, 1981~~ December 1, 1977. [Also defined in FBC.B.Section 202]

Existing manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before ~~June 15, 1981~~ December 1, 1977.

Market value. The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this ordinance, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser (specifying it is based on pre-damage condition and all valuation data and/or appraisals shall be dated within six months of the permit application date), ~~Actual Cash Value~~ actual cash value estimate (replacement cost depreciated for age and quality of construction) prepared by a qualified independent appraiser, or current tax assessment building valuation data (as maintained in the records of the Office of the Property Appraiser of St. Lucie County) plus 20 percent. When a state of emergency has been declared, the Building Official may allow the valuation data and/or appraisal to be dated up to a maximum of one year prior of the date the emergency is declared.

New construction. For the purposes of administration of this ordinance and the flood resistant construction requirements of the Florida Building Code, structures for which the "start of construction: commenced on or after ~~June 15, 1981~~ December 1, 1977 and includes any subsequent improvements to such structures.

New manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after ~~June 15, 1981~~ December 1, 1977.

Qualified independent appraiser. An *appraiser* performing an *appraisal assignment* as defined in Florida State Statute 475, Part II entitled "Appraisers".

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed

and shall be of no further course or effect whatsoever.

SECTION 5. This ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM AND CORRECTNESS:

_____
Peter Sweeney
City Attorney

STATE OF FLORIDA
ST. LUCIE COUNTY

WE, THE UNDERSIGNED, Mayor, Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. _____ was duly advertised by title only in the Fort Pierce Tribune on _____; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____; and was duly introduced, read by title only, and passed on second and final reading on _____, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the _____ day of _____ 2019.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: KRISTE KIRSTEIN, CRS COORDINATOR

FROM: Peter Sweeney, City Attorney

RE: Floodplan Management Ordinance Amendment

CAO RLS File: No. 19-138

DATE: June 7, 2019

I have reviewed the Request for Legal Services related to the proposed Floodplain Management Ordinance Amendment. It is approved as to Form and Correctness and I have signed in the appropriate signature spaces.

If you have any further questions, please contact this office via phone or email.

Thank you.

PS/mm

cc: Nicholas C. Mimms, P.E., City Manager
Paul Thomas, Building Offical
Linda Cox, City Clerk

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: KRISTE KIRSTEIN, CRS COORDINATOR

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cc: Nicholas C. Mimms, P.E., City Manager
Paul Thomas, Building Offical
Linda Cox, City Clerk

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

CITY ATTORNEY USE ONLY

Date Received:	
Assigned To:	
File:	19-138
Due Date:	
Hours:	

RECEIVED
MAY 21 2019
City Attorney

Received
MAY 21 2019
City of Fort Pierce
City Manager's Office

REQUEST FOR LEGAL SERVICES

TO: PETER SWEENEY, CITY ATTORNEY

SUBMITTED BY: KRISTIE KIRSTEIN, CRS COORDINATOR

THROUGH: PAUL THOMAS, BUILDING OFFICIAL

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

RE: FLOODPLAIN MANAGEMENT ORDINANCE AMENDMENT

DATE: MAY 16, 2019

Service Required: (please circle or underline)

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

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

1. **Brief statement of the nature of the request or problem:** This amendment is to delete references to the Construction Board of Adjustment and Appeals, amend section 5-316.102 to correct the effective date of the initial flood insurance rate maps and to clarify market value determination criteria.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** N/A

3. **Time considerations and their significance:** At your earliest convenience

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** No

5. **Factual background:** N/A

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

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

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

    a. **List of individuals who have read and approved the business terms and conditions of the contract and confirmed the ability to carry out the terms of the contract as they apply to the City: N/A**

    b. **Insurance requirements that differ from the City's template insurance terms:** N/A

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

ORDINANCE NO. 19-_____

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, BY AMENDING **CHAPTER 5, ARTICLE X (A)** OF THE CODE OF ORDINANCES ENTITLED **"FLOODPLAIN MANAGEMENT"**, SECTION 5-315.107 BY DELETING REFERENCES TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS; AMENDING SECTION 5-316.102 CORRECTING THE EFFECTIVE DATE OF THE INITIAL FLOOD INSURANCE RATE MAP AND TO CLARIFY MARKET VALUE DETERMINATION CRITERIA; REPEALING ALL ORDINANCES AND PARTS THEREOF IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce was accepted for participation in the National Flood Insurance Program on December 1, 1977 and the City Commission desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60, necessary for such participation; and

WHEREAS, Chapter 553, Florida Statutes, allows for local technical amendments to the Florida Building Code that provide for more stringent requirements than those specified in the Code and allows adoption of local administrative and local technical amendments to the Florida Building Code to implement the National Flood Insurance Program and incentives; and

WHEREAS, on March 18, 2019, there was adopted Ordinance 19-05 which ordinance established Chapter 5, Article X(A) entitled "Floodplain Management" therein providing definitions that shall be amended for compliance with the Florida Division of Emergency Management; and

WHEREAS, on March 18, 2019, there was adopted Ordinance 19-10 which ordinance repealed former § 5-1.140 pertaining to the Construction Board of Adjustment and Appeals therein abolishing the Fort Pierce Construction Board of Adjustment and Appeals.

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Sec. 5-315.107.2 Appeals. The ~~Construction Board of Adjustment and Appeals or~~ Special Magistrate shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the administration and enforcement of this ordinance. Any person aggrieved by the decision may appeal such decision to the Circuit Court, as provided by Florida Statutes.

Sec. 5-315.107.3 Limitations on authority to grant variances. The ~~Construction Board of Adjustment and Appeals or~~ Special Magistrate shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in Section 5-315.107.7 of this ordinance, the conditions of issuance set forth in Section 5-315.107.8 of this ordinance, and the comments and recommendations of the Floodplain Administrator and the Building Official. The ~~Construction Board of Adjustment and Appeals or~~ Special Magistrate has the right to attach such conditions as it deems necessary to further the purposes and objectives of this ordinance.

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(1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
(2) The danger to life and property due to flooding or erosion damage;
(3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
(4) The importance of the services provided by the proposed development to the community;
(5) The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
(6) The compatibility of the proposed development with existing and anticipated development;
(7) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
(8) The safety of access to the property in times of flooding for ordinary and emergency vehicles;
(9) The expected heights, velocity duration, rate of rise and debris and sediment transport of the

floodwaters and the effects of wave action, if applicable, expected at the site; and

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(1) Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of size, configuration, or topography of the site limit compliance with any provision of this ordinance or the required elevation standards;

(2) Determination by the ~~Construction Board of Adjustment and Appeals or~~ Special Magistrate that:

(a) Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;

(b) The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and

(c) The variance is the minimum necessary, considering the flood hazard, to afford relief;

(3) Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the Office of the Clerk of the Court in such a manner that it appears in the chain of title of the affected parcel of land; and

(4) If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice ~~form~~ from the Floodplain Administrator to the applicant for the variance specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as $25 for $100 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

SECTION 2. Chapter 5 Article X (A) Division II, Sec. 5-316.102 "Definitions", of the Code of Ordinances, is here by amended to read as follows:

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Existing manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before ~~June 15, 1981~~ December 1, 1977.

Market value. The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this ordinance, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser (specifying it is based on pre-damage condition and all valuation data and/or appraisals shall be dated within six months of the permit application date), ~~Actual Cash Value~~ actual cash value estimate (replacement cost depreciated for age and quality of construction) prepared by a qualified independent appraiser, or current tax assessment building valuation data (as maintained in the records of the Office of the Property Appraiser of St. Lucie County) plus 20 percent. When a state of emergency has been declared, the Building Official may allow the valuation data and/or appraisal to be dated up to a maximum of one year prior of the date the emergency is declared.

New construction. For the purposes of administration of this ordinance and the flood resistant construction requirements of the Florida Building Code, structures for which the "start of construction: commenced on or after ~~June 15, 1981~~ December 1, 1977 and includes any subsequent improvements to such structures.

New manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after ~~June 15, 1981~~ December 1, 1977.

Qualified independent appraiser. An *appraiser* performing an *appraisal assignment* as defined in Florida State Statute 475, Part II entitled "Appraisers".

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed

and shall be of no further course or effect whatsoever.

SECTION 5. This ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM AND CORRECTNESS:

Peter Sweeny
City Attorney

STATE OF FLORIDA
ST. LUCIE COUNTY

WE, THE UNDERSIGNED, Mayor, Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. _____ was duly advertised by title only in the Fort Pierce Tribune on _____; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____; and was duly introduced, read by title only, and passed on second and final reading on _____, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the _____ day of _____ 2019.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

ORDINANCE NO. 19-_____

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, BY AMENDING **CHAPTER 5, ARTICLE X (A)** OF THE CODE OF ORDINANCES ENTITLED **"FLOODPLAIN MANAGEMENT"**, SECTION 5-315.107 BY DELETING REFERENCES TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS; AMENDING SECTION 5-316.102 CORRECTING THE EFFECTIVE DATE OF THE INITIAL FLOOD INSURANCE RATE MAP AND TO CLARIFY MARKET VALUE DETERMINATION CRITERIA; REPEALING ALL ORDINANCES AND PARTS THEREOF IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce was accepted for participation in the National Flood Insurance Program on December 1, 1977 and the City Commission desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60, necessary for such participation; and

WHEREAS, Chapter 553, Florida Statutes, allows for local technical amendments to the Florida Building Code that provide for more stringent requirements than those specified in the Code and allows adoption of local administrative and local technical amendments to the Florida Building Code to implement the National Flood Insurance Program and incentives; and

WHEREAS, on March 18, 2019, there was adopted Ordinance 19-05 which ordinance established Chapter 5, Article X(A) entitled "Floodplain Management" therein providing definitions that shall be amended for compliance with the Florida Division of Emergency Management; and

WHEREAS, on March 18, 2019, there was adopted Ordinance 19-10 which ordinance repealed former § 5-1.140 pertaining to the Construction Board of Adjustment and Appeals therein abolishing the Fort Pierce Construction Board of Adjustment and Appeals.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of Fort Pierce, Florida:

SECTION 1. Chapter 5 Article X (A) Division I, Sec. 5-315.107 "Variances and Appeals", of the Code of Ordinances, is here by amended to read as follows:

Sec. 5-315.107.1 General. The ~~Construction Board of Adjustment and Appeals or~~ Special Magistrate shall hear and decide on requests for appeals and requests for variances from the strict application of this ordinance. Pursuant to Florida Statutes section 553.73(5), ~~F.S.~~, the ~~Construction Board of Adjustment and Appeals or~~ Special Magistrate shall hear and decide on requests for appeals and requests for variances from the strict application of the flood resistant construction requirements of the Florida Building Code. This section does not apply to Section 3109 of the Florida Building Code, Building.

Sec. 5-315.107.2 Appeals. The ~~Construction Board of Adjustment and Appeals or~~ Special Magistrate shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the administration and enforcement of this ordinance. Any person aggrieved by the decision may appeal such decision to the Circuit Court, as provided by Florida Statutes.

Sec. 5-315.107.3 Limitations on authority to grant variances. The ~~Construction Board of Adjustment and Appeals or~~ Special Magistrate shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in Section 5-315.107.7 of this ordinance, the conditions of issuance set forth in Section 5-315.107.8 of this ordinance, and the comments and recommendations of the Floodplain Administrator and the Building Official. The ~~Construction Board of Adjustment and Appeals or~~ Special Magistrate has the right to attach such conditions as it deems necessary to further the purposes and objectives of this ordinance.

Sec. 5-315.107.7 Considerations for issuance of variances. In reviewing request for variances, the ~~Construction Board of Adjustment and Appeals or~~ Special Magistrate shall consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, this ordinance, and the following:

(1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
(2) The danger to life and property due to flooding or erosion damage;
(3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
(4) The importance of the services provided by the proposed development to the community;
(5) The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
(6) The compatibility of the proposed development with existing and anticipated development;
(7) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
(8) The safety of access to the property in times of flooding for ordinary and emergency vehicles;
(9) The expected heights, velocity duration, rate of rise and debris and sediment transport of the

floodwaters and the effects of wave action, if applicable, expected at the site; and

(10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

Sec. 5-315.107.8 Conditions for issuance of variances. Variances shall be issued only upon:

(1) Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of size, configuration, or topography of the site limit compliance with any provision of this ordinance or the required elevation standards;

(2) Determination by the ~~Construction Board of Adjustment and Appeals or~~ Special Magistrate that:

  (a) Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;

  (b) The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and

  (c) The variance is the minimum necessary, considering the flood hazard, to afford relief;

(3) Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the Office of the Clerk of the Court in such a manner that it appears in the chain of title of the affected parcel of land; and

(4) If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the Floodplain Administrator to the applicant for the variance specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as $25 for $100 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

SECTION 2. Chapter 5 Article X (A) Division II, Sec. 5-316.102 "Definitions", of the Code of Ordinances, is here by amended to read as follows:

Existing building and existing structure. Any buildings and structures for which the "start of construction" commenced before ~~June 15, 1981~~ December 1, 1977. [Also defined in FBC.B.Section 202]

Existing manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before ~~June 15, 1981~~ December 1, 1977.

Market value. The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this ordinance, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser (specifying it is based on pre-damage condition and all valuation data and/or appraisals shall be dated within six months of the permit application date), ~~Actual Cash Value~~ actual cash value estimate (replacement cost depreciated for age and quality of construction) prepared by a qualified independent appraiser, or current tax assessment building valuation data (as maintained in the records of the Office of the Property Appraiser of St. Lucie County) plus 20 percent. When a state of emergency has been declared, the Building Official may allow the valuation data and/or appraisal to be dated up to a maximum of one year prior of the date the emergency is declared.

New construction. For the purposes of administration of this ordinance and the flood resistant construction requirements of the Florida Building Code, structures for which the "start of construction: commenced on or after ~~June 15, 1981~~ December 1, 1977 and includes any subsequent improvements to such structures.

New manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after ~~June 15, 1981~~ December 1, 1977.

Qualified independent appraiser. An *appraiser* performing an *appraisal assignment* as defined in Florida State Statute 475, Part II entitled "Appraisers".

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed

and shall be of no further course or effect whatsoever.

SECTION 5. This ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM AND CORRECTNESS:

_____
Peter Sweeney
City Attorney

STATE OF FLORIDA
ST. LUCIE COUNTY

WE, THE UNDERSIGNED, Mayor, Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. _____ was duly advertised by title only in the Fort Pierce Tribune on _____; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____; and was duly introduced, read by title only, and passed on second and final reading on _____, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the _____ day of _____ 2019.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

RECEIVED
JUN 28 2019
CITY CLERK'S OFFICE

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St, Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N. U.S. 1

FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk 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.

June 21, 2019

Subscribed and sworn to before on June 21, 2019:

Tara Mondloch
Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $124.80
Ad No: 0003635276
Customer No: 1330884
PO #:

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to City Charter and Florida Statute 166.041, will hold Public Hearings, on Monday, July 1, 2019 and Monday, July 15, 2019 on first and second readings, respectively in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m., to consider review and approval of the following:

ORDINANCE NO. 19- 028 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, BY AMENDING CHAPTER5, ARTICLE X (A) OF THE CODE OF ORDINANCES ENTITLEI "FLOODPLAIN MANAGEMENT", SECTION5-315.107 BY DELETING REFERENCESTO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS AMENDING SECTION 5-316.102 CORRECTINGTHE EFFECTIVEDATE OF THE INITIAL FLOOD INSURANCERATE MAP AND TO CLARIFY MARKET VALUE DETERMINATION CRITERIA; REPEALING ALL ORDINANCES AND PARTSTHEREOI IN CONFLICT; PROVIDING FOF SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

ANY PERSONSEEKINGTO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOINGIS ADVISED THAT A RECORD OF PROCEEDING IS REQUIRED IN ANY SUCI APPEALAND THAT SUCHPER SON MAY NEED TO INSURE THAT A VERBATIM RECORI OF PROCEEDINGSS MADE INCLUDING THE TESTIMONY AND EVIDENCEUPON 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
Pub: June 21, 2019 TCN 3635276

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

Meeting Date: 07/15/2019

Re: Ord. 19-029 - Abandonment - A Portion of Frances Ave. (Between Granada St. an Hernando St.)

Submitted For: Rebeca Guerra, Interim Planning Director, Planning & Zoning

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SUBJECT:

Legislative Hearing - Review and approval of Ordinance 19-029 - An Ordinance by the City Commission of the City of Fort Pierce, Florida; abandoning Francis Avenue right-of-way, being bounded on the south by the north line of Lot 1 Block 8 of said Plat of Palm Haven and bounded on the north by the south line of Lot 6 Block 7 of said Plat of Palm Haven and on the west by the northern extension on the west line of Block 8 until it meets the south line of Block 7 and on the east by the northerly extension of the east line of Lot 1 Block 8 until it meets the south line of Block 7 of the Palm Haven subdivision within the City of Fort Pierce, Florida; providing for a replacement easement; providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict; and providing for an effective date.

SUMMARY:

In accordance with City Code Sections 17-1: Abandonment, the applicant is requesting that the City of Fort Pierce abandon an unopened western portion of Frances Avenue between Granada Street and Hernando Street which abuts their land holdings.

The Planning Board on June 11, 2019, unanimously recommended Approval of the request.

RECOMMENDATION:

Approval

ALTERNATIVES:

Approval with alternative conditions
Disapproval

RESPONSIBLE STAFF:

Vennis Gilmore, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

$58,000 payment to the City of Fort Pierce for the abandonment of the right-of-way.

Attachments

Ordinance 19-029
Staff Report
Application
Location Map
Aerial Map
Adjacent Property Records
Surveys
Narrative
Title Search
Utility Location Information
Appraisal
Site Plans
Conceptual Plans
TRC Comments
Public Notification Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/05/2019 11:09 AM

Form Started By: Vennis Gilmore
Started On: 07/03/2019 12:15 PM
Final Approval Date: 07/05/2019

ORDINANCE NO. 19-029

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **ABANDONING FRANCIS AVENUE RIGHT-OF-WAY, BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1 BLOCK 8 OF SAID PLAT OF PALM HAVEN AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 6 BLOCK 7 OF SAID PLAT OF PALM HAVEN AND ON THE WEST BY THE NORTHERN EXTENSION ON THE WEST LINE OF BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 AND ON THE EAST BY THE NORTHERNLY EXTENSION OF THE EAST LINE OF LOT 1 BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 OF THE PALM HAVEN SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA;** PROVIDING FOR A REPLACEMENT EASEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce, pursuant the Charter and City Code of the City of Fort Pierce, has been requested to vacate and abandon an existing right-of-way known as Francis Avenue (also known as Frances), being bounded on the south by the north line of Lot 1 Block 8 of said plat of Palm Haven Subdivision and bounded on the north by the south line of Lot 6 Block 7 of said plat of Palm Haven Subdivision and on the west by the northern extension on the west line of Block 8 until it meets the south line of Block 7 and on the east by the northerly extension of the east line of lot 1 Block 8 until it meets the south line of Block 7 of the Palm Haven Subdivision within the City of Fort Pierce, Florida as recorded in Plat Book 8, Page 44, public records of St. Lucie County, Florida; and

WHEREAS, the City of Fort Pierce has a certain right-of-way or thoroughfare as hereinafter described, which is not needed for roadway or thoroughfare purposes, or for location and maintenance of any and all utilities by the City of Fort Pierce; and

WHEREAS, in consideration of the above, it is in the best interest of the general welfare of the City of Fort Pierce to vacate and abandon said right-of-way; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA;

SECTION 1. That right-of-way, more particularly described as follows, be and it is hereby vacated and abandoned upon payment of $58,000, an appraised valuation for the entire right of way, by the applicant Granada Street Properties, LLC:

THE SOUTHERN HALF OF FRANCIS AVENUE RIGHT-OF-WAY, BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1 BLOCK 8 OF SAID PLAT OF PALM HAVEN AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 6 BLOCK 7 OF SAID PLAT OF PALM HAVEN AND ON THE WEST BY THE NORTHERN EXTENSION ON THE WEST LINE OF BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 AND ON THE EAST BY THE NORTHERNLY EXTENSION OF THE EAST LINE OF LOT 1 BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7.

CONTAINING 0.19 ACRES OF LAND, MORE OR LESS.

As depicted on Exhibit “A”, attached hereto and incorporated herein.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance shall be and become effective upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney, Esq.
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 19-029 was duly advertised by title only in the St. Lucie News Tribune on June 30th, 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 July 15th, 2019; and was duly introduced, read by title only, and passed on second and final reading August 5th, 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 6th day of August, 2019.

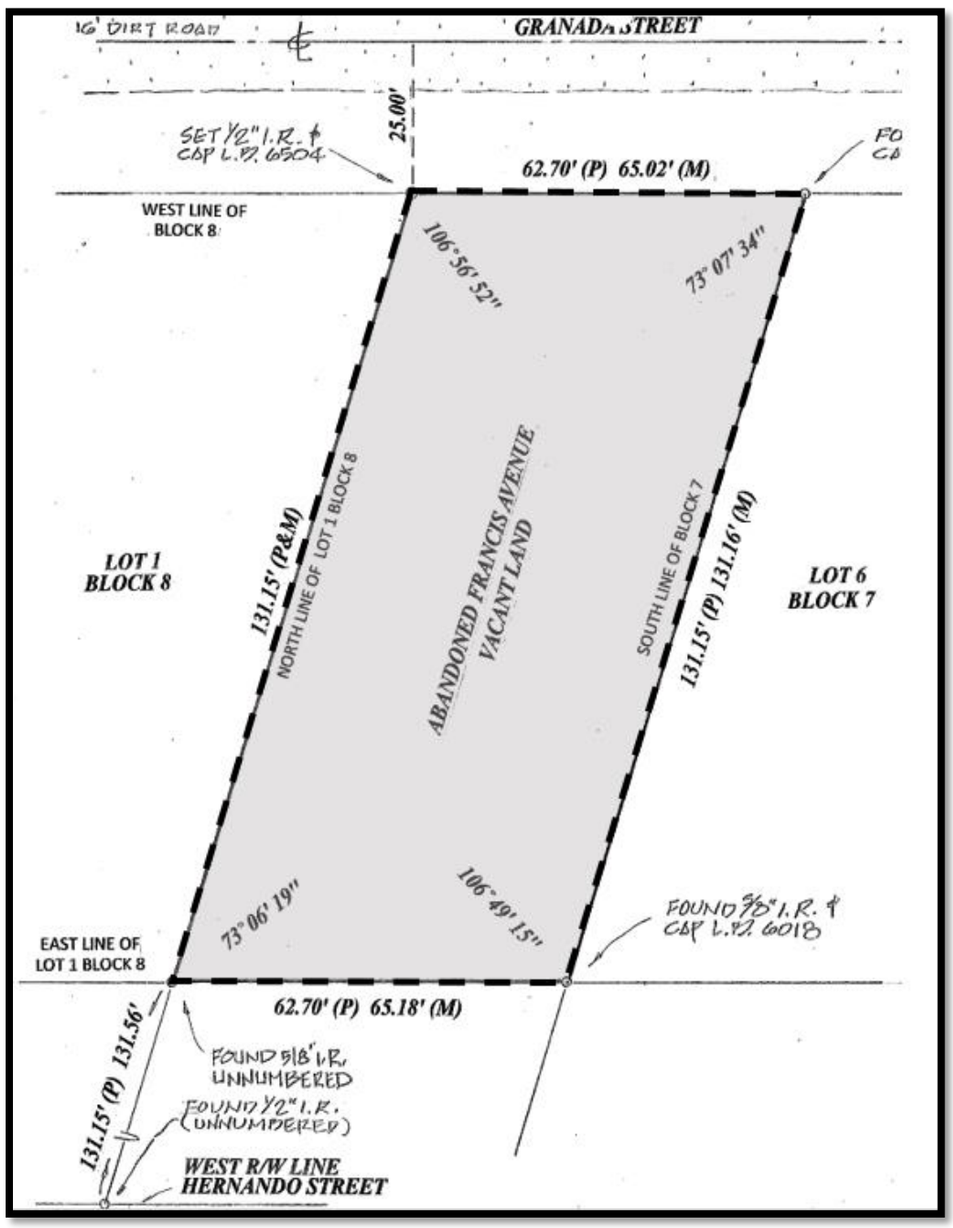
_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST:

(CITY SEAL)

_____
Linda W. Cox
CITY CLERK

EXHIBIT A
Sketch & Legal Description of Subject Property



FRANCIS AVENUE RIGHT-OF-WAY, BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1 BLOCK 8 OF SAID PLAT OF PALM HAVEN AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 6 BLOCK 7 OF SAID PLAT OF PALM HAVEN AND ON THE WEST BY THE NORTHERN EXTENSION ON THE WEST LINE OF BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 AND ON THE EAST BY THE NORTHERNLY EXTENSION OF THE EAST LINE OF LOT 1 BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7.

CONTAINING 0.19 ACRES OF LAND, MORE OR LESS.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, PE, City Manager
THROUGH:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Ordinance 19-029 - Abandonment of Unopened Right-of-Way** **The western portion of Frances Avenue, between Granada Street and Hernando Street**
BOARD DATE:	July 15, 2019

STAFF REPORT

Property Owner:	City of Fort Pierce
Applicant:	Granada Street Properties LLC – Henry Louden 500 S. Federal Highway, #1641 Hallandale, FL. 33008
Applicant's Request:	Approval of Abandonment of the western portion of Frances Avenue, between Granada Street and Hernando Street
Location(s):	The western portion of Frances Avenue, between Granada Street and Hernando Street
Abutting Parcel ID(s):	2401-502-0084-000-0 & 2401-502-0077-000-8

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R4-A	R-2

Land Area of Subject ROW: Approximately .19 acres

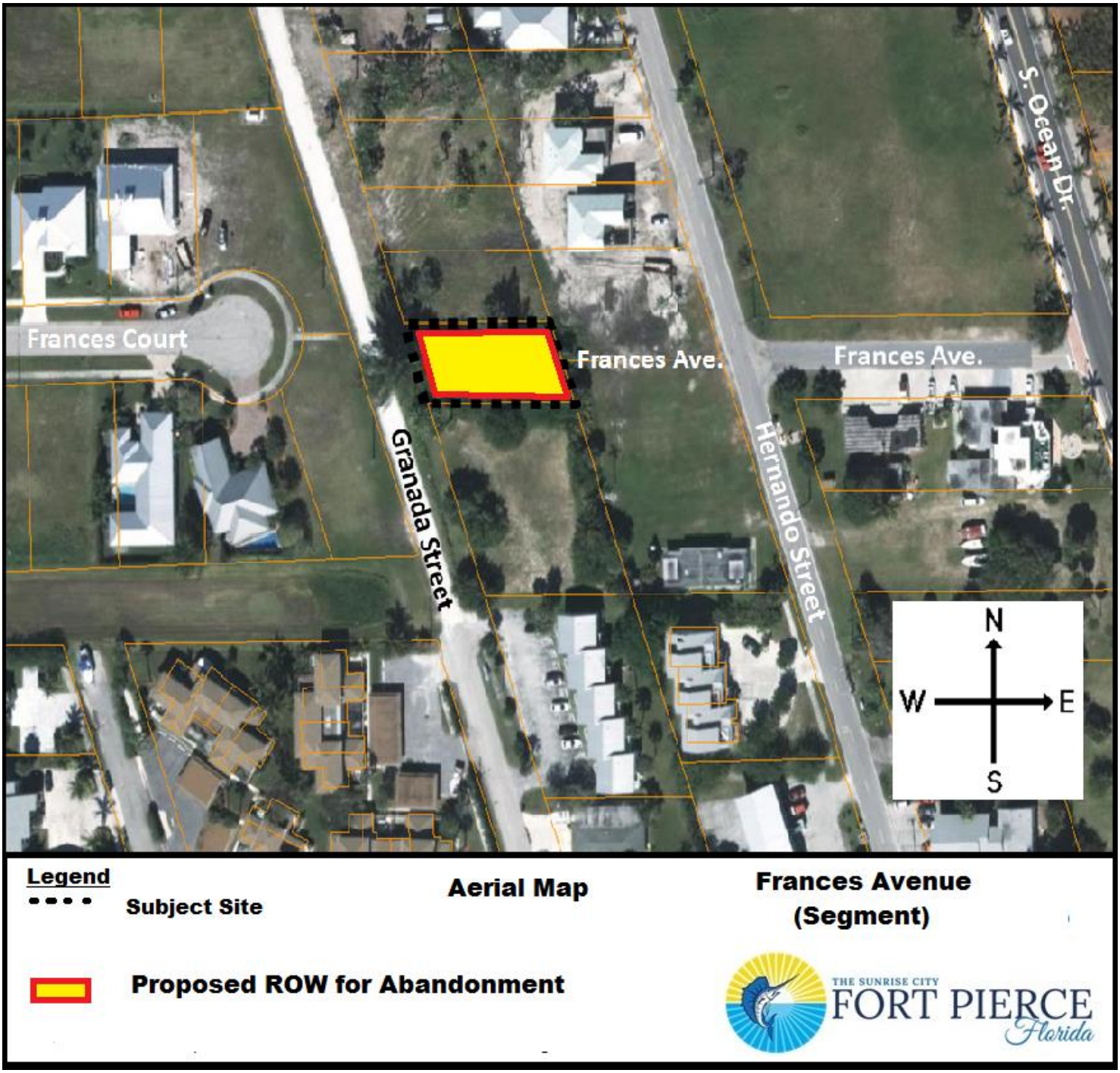
Staff Analysis:

Request

The segment of Frances Avenue has been unimproved and has not been utilized for utility infrastructure. The City Commission has already approved the abandonment of the eastern portion of Frances Avenue (between Granada Street and Hernando Street) on March 5, 2018. This right-of-way segment sought for abandonment offers minimal vehicular, pedestrian, or utility design advantage to the City, especially in its unimproved state.

The applicant owns the properties adjacent to the northern and southern half of the subject Frances Avenue right-of-way. The underlying objective for the applicant is a development consisting of approximately five (5) townhomes. The applicant has provided utility location reports and has stated that there is a utility line along the Granada Street/western border of the right-of-way. The entire right-of-way segment is being considered for abandonment, based upon Florida State Statutes Chapter 336. Florida State Statutes Chapter 336 mandates that an abandoned right-of-way be granted to adjacent property owners. Granada Street Properties owns all of the adjacent properties to the north and south. The applicant has provided an appraisal value of the entire Frances Avenue right-of-way at $58,000.

The Fort Pierce Utilities Authority (FPUA) has provided approval of the proposed abandonment. All other affected Departments have reviewed and approved the proposed Abandonment.



Technical Review Committee
All affected Departments have reviewed and approved the proposed Abandonment.

Planning Board Recommendation:

The Planning Board, at their June 11th, 2019 meeting, voted unanimously to recommend **approval** of the request.

Staff Recommendation:
Staff recommends that the City Commission **APPROVE** the requested abandonment.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Abandonment

Property address or Location: Granada Street & Frances Ave

Parcel ID #(s): 2401502008400000 & 2401502007700008

Project description: Abandoned Roadway at Frances Ave & Granada St.

Property Owner(s)
GRANADA STREET PROPERTIES, LLC.
500 S Federal Hwy, #1641
Street Address
Hallandale FL 33008
City State Zip
3055252545
Phone Number
HTLOUDEN@gmail.com
Email Address

Applicant/Representative, Title, Company
GRANADA STREET PROPERTIES, LLC. C/O Henry Louden
500 S Federal Hwy, #1641
Street Address
Hallandale FL 33008
City State Zip
3055252545
Phone Number
HTLOUDEN@gmail.com
Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Miami Dade

The foregoing instrument was acknowledged before me this 15th day of April, 20 19, by Henry Louden who is personally known to me or has produced _____ as identification.

ALDO CACEDA
Signature of Notary

(seal)

ALDO CACEDA
Notary Public – State of Florida
Commission # GG 139022
My Comm. Expires Aug 28, 2021
Bonded through National Notary Assn.

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

TO BE COMPLETED BY STAFF

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

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

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ Current survey, including property size
- ☐ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ☐ Encumbrance Title Search
- ☐ Complete, notarized application

Application Type:

☐ Easement Abandonment ☒ Right-of-Way Abandonment

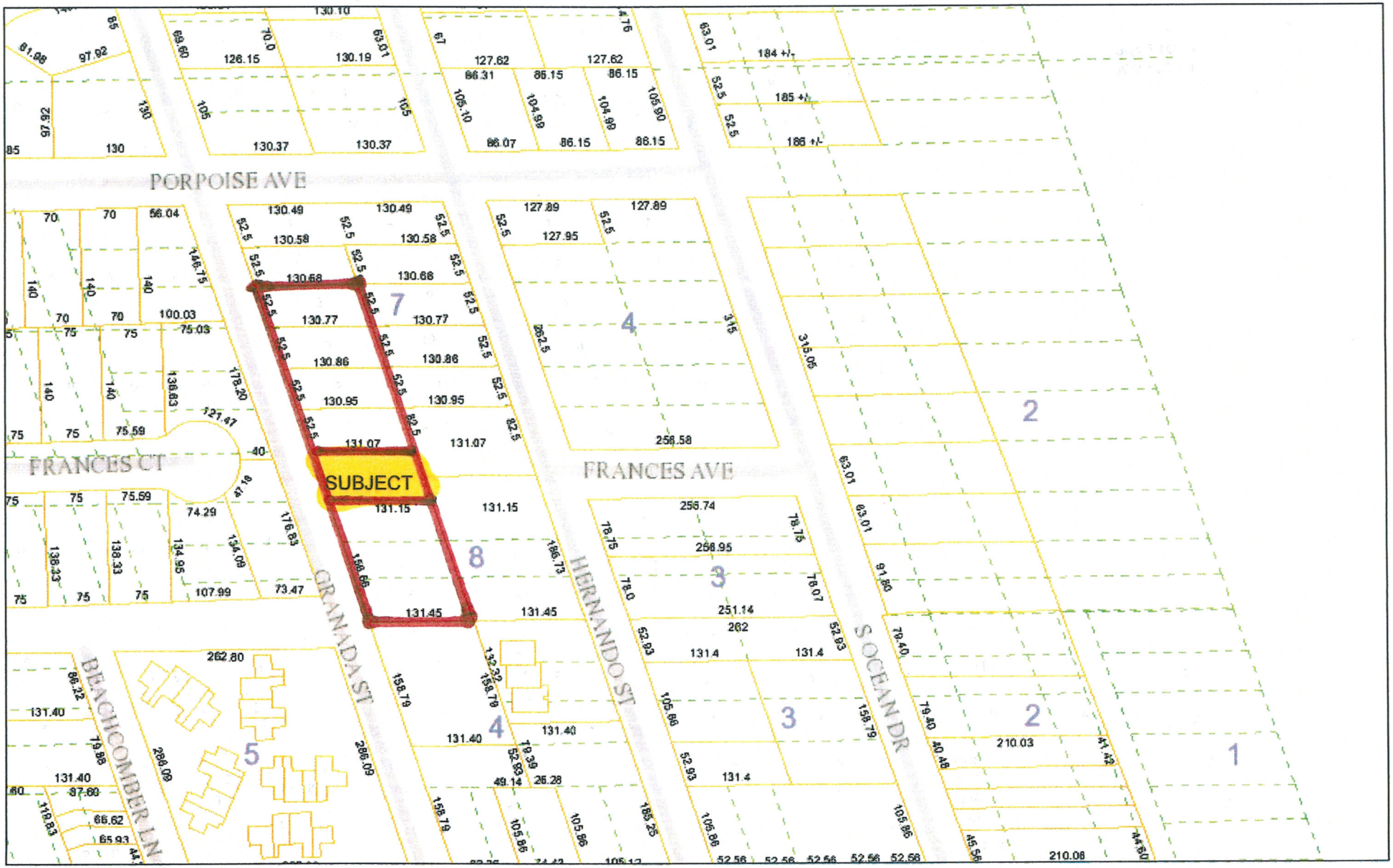
Reason for Abandonment Request: NON-USE OF EASEMENT

List any utilities visible or known to exist in the right of way/easement: NONE

Is the right of way in use or unopened? ☐ In Use ☒ Unopened

Application Outlook

Michelle Franklin, CFA - Saint L cie County Property Appraiser



April 17, 2018

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

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

Legend

Subject Site

Proposed ROW for Abandonment

Aerial Map

Frances Avenue (Segment)

THE SUNRISE CITY
FORT PIERCE
Florida

Saint Lucie County Property Appraiser
Michelle Franklin CFA

generated: Friday, April 19, 2019
el Report

Parcel

Parcel ID:	2401-502-0077-000-8
Property ID:	179990
Owner 1:	Granada Street Properties LLC
Site Address:	GRANADA ST

Owner

Owner 1:	Granada Street Properties LLC
Owner 2:	
Owner 3:	
Mailing Address:	500 S Federal HWY, Unit Unit 1641 Hallandale Beach, FL 33008-6071

Overview

Primary Land Use:	0000 - Vac Res
District Group:	9022 - Fort Pierce
Subdivision:	Palm Haven Subdivision
Just/Market Value:	$45,100
Finished Area:	
Acres:	0.16
Total Area:	6,969

Legal Description

Legal Description: PALM HAVEN S/D-UNIT 1- BLK 7 LOT 6 (0.16 AC - 6,969 SF)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2018	$45,100	$0	$45,100	$0	$43,450	$0	$43,450	$1,650	$0
2017	$39,500	$0	$39,500	$0	$39,500	$0	$39,500	$0	$0
2016	$39,500	$0	$39,500	$0	$39,500	$0	$39,500	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2015	0.2	$10.80

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	2014
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

Line Number	Units	Unit Type
1	6,969	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
04/08/2019	$130,000	0205	WD	Danks Jr Keith D	4255-1295	Clerk of Courts
08/05/2015	$42,900	0001	WD	Steiner David	3775-2680	Clerk of Courts
04/16/2014	$100	0311	CT	Ocean Vue Development Corp	3622-785	Clerk of Courts

Photos

Saint Lucie County Property Appraiser
Michelle Franklin CFA

t generated: Friday, April 19, 2019

Your report is loading.

Parcel Report

Parcel

Parcel ID:	2401-502-0084-000-0
Property ID:	14902
Owner 1:	Granada Street Properties LLC
Site Address:	GRANADA ST

Owner

Owner 1:	Granada Street Properties LLC
Owner 2:	
Owner 3:	
Mailing Address:	500 S Federal HWY, Unit Unit 1641 Hallandale Beach, FL 33008-6071

Overview

Primary Land Use:	0000 - Vac Res
District Group:	9022 - Fort Pierce
Subdivision:	Palm Haven Subdivision
Just/Market Value:	$134,800
Finished Area:	
Acres:	0.472
Total Area:	20,577

Legal Description

Legal Description: PALM HAVEN S/D-UNIT 1- BLK 8 LOTS 1, 3 AND 5 (OR 4123-236)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2018	$134,800	$0	$134,800	$0	$134,800	$0	$134,800	$0	$0
2017	$117,900	$0	$117,900	$0	$117,900	$0	$117,900	$0	$0
2016	$117,900	$0	$117,900	$0	$117,900	$0	$117,900	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

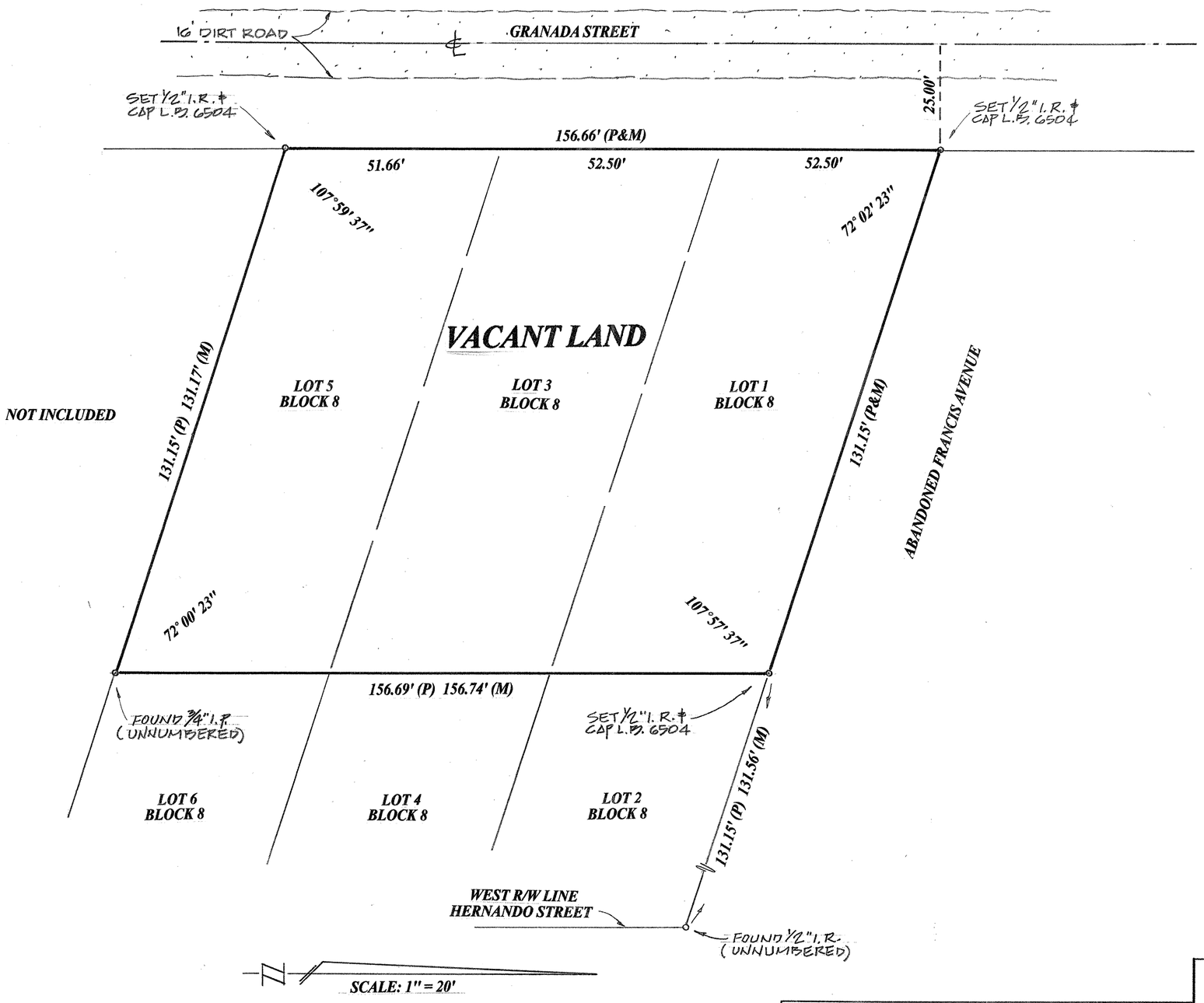
Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	1999	1	$54.00

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	2014
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0



LOTS 1, 3, AND 5, BLOCK 8

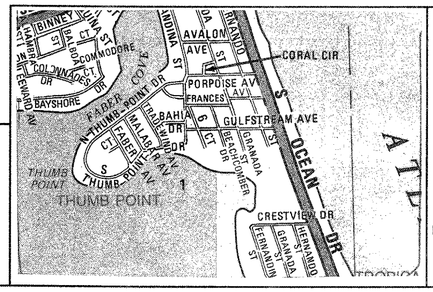
PALM HAVEN SUBDIVISION

According To The Plat Recorded In Plat Book 8, Page 44, Recorded In The Public Record Of Saint Lucie County, Florida Said Land Situate, Lying, And Being In Saint Lucie County, Florida .

NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING BASE
2) NO ABSTRACT OR TITLE SEARCH WAS PREFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 UNLESS OTHERWISE NOTED
4 NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

O.R.B. = official record book	TRAN. = transformer pad	P.B. = plat book	P = plat	P.G. = page
C.B.S. = concrete block structure	F.P.&L. = Florida power and light	TYP. = typical	Ø = power pole	I.R. = iron rod
P.C.C. = point of compound curve	CM = concrete monument	R/W = right-of-way	M = MEASURED	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse	△ = central angle	I.P. = IRON PIPE	D = deed
P.O.C. = point of commencement	P.I. = point of intersection	Ⓑ = bearing basis line	RP = radius point	O/S = offset
P.O.B. = point of beginning	P.T. = point of tangency	ASPH = asphalt	L = ARC LENGTH	CONC. = concrete
D/E = drainage easement	⌀ = not field measured	M.H. = manhole	CL = centerline	ESMT. = easement
C.M.P. = corrugated metal pipe	WPF = wood privacy fence	U/E = utility easement	ALUM. = aluminum	CALC. = calculated
R.L.S. = registered land surveyor	CHATT = chattahoochee	CLF = chain link fence	P.C. = point of curvature	
L.B. = licensed business	ELEV = elevation	P.R.M. = permanent reference monument		



NORTH
NOT TO SCALE
NORTH VICINITY MAP

Renner Burgess, Inc.
LAND SURVEYING

801 S.E. 6th Ave., Suite 101
Delray Beach, Fl 33483
Phone 561-243-4624
Fax 243-4869

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY A BURGESS PLS 5089

CERTIFIED TO:

FLOOD ZONE AE ELEV. 8
MAP No 12028C0183J
MAP DATE 2-16-12

DATE 4-11-18
JOB NO 4-18-017

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

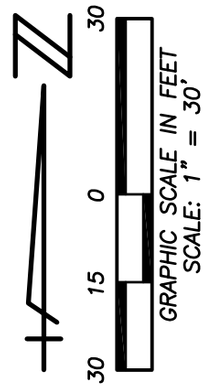
TYPE OF SURVEY:	BOUNDARY	PLOT PLAN	U/C TIE IN	FINAL	TOPOGRAPHIC
COMPLETED ON:	3-28-19				

LEGAL DESCRIPTION:

LOT 6 IN BLOCK 7 OF PALM HAVEN UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 51, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

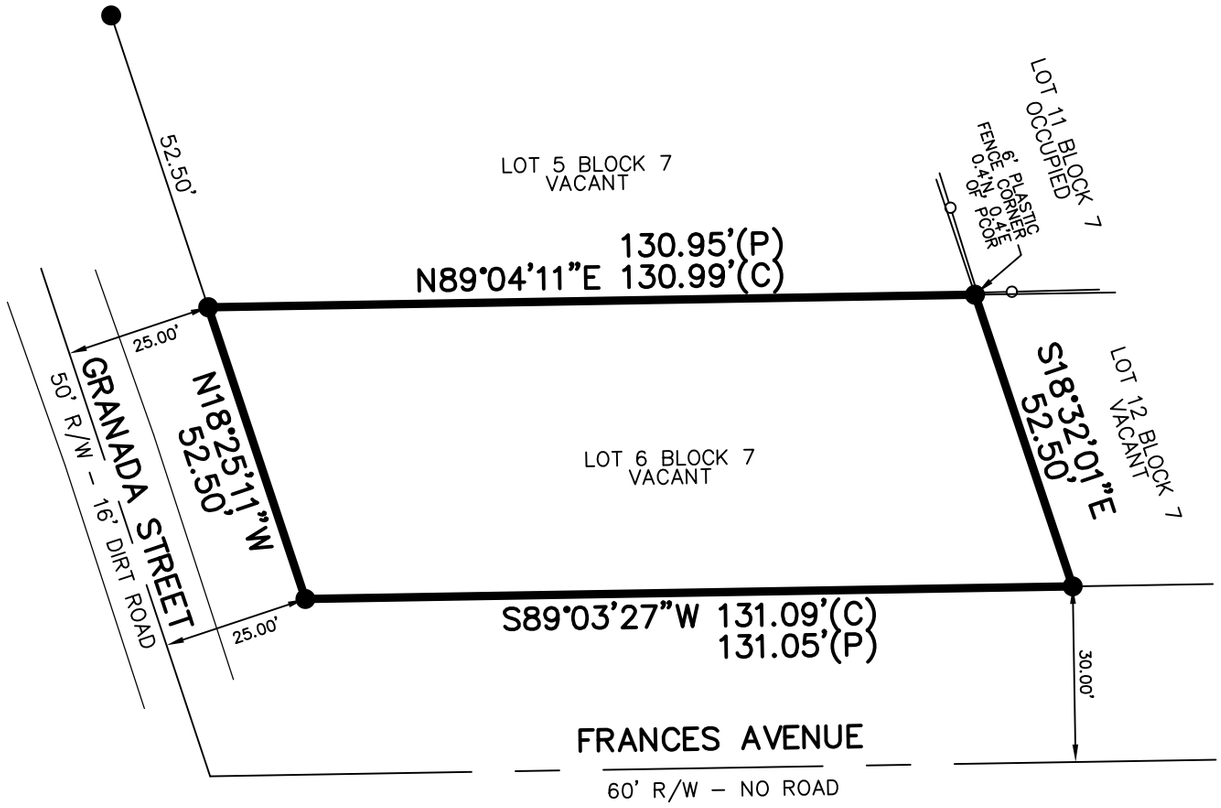
ABBREVIATIONS:

(C) = CALCULATED
(M) = MEASURED
(P) = PLATTED
CBS = CONCRETE BLOCK STRUCTURE
CMP = CORRUGATED METAL PIPE
CLF = CHAIN LINK FENCE
CNS = COULD NOT SET
CONC = CONCRETE
FFE = FINISHED FLOOR ELEVATION
FND = FOUND 5/8" IRON REBAR
IRC = 5/8" IRON REBAR WITH PLASTIC CAP
IR = 5/8" IRON REBAR
PCOR = PROPERTY CORNER
PL = PROPERTY LINE
PUDE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
R/W = RIGHT-OF-WAY
● = SET 5/8" IRON REBAR WITH PLASTIC CAP "AJP PSM 6330"



SURVEYOR'S REPORT:

1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
3. THIS SITE LIES WITHIN FLOOD ZONE "AE" BASE FLOOD ELEV= 8.0, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0183 J, EFFECTIVE DATE FEBRUARY 16, 2012.
4. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
5. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 6 AS BEING N18°25'11"W ACCORDING TO THE PLAT DESCRIBED HEREON.
6. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE NOTED.
7. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LISCENSED SURVEYOR AND MAPPER.
8. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.



GRANADA STREET

LAST FIELD DATE: 3-28-19

SCALE: 1"=30'	**ALEXANDER J. PIAZZA PSM, INC.**				CERTIFIED TO:
DATE: 3-28-19	Surveying • Mapping • Consulting				OCHOA & RUBIO, PA
DRAWN: CJM	619 SW Biltmore Street				OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
JOB NO.:	Port St. Lucie, Florida 34983				GRANADA STREET PROPERTIES, LLC.
19-4512	Phone: (772) 340-7770				
	Fax: (772) 340-2250				
	LB#7280				
DATE:	REVISIONS:				
FB/PG:	-	-	-	-	

ALEXANDER J. PIAZZA
License Number 6330
STATE OF FLORIDA

ALEXANDER J. PIAZZA
Professional Surveyor & Mapper
Florida Certificate No.: 6330

K:\REALTIME\PALM HAVEN\19-4512.dwg, 4/2/2019 1:34:09 PM

16' DIRT ROAD

GRANADA STREET

25.00'

SET 1/2" I.R. & CAP L.B. 6504

FOUND 5/8" I.R. & CAP L.B. 6018

62.70' (P) 65.02' (M)

WEST LINE OF BLOCK 8

106°56'52"

73°07'34"

LOT 1 BLOCK 8

131.15' (P&M)

NORTH LINE OF LOT 1 BLOCK 8

ABANDONED FRANCIS AVENUE VACANT LAND

SOUTH LINE OF BLOCK 7

131.15' (P) 131.16' (M)

LOT 6 BLOCK 7

SCALE: 1" = 20'

A PORTION OF A PLATTED RIGHT-OF-WAY AS PLATTED IN PALM HAVEN SUBDIVISION AS RECORDED IN PLAT BOOK 8 PAGE 44 OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA . BEING MORE PARTICULARLY DESCRIBED AS

BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1 BLOCK 8 OF SAID PLAT OF PALM HAVEN AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 6 BLOCK 7 OF SAID PLAT OF PALM HAVEN AND ON THE WEST BY THE NORTHERN EXTENSION ON THE WEST LINE OF BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 AND ON THE EAST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7

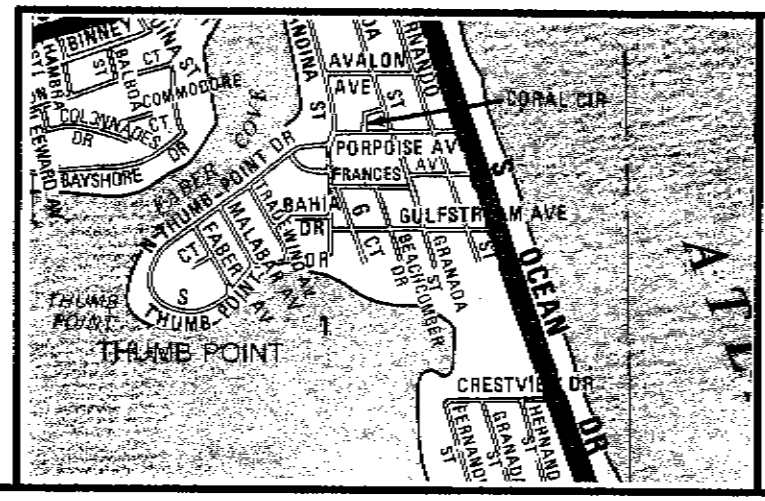
NOTES:

1) BEARINGS SHOWN HEREON ARE RELITAVE TO PLAT AND ARE ASSUMED.

2) NO ABSTRACT OR TITLE SEARCH WAS PREFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.

3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICA VERTICAL DATUM OF 1988 UNLESS OTHERWISE NOTED.

4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.



NORTH
NOT TO SCALE
NORTH VICINITY MAP

O.R.B. = official record book	TRAN. = transformer pad	P.B. = plat book	P = plat	P.G. = page
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P.O.C. = point of commencement	P.I. = point of intersection	Ⓑ = bearing basis line	RP = radius point	O/S = offset
P.O.B. = point of beginning	P.T. = point of tangency	ASPH = asphalt	L = ARC LENGTH	CONC. = concrete
D/E = drainage easement	# = not field measured	MH. = manhole	CL = centerline	ESMT. = easement
C.M.P. = corrugated metal pipe	WPF = wood privacy fence	U/E = utility easement	ALUM. = aluminum	CALC. = calculated
R.L.S. = registered land surveyor	CHATT = chattahoochee	CLF = chain link fence	P.C. = point of curvature	
L.B. = licensed business	ELEV = elevation	P.R.M. = permanent reference monument		

Reiner Burgess, Inc.
LAND SURVEYING
801 S.E. 6th Ave., Suite 101
Delray Beach, Fl 33483
Phone 561-243-4624
Fax 243-4869

CERTIFIED TO:

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY A BURGESS PLS6668

FLOOD ZONE: AE ELEV. 8
MAP NO.: 12028C0183J
MAP DATE: 2-16-12

DATE: 4-11-18
JOB NO. 4-18-017
REVISED:

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

FOUND 5/8" I.R. & CAP L.B. 6018

62.70' (P) 65.18' (M)

EAST LINE OF LOT 1 BLOCK 8

73°06'19"

106°49'15"

131.15' (P) 131.56'

FOUND 5/8" I.R. UNNUMBERED

FOUND 1/2" I.R. (UNNUMBERED)

WEST R/W LINE HERNANDO STREET

Granada Street Properties, LLC.

500 S Federal Hwy, #1641, Hallandale, FL 33008; Phone-954-554-0821

April 15, 2019

To: Technical Review Board, Planning Board, & City Commission

From: Henry Louden

Granada Street Properties, LLC.

Subject: Abandonment Letter

Frances Ave, between Granada Street and Hernando Street

I am asking for your approval to abandon a portion of unopened right-of-way, the road called Frances Ave, between Granada Street and Hernando Street.

In an effort to advance investment, redevelopment, and infill on Hutchinson Island, I'm submitting the application for abandonment of the portion abutting property within my control.

The abandonment of the un-open right-of-way would provide capacity to join two parcels presented held, to expand holdings for consideration of a development application for construction of nine coastal style, single-family townhomes on these lots. I have attached a sample drawing and photos of the home. It will be on stilts with parking below.

I am working on a conceptual lot configurations and setbacks, which will be beneficial in showing you the concept. Below is a draft concept showing the land and the proposed homes.

Property Title Search Services

Phone: 866-425-1184 – Fax: 866-425-1185

Email: info@propertytitle.com

Invoice for Order #: Granada Street Properties, LLC.

PREPARED FOR:

Customer:	Granada Street Properties, LLC.
Order #:	Granada Street Properties, LLC.
Date Ordered:	4/1/2019
Total:	$50.00

SUMMARY OF PRODUCTS BILLED FOR ORDER

Product	Code	Price
FL RES O and E	FLOE	$50.00

PROPERTY ADDRESS

Street Address	Frances Ave
City	Fort Pierce
State	Florida
County	St. Lucie

ORDER PARTIES

Property Title Search Services

TITLE SEARCH REPORT

File #: Granada Street Properties, LLC. Associated File # 9912252

Property Title Search Services and/or their agent has searched the St. Lucie County, Florida records for the period shown relative to title to the real property described below and provides the following title search report (TSR) for Granada Street Properties, LLC.

Search Type: FL RES O and E

The search period was to at 08:00

Property Address: Frances Ave., Fort Pierce, FL

Seller:

Buyer/Borrower:

Title Vested In:

Interest or estate (Fee Simple/leasehold):

Taxes

Mortgage, Liens & court

Note: O and E Order, please see attached report

Additional Matters of Record

Note: O and E Order, please see attached report

County Notes

Tax Contact Info:
772.462.1650

Tax Site:
http://www.tcslc.com/home/default.asp

Notice: This report, as written (and any supplements or amendments hereto), is issued solely for use in connection with the issuance of Commitments for Title Insurance, Policies of Title Insurance, Preliminary and Final Judicial Reports, or Title Guarantees of Premier Title Guaranty Company. This report shall not be considered, nor used as a commitment or policy of title insurance.

THIS REPORT IS NOT AN ABSTRACT, EXAMINATION, REPORT, OR REPRESENTATION OF FACT OR TITLE AND DOES NOT CREATE AND SHALL NOT BE THE BASIS OF ANY CLAIM FOR NEGLIGENCE, NEGLIGENT MISREPRESENTATION OR OTHER TORT CLAIM OR ACTION. THE SOLE LIABILITY OF COMPANY AND ITS TITLE INSURANCE AGENT SHALL ARISE UNDER AND BE GOVERNED BY THE CONDITIONS OF THE COMMITMENT.

Document List:

Link to download all images: TSR Images

RECORDED	PARTY 1	PARTY 2	INST. TYPE	INST. NO.	REMARKS
01/07/1970	County of ST. Lucie	Palm Haven	PLAT (Plat_map)	Book 8, Page 44	

Revised Plat Of

PALM HAVEN SUBDIVISION

St Lucie County, Fla

Scale 1"=100 February 9, 1948

Being the South 336 ft of Govt Lot 1 and North one half of Govt Lot 4

Sec 1 - Twp 35S - R 40E

CERTIFICATE OF DEDICATION

CERTIFICATE OF APPROVAL

CERTIFICATE OF APPROVAL

ENGINEERS CERTIFICATE

SUNRISE ENGINEERING CO.

PALM HAVEN SUBDIVISION

Property Info Corporation

File No.: Granada Street Properties, LLC.

OWNERSHIP AND ENCUMBRANCE REPORT

THIS CERTIFIES, that according to the records in the Office of the Clerk of the Circuit Court of St. Lucie County, State of Florida, from 3/9/1948 to 4/12/2019 @ 08:00 AM:
NO DEEDS FOUND OF RECORD of the following described land (hereafter referred to as the "Property"), situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

LEGAL DESCRIPTION:

Frances Avenue as depicted in Revised Plat of Palm Haven Subdivision according to the plat thereof as recorded in Plat Book 8, Page 44, Public records of St. Lucie County, Florida.

SUBJECT TO THE FOLLOWING:

N/A

MISCELLANEOUS INSTRUMENTS:

Dedication to Public noted on plat recorded in Plat Book 8, Page 44, Public records of St. Lucie County, Florida.

(The items shown herein are the only pertinent instruments affecting the above land, for the period stated above)

THIS COMPANY, in issuing this O and E Report (hereinafter referred to as the "report"), assumes no liability on account of any instrument or proceedings, in the chain of title to the property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid.

The Company's liability for this report is limited to $1,000 and extends only to the Customer who placed the order with the Company. No one else may rely upon this report. Customer, by accepting this report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount stated above. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Issued: 4/12/2019
Property Info Corporation

HLouden@genexbldr.com

From: irth_host@callsunshine.com
Sent: Wednesday, June 27, 2018 7:01 AM
To: hlouden@genexbldr.com
Subject: Response to Sunshine State One Call ticket 173810841

The following facility operators have responded for this locate request:

Ticket 173810841
FL : ST LUCIE County, Ft Pierce City
0 FRANCES AVE

FT PIERCE UTILITIES AUTHORITY
- Marked

A T & T/ DISTRIBUTION
- ***Response has not been entered***

COMCAST CABLE
- ***Response has not been entered***

CITY OF FORT PIERCE
- ***Response has not been entered***

The most up-to-date response status can always be gathered at
http://www.online811.com/IRTHOneCall/ or by calling 1 - (800) 852 - 8057.

HLouden@genexbldr.com

From: irthnet@callsunshine.com
Sent: Tuesday, June 26, 2018 11:11 AM
To: hlouden@genexbldr.com
Subject: Ticket 173810841 - Response to dig request

==========

To: GEN-EX BUILDERS LLC Attn: HENRY LOUDEN
Voice: 3055252545 Fax: 9546283340
Re: Response to dig request

This is an important message from the Fort Pierce Utilities Authority replying to your request to locate our underground facilties.

==========

Ticket: 173810841
County: ST LUCIE Place: Ft Pierce
Address: 0 FRANCES AVE

FTPRCE:
The Fort Pierce Utilities Authority has marked its facilities as requested on the Sunshine One Call Ticket.

==========

If you have any questions, please contact the Fort Pierce Utilities Authority, between 7:00 am, and 3:30 pm, weekdays, at 772-466-1600 extension 6226. For emergencies after hours and weekends, call 772-466-7703. Thank you.

==========

This message was generated by an automated system. Please do not reply to this email.

HLouden@genexbldr.com

From: irthnet@callsunshine.com
Sent: Tuesday, June 26, 2018 11:11 AM
To: hlouden@genexbldr.com
Subject: Ticket 173810841 - Response to dig request

==========

To: GEN-EX BUILDERS LLC Attn: HENRY LOUDEN
Voice: 3055252545 Fax: 9546283340
Re: Response to dig request

This is an important message from the Fort Pierce Utilities Authority replying to your request to locate our underground facilties.

==========

Ticket: 173810841
County: ST LUCIE Place: Ft Pierce
Address: 0 FRANCES AVE

FTPRCE:
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==========

This message was generated by an automated system. Please do not reply to this email.

HLouden@genexbldr.com

From: irth_host@callsunshine.com
Sent: Monday, June 25, 2018 11:29 AM
To: hlouden@genexbldr.com
Subject: SSOCOF CONFRM 2018/06/25 #00000 173810841-001 NORM NEW

CONFRM 00000 CALL SUNSHINE 06/25/18 11:28:29ET 173810841-001 REXMIT GRID FRANCES AVE ROW
Ticket : 173810841 Rev:001 Taken: 06/25/18 11:09ET Old Tkt: 173810841 Taken: 06/22/18 20:28ET
Oper: Ano

State: FL Cnty: ST LUCIE GeoPlace: FT PIERCE
CallerPlace: FT PIERCE
Subdivision: PALM HAVEN

Address : 0
Street : FRANCES AVE
Cross 1 : GRANADA ST
Within 1/4 mile: Y

Locat: ENTIRE PROPERTY; REAR OF PROPERTY; WORK IN DRIVEWAY AREA; FRONT OF PROPERTY; SIDE OF PROPERTY; WORK IN PLANTER AREA; PERIMETER OF PROPERTY; WORK FROM STREET TO ADDRESS; WORK IN SIDEWALK AREA
:
Remarks : CENTER CORRECTION TO GRIDS FRANCES AVE HAS NO ADDRESSES ON IT
JUST A R/O/W PER CALLER WE ARE ASKING FOR LOCATIONS OF ANY UTILITIES ON
FRANCES AVE BETWEEN GRANADA ST & HERNANDO ST
*** LOOKUP BY MANUAL ***
:
Grids : 2727A8017B 2727A8017C 2727B8017B 2727B8017C

Work date: 06/26/18 Time: 23:59ET Hrs notc: 036 Category: 3 Duration: 12 MONS Due Date : 06/26/18 Time: 23:59ET Exp Date : 07/23/18 Time: 23:59ET Work type: FENCE INSTALLATION Boring: N White-lined: Y
Ug/Oh/Both: U Machinery: Y Depth: 3LF Permits: N N/A Done for : DEVELOPER

Company : GEN-EX BUILDERS LLC Type: CONT Co addr : 500 S FEDERAL HWY
City : HALLANDALE State: FL Zip: 33008
Caller : HENRY LOUDEN Phone: 305-525-2545 Contact : HENRY LOUDEN Phone: 305-525-2545
BestTime: 8AM
Fax : 954-628-3340
Email : HLOUDEN@GENEXBLDR.COM

Submitted: 06/25/18 11:09ET Oper: SAN
Mbrs : CC1283 CFP615 FTPRCE LS1104 SB2186 SBF02

AN APPRAISAL REPORT OF
A 0.19 Acre Public Right of Way
Located at
Francis Avenue & Hernando Street
Fort Pierce, St. Lucie County, Florida

PREPARED FOR
Mr. Henry Louden
Granada Street Properties, LLC
500 South Federal Highway, #1641
Hallandale, Florida 33008

"AS IS" ESTIMATE AS OF
May 07, 2018

PREPARED BY
THOMAS JOHNSON & ASSOCIATES, INC.
REAL ESTATE APPRAISAL & CONSULTANTS

THOMAS J. JOHNSON, MAI, SRA
STATE CERTIFIED GENERAL
REAL ESTATE APPRAISER-RZ798

NIKOLAUS M. SCHROTH, CCIM,
STATE CERTIFIED GENERAL
REAL ESTATE APPRAISER-RZ3704

CRISTEN G. CROSBY
REGISTERED TRAINEE APPRAISER RI24326

18-060

AN APPRAISAL REPORT OF
A 0.19 Acre Public Right of Way
Located at
Francis Avenue & Hernando Street
Fort Pierce, St. Lucie County, Florida

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18-060

THOMAS JOHNSON & ASSOCIATES, INC
APPRAISERS • CONSULTANTS

May 14, 2018

Mr. Henry Louden
Granada Street Properties, LLC
500 South Federal Highway
Hallandale, Florida 33008

Dear Mr. Louden:

Re: 18-060 NMS

In accordance with your request, we have made an inspection, analysis, and appraisal of the following:

A 0.19 Acre Public Right of Way
Located at
Francis Avenue & Hernando Avenue
Fort Pierce, St. Lucie County, Florida

As a result of our investigation and analysis of the information outlined in this report, we hereby submit that the "As Is" Market Value of the Fee Simple Estate of the subject property as of May 07, 2018, is as follows:

FIFTY-EIGHT THOUSAND DOLLARS

$58,000

The subject is a 0.19 acre or 8,235 square foot parcel located on the west side of Hernando Street, across the street from Frances Court on Hutchinson Island, Florida. The property is level however, there is some vegetation present that would need to be cleared prior to development of the land. Zoning is R4A and is compatible with the Medium Density Residential Hutchinson Island designation.

The property is not known to have been inspected for environmental contamination, such as underground storage tanks, drums of known or unknown contents, evidence of waste disposal such as sludge, paints, chemical residues, oil spillage, asbestos, etc. No environmental contamination is known to exist by the appraiser. The appraiser was not provided with an environmental survey of the subject. A description of the property appraised together with an explanation of the valuation procedures utilized is contained within the body of the report. This letter is made part of this report and subject to the Limiting Conditions as set forth herein. This appraisal is intended to comply with Federal

THOMAS JOHNSON & ASSOCIATES, INC
APPRAISERS • CONSULTANTS

May 14, 2018

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Granada Street Properties, LLC
500 South Federal Highway
Hallandale, Florida 33008

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Located at
Francis Avenue & Hernando Avenue
Fort Pierce, St. Lucie County, Florida

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reporting standards and the standards and reporting requirements of the Uniform Standards of Professional Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation. This is a Commercial Appraisal Report of the subject property.

Sincerely,

Thomas J. Johnson, MAI, SRA
State Certified General Real Estate Appraiser RZ798

Nikolaus Martin Schroth, CCIM
State Certified General Real Estate Appraiser RZ3704

Cristen G. Crosby
Registered Trainee Appraiser RI24326

CERTIFICATION

The undersigned hereby certify that, except as otherwise noted in this appraisal report:

1) It is acknowledged that Cristen Crosby, Registered Trainee Appraiser RI24326, under the direct supervision of Thomas J. Johnson, MAI, SRA, State Certified General Real Estate Appraiser RZ798, made a significant professional contribution to this appraisal, consisting of participating in the property's inspection, conducting research on the subject, competitive markets and comparable data, performing appraisal analyses and assisting in the report writing, all under the appropriate supervision.

2) I, Thomas J. Johnson, MAI, SRA, the supervisory appraiser of a registered trainee who contributed to the development or communication of this appraisal, hereby accepts full responsibility for any work performed by the registered appraiser trainee named in this report for any work performed by the registered appraiser trainee named in this report as if it were my own work.

3) Nikolaus M. Schroth and Cristen Crosby have personally inspected the property that is the subject of this appraisal report.

4) The statements of fact contained within this report are true and correct, and no pertinent facts affecting value have been knowingly withheld.

5) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions.

6) I/We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

7) I/We have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

8) My/Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

9) My/Our compensation for completing this assignment is not contingent upon developing or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

10) The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

11) As of the date of this report, Thomas J. Johnson, MAI, has completed the continuing education program of the Appraisal Institute.

12) The use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Board.

13) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

14) Thomas J. Johnson and Nikolaus M. Schroth currently hold the appropriate State certification allowing the performance of real estate appraisals in connection with federally related transactions in the state in which the subject property is located.

15) Cristen Crosby currently holds the appropriate Trainee License allowing the performance of real estate appraisals in connection with federally related transactions in the state in which the subject property is located, under the supervision of Thomas J. Johnson.

16) I/We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

17) The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

18) The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

Thomas J. Johnson, MAI, SRA
State Certified General Real Estate Appraiser RZ798

Nikolaus Martin Schroth, CCIM
State Certified General Real Estate Appraiser RZ3704

Cristen G. Crosby
Registered Trainee Appraiser RI24326

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SUMMARY OF SALIENT FACTS

LOCATION:	East side of Granada Street, Across the street from Frances Court, Hutchinson Island, St. Lucie County, FL
OWNER OF RECORD:	City of Fort Pierce
IMPROVEMENTS:	N/A; Vacant Land
SITE SIZE:	0.19 Acres, 8,276 SF
ZONING & LAND USE:	R4A, Medium Density, St. Lucie County
FLOOD ZONE:	"AE" Map #12111C0183J, dated 02/16/2012
CENSUS TRACT:	3913.00, City of Fort Pierce
HIGHEST AND BEST USE:	
(AS VACANT):	Develop with a medium density, multi-family use
(AS IMPROVED):	N/A; Vacant Land
INTEREST APPRAISED:	Fee Simple Estate

VALUE INDICATIONS –

Value Reconciliation	
Cost Approach	N/A
Sales Comparison Approach	$58,000
Income Approach	N/A
Final Value Conclusion	$58,000

DATE OF APPRAISAL:	May 07, 2018
DATE OF REPORT:	May 14, 2018
ESTIMATED MARKETING TIME:	6-12 Months

HYPOTHETICAL CONDITIONS: "A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the date of the assignment results but is used for the purpose of analysis". – None employed

EXTRAORDINARY ASSUMPTIONS/ LIMITING CONDITIONS: "An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions". – None employed

COMPETENCY PROVISION: Thomas Johnson & Associates, Inc. and the signatories hereto have experience in the appraisal of properties similar to the subject and are qualified due to education, training and experience in the preparation of such reports to comply with the competency provision of USPAP and the State of Florida. All signatories are state licensed through November 2018.

APPRAISER: Thomas Johnson & Associates, Inc.

Thomas J. Johnson, MAI, SRA
State Certified General Real Estate Appraiser RZ798

Nikolaus M. Schroth, CCIM
State Certified General Real Estate Appraiser RZ3704

Cristen G. Crosby
Registered Trainee Appraiser RI24326

LOCATION MAP

IDENTIFICATION AND LOCATION OF SUBJECT PROPERTY

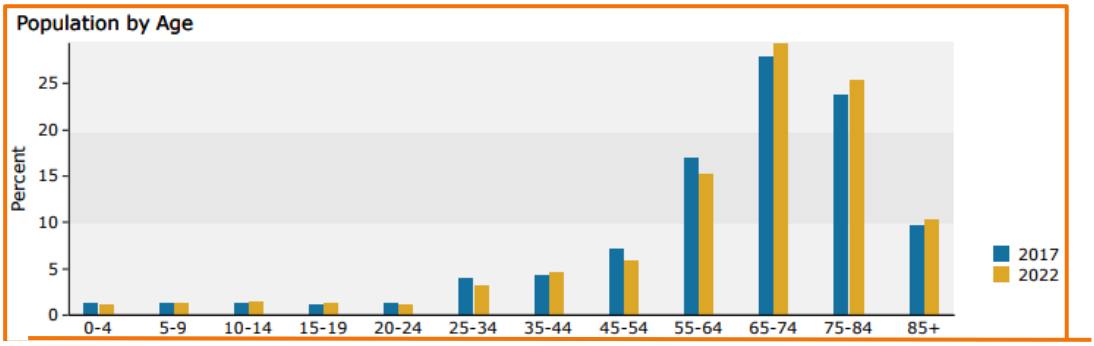
The subject is a 0.19-acre public right of way located on the east side of Granada Street across the street from Frances Court on Hutchinson Island. The parcel is situated on the northern section of South Hutchinson Island within the City of Fort Pierce. The subject's neighborhood is generally considered the South Beach neighborhood of Fort Pierce. In recent years, new development has started to occur in this area and has been well received by the market.

Hutchinson Island Neighborhood Analysis & Demographic Profile

Hutchinson Island is a 23-mile long barrier island on the East coast of Florida bounded on the east by the Atlantic Ocean, on the south by the St. Lucie Inlet, on the west by the Indian River and on the north by the Fort Pierce Inlet. The southern one-third of Hutchinson Island is part of unincorporated Martin County while the northern two-thirds is part of St. Lucie County. The island is connected to the mainland by three bridges, A1A connects at the northern end, in Fort Pierce, and southern end, in Stuart, and NE Causeway Boulevard connects in Jensen Beach.

Below is a chart that lists the past (2000;2010), present (2016) and future (2021) population, current households, current housing units, current median household income, current median home value, per capita income and median age for Sewall's Point, Martin County, Florida.

Hutchinson Island Demographic Profile	
Current Population	9,758
2000 Population	8,312
2010 Population	8,887
2017-2021 Projected Rate	1.40%
Current Households	5,641
Current Average Household Size	1.73%
% of Households with College Degree	47.1%
(2010) % Family Households	54.0%
(2010) % Non-Family Households	6.6%
% 65 Years and Over	61.3%
Current Housing Units	10,555
Current Median Household Income	51,882
Current Median Home Value	$268,938
Per Capita Income	$44,694
Median Age	69.2
Source: ESRI Economic & Social Research Institute	



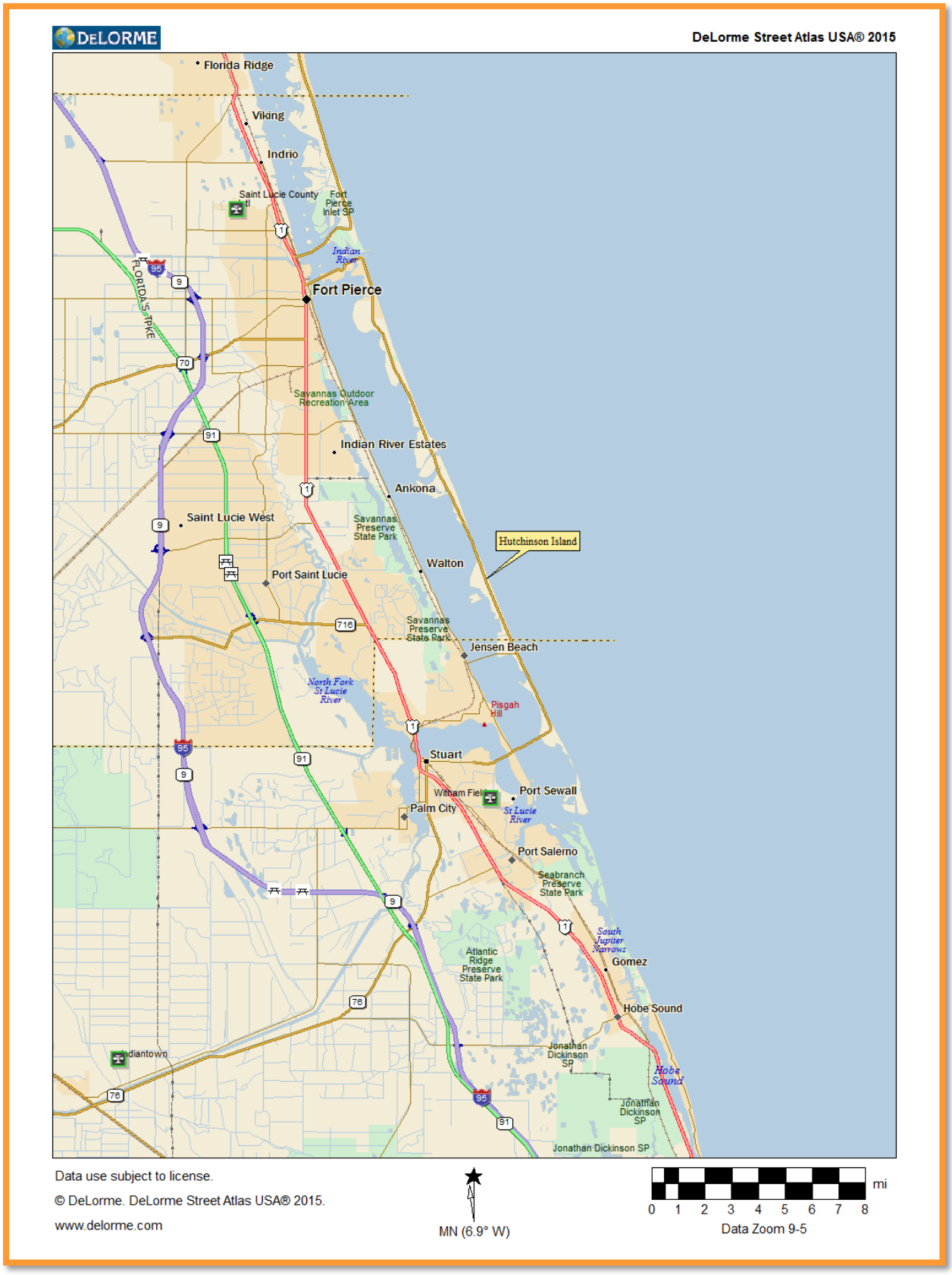
Neighborhood Access

The 23-mile-long island is connected to the mainland by three bridges, A1A connects at the northern end, in Fort Pierce, and southern end, in Stuart, and NE Causeway Boulevard connects in Jensen Beach. A1A is the only primary road on the island, running north to south. Other main arterial roadways such as US 1, The Florida Turnpike and I-95 can be accessed off the island to the west.

Airports, hospitals and school are all located on the mainland. Palm Beach International Airport (PBI) and Melbourne International Airport (MLB) are the closest major airports to the island. Several smaller airports such as Witham Field in Stuart, Vero Beach Municipal Airport and St. Lucie County International Airport are all located within 30 miles of the island.

The closest hospitals; Lawnwood Regional Medical Center in Fort Pierce, St. Lucie Medical Center in Port St. Lucie and Martin Medical Center in Stuart are all acute care hospitals with emergency centers and each containing over 200 beds. Lawnwood Regional has a Level II Trauma Center and in 2014 opened a Level III Neonatal Intensive Care Unit and a pediatric ER.

Schools for Hutchinson Island residents are also all located on the mainland with many schools in both Martin and St. Lucie County. As of 2017, both counties school districts received B rankings with St. Lucie County rising up from their C ranking in previous years.


DeLorme Street Atlas USA® 2015
Florida Ridge
Viking
Indrio
Saint Lucie County Fl
Fort Pierce Inlet SP
Indian River
Fort Pierce
FLORIDA'S TPKE
Savannas Outdoor Recreation Area
Indian River Estates
Ankona
Saint Lucie West
Savannas Preserve State Park
Hutchinson Island
Walton
Port Saint Lucie
Jensen Beach
North Fork St Lucie River
Pisgah Hill
Stuart
Witham Field
Port Sewall
Palm City
St Lucie River
Port Salerno
Seabranch Preserve State Park
South Jupiter Narrows
Gomez
Atlantic Ridge Preserve State Park
Hobe Sound
Jonathan Dickinson SP
Hobe Sound
Jonathan Dickinson SP
Jonathan Dickinson SP
Data use subject to license.
© DeLorme. DeLorme Street Atlas USA® 2015.
www.delorme.com
MN (6.9° W)
mi
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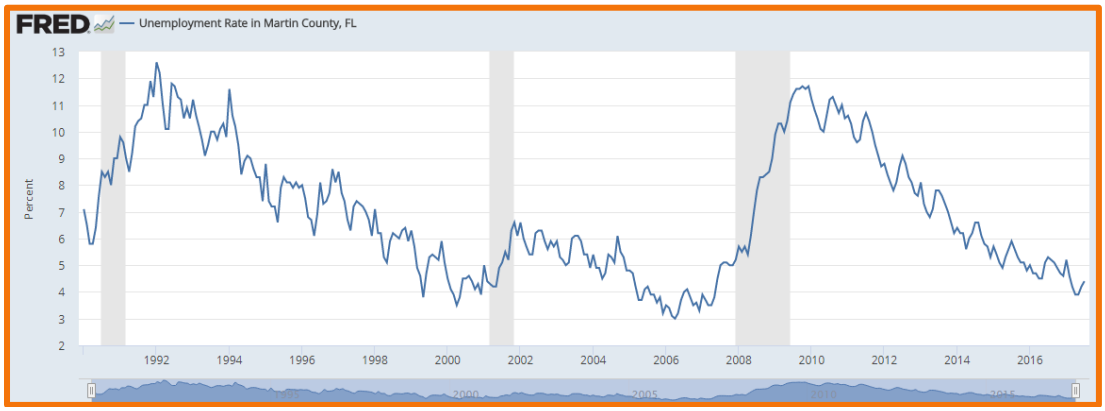
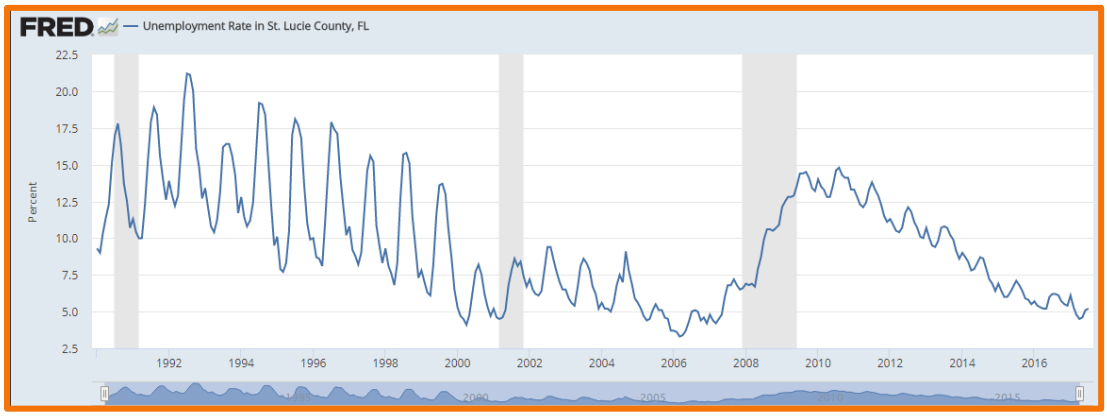
Data Zoom 9-5

Employment & Growth Management

Employment opportunities often influence people to move, a city's unemployment rate is a major indicator of an economy's overall health and lower unemployment rates often mean a region is better able to attract and retain skilled workers, new industries and retailers. Martin County's current unemployment rate is 4.4% and St. Lucie County's current unemployment rate is 5.2%. Below is an Unemployment Rate History Chart.



Unemployment Rate Chart – Martin County



Unemployment Rate Chart – St. Lucie County

Below is a chart that shows the Martin County Top Employers and number of employees.

St. Lucie County Top Employers	
Employer	**Employees**
School Board of St. Lucie County	5,416
Indian River State College	2,400
Lawnwood Regional Medical Center	1,339
City of Port St. Lucie	1,086
Convey Health Solutions	950
Walmart Distribution Center	890
Martin Health System	850
St. Lucie Medical Center	850
Florida Power & Light	829
Teleperformance	800
St. Lucie County	658
St. Lucie County Fire District	434
Treasure Coast Hospice	425
Blue Goose Growers/Construction	400
New Horizons of the treasure Coast	360
City of Fort Pierce	335
Pursuit Boats	318
Tropicana Products Inc.	295
Maverick Boat Company	275
McKesson	275
Source: Business Development Board of Martin County Florida	

Commercial & Industrial Market

The main commercial corridor, U. S. Highway No. 1, is located in Ft. Pierce, off the island and consists of a variety of commercial uses from big box retail, shopping center, regional and national tenants to mom and pop type retail/commercial. Other areas of commercial development throughout the area are concentrated mostly along the arterial streets such as Orange Avenue and Okeechobee Road. The commercial developments along Okeechobee Road includes a number of restaurants, an Outlet Center, big-box stores including Wal-Mart and Home Depot, and a variety of regional and national retail, restaurant, and service business that have developed around the larger national retailers. This area of Okeechobee Road also has very good access to Interstate 95 and Florida's Turnpike, with interchanges serving both of these highways within one mile of each other.

Orange Avenue is a commercial corridor, but inferior to that of Okeechobee Road. The commercial/retail tenants along Orange Avenue are predominately local business owners. The overall conditions of these buildings are inferior to that of buildings located along Okeechobee Road or U. S. Highway No. 1. The majority of their business comes from the residents who live within close proximity. Considering this, traffic counts are lower than that

of Okeechobee Road and U. S. Highway No. 1; therefore, the Orange Avenue market does not draw interest from national tenants.

Retail development within the Fort Pierce market area consist of two market areas, the eastern market located along U. S. Highway No. 1 and the western market centralized by the interchanges of Florida's Turnpike and Interstate 95 with Okeechobee Road. Development in the eastern area of the City consists of two Publix anchored centers, a K-Mart center and several older neighborhood strip centers. Publix and K-Mart both are located at the intersection of Virginia Avenue and U. S. Highway No. 1 with the second Publix location being north of Taylor Creek in a center originally developed as a Food Lion anchored plaza and primarily serves the North Hutchinson Island market. New development in this corridor consists of a Walgreens built in 2009 and a Save-A-Lot anchored center that was built in 2010 known as Coral Square Shoppes and West Marine. The Coral Square center was to be developed as an 182,000 square foot power center on the site of the former Jefferson Shoppes. However, only 42,801 square feet of the center has been developed with Save-A-Lot as the anchor tenant and 19,500 square feet of available inline space. A portion of the previous mall was formerly occupied by Riverside Bank as an operations center. The operations center occupied a former department store big box. When the FDIC shut down Riverside Bank, the site was auctioned and sold and has been remodeled to accommodate Virginia University.

To the west, Virginia Avenue merges with Okeechobee Road to form the primary corridor in this area. Having an interchange with both, Interstate 95 and Florida's Turnpike, Okeechobee Road is heavily traveled by tractor trailer trucks and has the associated commercial uses such as truck stops and several hotels. In 2008-2009 three new hotels were constructed at this intersection essentially doubling the number of rooms within the immediate market area. Existing retail development in the area consists of the Orange Blossom Mall which was built in 1984 and currently houses the Saint Lucie County School Board. Newer development consists of a Home Depot center built in 1997, a Wal-Mart Super Center that was built in 1998 and a Walgreens that was built in 2009. There are a few neighborhood strip centers primarily located in the area of the Wal-Mart Supercenter. Proposed development in the area consisted of a Lowe's, Target and the redevelopment of the old Furniture Mart located in the northwest corner of the intersection of Okeechobee Road and Interstate 95. None of this development ever came to fruition, although several developers contracted and closed on sites as if the developments were done deals, even sending press releases of future tenants and projects which never came to fruition.

Residential Market

Homes on the island typically start in the mid $200's with prices rising into the $1,000,000's.

Vacant Land Market

Land on Hutchinson Island is considered adequate, with vacant residential and commercial lots available for development throughout. However, several acres of land on the island are unbuildable as they are home to an abundance of Mangrove Trees and wetlands.

Conclusion

The subject's south beach location puts it within an area of Ft. Pierce that has shown strong appeal in the local market. Although development has been small in scale, increasing prices and renovations and redevelopment have been consistent themes in the area. It is expected that the South Beach area will continue to be an area of high demand for the Ft. Pierce market.

PURPOSE AND DATE OF APPRAISAL

The purpose of this appraisal is to estimate the "As Is" Market Value of the subject property, as of May 07, 2018 . The appropriate rights appraised are the Fee Simple Estate.

FUNCTION, INTENDED USE, AND USER OF APPRAISAL

According to the client and users, Granada Street Properties, LLC, the function of this appraisal is to provide an estimated market value of the subject for use in establishing a value to purchase the property. There are no other users known to this appraiser. This appraisal is intended to conform to all federal report writing requirements.

PROPERTY RIGHTS APPRAISED

The property rights appraised are the Fee Simple Estate of the subject property.

OWNER OF RECORD WITH 5-YEAR HISTORY

The owner of record of the subject property is The City of Ft. Pierce. As a Public Right of Way, the subject is a part of the city's infrastructure and would require public hearings to be sold or abandoned. The subject property is not listed for sale or under any known agreement for sale. There are no known contracts on the subject property at this time. The property is not listed on the MLS or LoopNet.

LEGAL DESCRIPTION - ABBREVIATED

A portion of Public Right of Way known as Frances Avenue, located East of Granada Avenue, Fort Pierce, St. Lucie County Florida.

SCOPE OF WORK

Our client has requested an appraisal of the subject for use in rendering a decision on financing.

In preparing this appraisal, the appraiser

- Inspected the subject site;
- Gathered information on comparable land sales; and
- Confirmed and analyzed the data and applied the Sales Comparison Approach.

The Cost Approach was not developed as the subject is vacant land and the approach is not applicable.

The Sales Comparison Approach is considered the only indicator of value in the valuation of vacant land such as the subject. Therefore, it is the only approach developed herein.

The Income Approach is not developed herein due to the fact that the subject is vacant land and is not leased. Although land leases can be found within the subject market, it has been determined that the subject would not typically be leased or purchased for the income potential of the site for lease.

***Sources of Information*:** St. Lucie County Property Appraiser, St. Lucie County Tax Collector, St. Lucie County Clerk of Court, Crexi, De Lorme Street Maps, A La Mode Interflood, LoopNet

Market Participant Interviews: Stephen Dutcher (Illustrated Properties), Chris and Pamela Sante, Linda Nelson (Coldwell Banker Paradise)

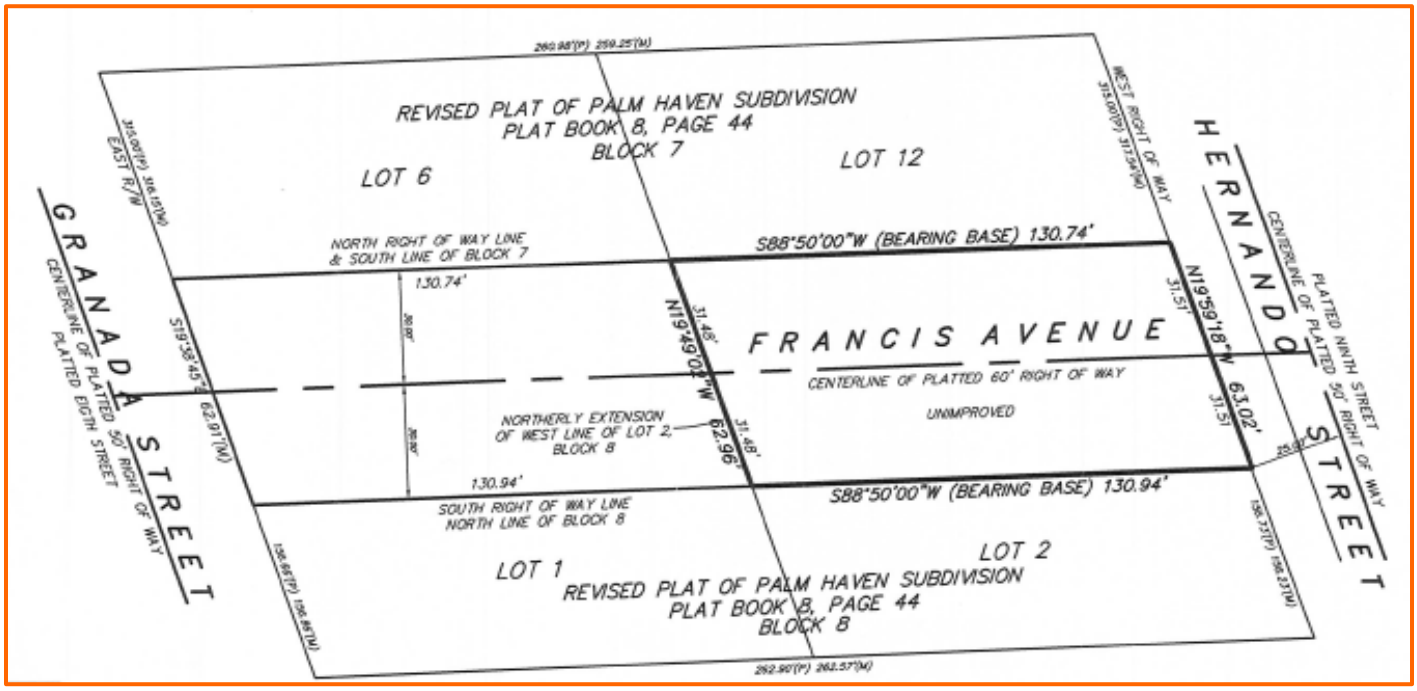
The parcel size was taken from the subject's survey.

This is an Appraisal Report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated previously. The appraiser is not responsible for unauthorized use of this report.

PROPERTY DESCRIPTION

Subject Site Data					
Size	0.19 Acres, 8,276 SF	**Shape**	Irregular	**Topography**	Level
Frontage	62'	**Road**	Granada Street	**Ingress/egress**	N/A
Water	City of Ft. Pierce	**Wastewater**	City of Ft. Pierce	**Power**	FPUA
Parking	N/A	**Parking Ratio**	N/A	**Handicap Spaces**	N/A

The subject is a 0.19 acre or 8,276 square foot parcel located on the east side of Granada Street, across the street from Frances Court on Hutchinson Island, Florida. The property is level and some vegetation is present. Zoning is R4A and is compatible with the Medium Density Residential Hutchinson Island designation.


REVISED PLAT OF PALM HAVEN SUBDIVISION
PLAT BOOK 8, PAGE 44
BLOCK 7
LOT 6
LOT 12
NORTH RIGHT OF WAY LINE
& SOUTH LINE OF BLOCK 7
S88°50'00"W (BEARING BASE) 130.74'
130.74'
FRANCIS AVENUE
CENTERLINE OF PLATTED 60' RIGHT OF WAY
UNIMPROVED
NORTHERLY EXTENSION
OF WEST LINE OF LOT 2,
BLOCK 8
130.94'
SOUTH RIGHT OF WAY LINE
NORTH LINE OF BLOCK 8
S88°50'00"W (BEARING BASE) 130.94'
LOT 1
LOT 2
REVISED PLAT OF PALM HAVEN SUBDIVISION
PLAT BOOK 8, PAGE 44
BLOCK 8
GRANADA STREET
CENTERLINE OF PLATTED 50' RIGHT OF WAY
PLATTED EIGTH STREET
HERNANDO STREET
CENTERLINE OF PLATTED 50' RIGHT OF WAY
PLATTED NINTH STREET
WEST RIGHT OF WAY
EAST R/W
N19°49'02"W 62.96'
N19°59'18"W 63.02'
S19°38'45"E 62.91'(M)
31.48'
31.51'

Subject Zoning, Land Use, Development Standards					
Zoning & Land Use	R4A, Medium Density,	**Min Lot Size**	5,000	**Min Frontage**	60'
Setback (F)	25'	**Max Height**	45'	**Open Space**	N/A
Setback (R)	15'	**Max Bldg. Cover**	40%	**CRA (Y/N)**	No
Setback (S)	6'	**Max Density**	8 UPA	**Municipality**	St. Lucie County

The subject is zoned R4A, Hutchinson Island Medium Density Residential District. The R-4A zone is compatible with the Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

The subject is a buildable site by zoning and appears to be allowable for a single unit without bonus density.

Flood Zone: According to Flood Panel #12111C0183J, the subject is in Flood Zone "AE". The date of the map is 02/16/2012.

Census Tract: The subject is located in Census Tract 3913.00 in City of Fort Pierce.

ASSESSED VALUATION AND TAXES:

The subject property is part of a Public Right of Way and is not assessed. Upon dedicating the ROW to a private party, the assessment will be reassessed or included in the adjacent properties.

HIGHEST AND BEST USE

Highest and Best Use as defined by the Appraisal Institute is as follows:

> **Highest and Best Use** - The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value (Source: The Appraisal of Real Estate, Twelfth Edition).

A proper analysis of the Highest and Best Use of a site is to examine each segment of the definition. If a use is feasible when considering each segment, it will represent one of the Highest and Best Uses of the site.

As Vacant

The first segment of the definition calls for the use to be a reasonable, probable and a legal alternative use. The subject zoning allows for a variety of residential uses not exceeding (8) units per acre and taking into consideration the island's sensitive barrier when developing. The subject as a standalone parcel would not meet the development criteria of the zoning but could be combined with the adjacent properties and provide contributive value.

The next segment of the definition deals with the site being physically possible to develop and having that developed use being appropriately supported. The subject is a 0.19-acre parcel with a level topography and little vegetation and presents no obvious physical hurdles to development.

The last and possibly most important segment of the definition is that the use be financially feasible. The financial feasibility of the site is directly related to the demand for the development possibilities of that site. Demand for residential lots within the South Beach market of Ft. Pierce is strong. The subject could be developed with a single-family home or assembled with adjacent lots to be developed as a Planned Development.

Conclusion as Vacant

Taking into consideration all of the above factors, which include location of the subject site, size of the subject site, the Highest and Best Use of the site "As Vacant", is concluded to be to develop with a single-family home or to assemble with adjacent lots and develop as a Planned Development.

Highest and Best Use as Improved

The subject parcel is vacant undeveloped land and no analysis of Highest and Best Use as improved is therefore applied.

SWOT Analysis

A SWOT analysis is a comprehensive analysis of the Strengths, Weaknesses, Opportunities and Threats to a property. This analysis allows the appraiser to consider market activities that are presently occurring that may have an impact on the subject value, the effect of which may not be captured in comparable sales. Such actions include road improvement projects, shifts in government such as a change in commission, competitors entering the market or new developments. The SWOT analysis pertaining to the subject is shown below:

Strengths

- Located close to the water, desirable location
- Level ground, easy to build on as it

Weaknesses

- FEMA Special Flood Hazard Area
- Sensitive Island Barrier, caution required in development

Opportunities

- Develop with multi-family use not exceeding (8) units per acre

Threats

- T Lot, creates a less desirable location at the end of a street with the potential for additional noise and light from vehicle traffic.

COST APPROACH TO VALUE

Cost Approach: A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including entrepreneurial incentive, deducting depreciation from the total cost, and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

The Cost Approach is not applicable to the subject as the subject property is vacant land. Although the Cost Approach will typically contain a Land Value Analysis, the analysis is based on the same methodology as the Sales Comparison Approach and therefore it is most appropriate for the Scope of Work in the subject assignment that the Land Value Analysis be included as part of the Sales Comparison Approach.

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SALES COMPARISON APPROACH

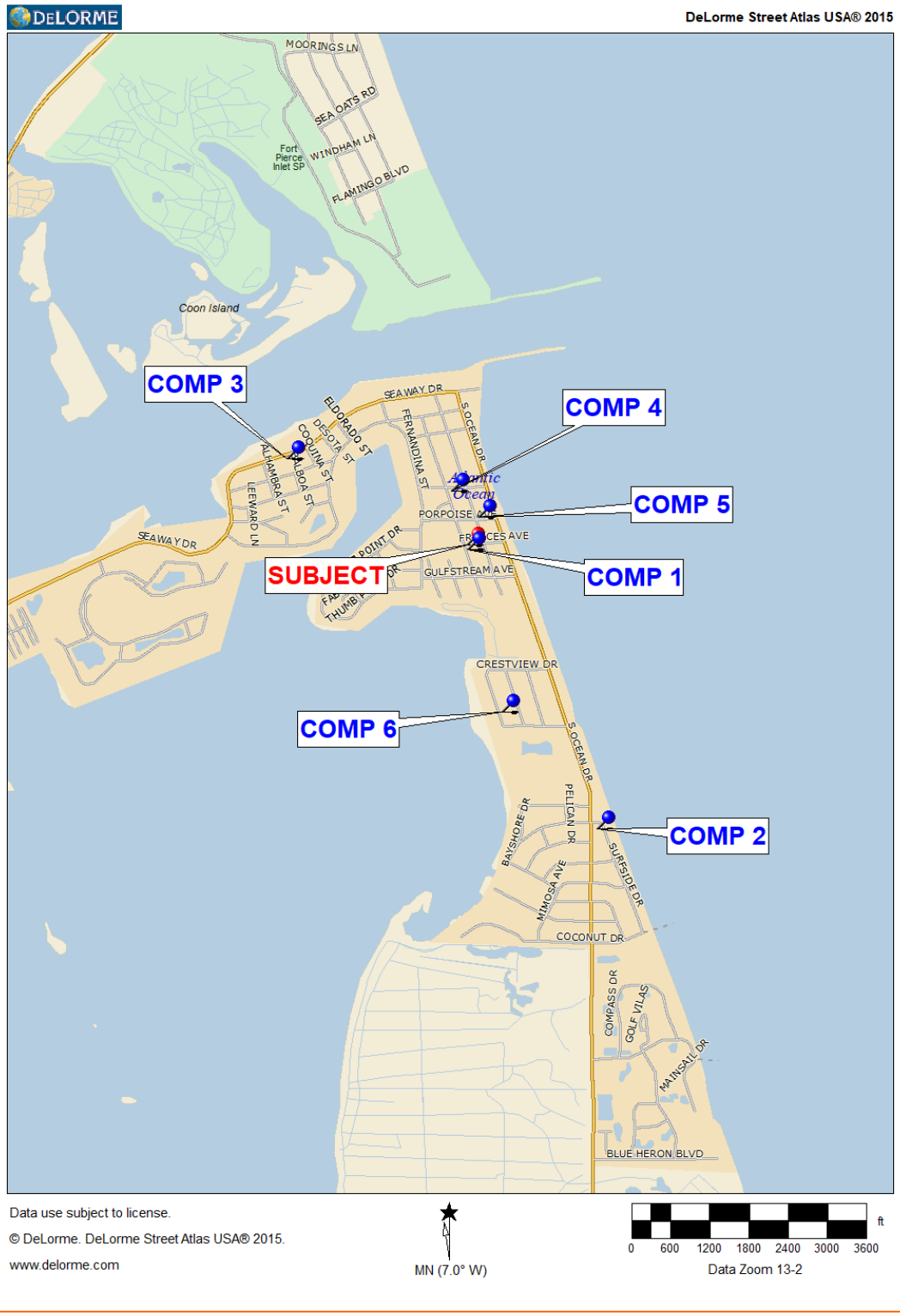
The Sales Comparison Approach is based upon the principle of substitution that states that a prudent purchaser would pay no more for a property than the cost of acquiring a substitute property on the open market. Substitution may assume purchase of an existing property, with equal utility, or of acquiring an investment that will produce an income stream of similar size with similar risk, as the subject property.

The subject's competitive neighborhood is considered to be Hutchinson Island. Our search revealed several sales of properties that met the subject criteria but was narrowed to six (6) properties located within St. Lucie county.

Adjustments are made to the sales to account for physical and economic differences as compared to the subject property. An adjusted sales price indication is derived from each comparable sale analyzed. These are then weighted according to their relative comparability and then applied to the subject property to indicate a value.

The comparables selected for use in this appraisal are summarized on the Sales Comparison and Adjustment Grid table and presented on the following pages along with a location map of the comparable properties.

SALES COMPARISON MAP



SALES COMPARISON AND ADJUSTMENT CHART

Land Sales Comparables							
Sales	**Subject**	**1**	**2**	**3**	**4**	**5**	**6**
Address	**Granada Street**	Granada Street	Surfside Drive	1241 Seaway Drive	1801 Avalon Ave.	Hernando Street (Parcel 9)	Fernandina Street
City	**Fort Pierce**	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce
County	**St. Lucie**	St. Lucie	St. Lucie	St. Lucie	St. Lucie	St. Lucie	St. Lucie
Site Size (Acre)	**0.19**	0.47	0.27	0.17	0.14	0.15	0.20
Site Size (SF)	**8,276**	20,473	11,761	7,405	6,098	6,534	8,712
Front Feet	**63**	157	130	60	53	53	70
Zoning	**R4A**	R4A	R4A	R4A	R4A	R4A	R2
Units Per Proposed/Zoned	**8 UPA**	8 UPA	8 UPA	8 UPA	8 UPA	8 UPA	5 UPA
Date of Sale	**-**	Apr 2018	Jan 2018	Nov 2017	May 2017	Apr 2017	Dec 2016
OR Book	**-**	4123	4083	4067	3992	3985	3939
Page	**-**	236	1272	2672	896	2336	1094
Sales Price	**-**	$144,000	$155,000	$102,500	$50,000	$51,000	$78,000
Price Per Front Foot	**-**	**$917.20**	**$1,192.31**	**$1,708.33**	**$943.40**	**$962.26**	**$1,114.29**
Economic Adjustments							
Sale Conditions		0%	0%	0%	0%	0%	0%
Financing		0%	0%	0%	0%	0%	0%
Time		0%	0%	1%	2%	2%	3%
Gross Adjusted Price/FF		**$917.20**	**$1,192.31**	**$1,725.42**	**$962.26**	**$981.51**	**$1,147.71**
Physical Adjustments							
Location		0%	-15%	-25%	-5%	0%	-10%
Size		0%	0%	0%	0%	0%	0%
Access/Frontage		0%	-5%	-20%	-5%	-10%	-5%
Topography		0%	0%	0%	0%	0%	0%
Utilities		0%	0%	0%	0%	0%	0%
Zoning		0%	0%	0%	0%	0%	0%
Total Adjustment		**0%**	**-20%**	**-45%**	**-10%**	**-10%**	**-15%**
Net Adjusted Price/FF		**$917.20**	**$953.85**	**$948.98**	**$866.04**	**$883.36**	**$975.56**

Range & Mean	
Min	$866.04
Max	$975.56
Mean	**$924.16**

SALES COMPARISON APPROACH

On the previous page, the comparables are shown in the Sales Summary and Adjustment Chart and each comparable was considered and adjusted as shown. The comparable sales are broken down to an appropriate unit of comparison. For the subject property, the appropriate unit of comparison was determined to be a price per front foot.

All of the comparable sales were verified to the fullest extent possible. Where transfers of property were between related parties, involved additional parties or properties, were part of larger transactions, or for any other reason may not have represented a true Arm's Length Transaction, the transactions have been excluded from the comparable set or adjusted for and discussed as a condition of the sale. Financing involved in the sale was researched and is discussed and adjusted for where applicable.

The comparable sale dates range from December, 2016 to April, 2018. The recovery from the great recession began to be felt in the Treasure Coast market in 2012 with investors citing cautious optimism. However, at that time inventory continued to be out of balance with more bank owned inventory being added to the market than was being absorbed from the market. As 2013 began, this trend started to reverse and gains in absorption toward stability were noted. In 2014, most markets stabilized. Residential land and industrial properties led the gains, while office markets struggled and continue to struggle with an oversupply of inventory, although less bank owned inventory. As a vacant residential property, the subject has good visibility and access from Hernando Street and Frances Avenue.

Finally, the physical traits of the properties are compared and adjusted for. The breakdown of the traits is shown in the chart above and the adjustments for each comparable are discussed in the following pages. The resulting value indications are then reconciled and discussed in the Sales Comparison Conclusion.

PHYSICAL CHARACTERISTIC ADJUSTMENTS

Comparable 1							
Address	**City**	**County**	**Sale Price**	**Sale Date**	**Book**	**Page**	**LTV**
Granada Street	Fort Pierce	St. Lucie	$144,000	Apr-18	4123	236	0%
Grantor	James D. Buzzard						
Grantee	Granada Street Properties LLC						
Lender	N/A						
5-Year Sales History	None						
Site Size (Acre)	0.47						
Site Size (SF)	20,473						
Zoning / Land Use	R4A						
Units Proposed/Zoned	8 UPA						
Parcel Control #(s)	240150200840000						

Comparable 2

Address	City	County	Sale Price	Sale Date	Book	Page	LTV
Surfside Drive	Fort Pierce	St. Lucie	$155,000	Jan-18	4083	1272	0%

Grantor	Dorothy Kargman TR
Grantee	William Snyder Jr.
Lender	N/A
5-Year Sales History	None
Site Size (Acre)	0.27
Site Size (SF)	11,761
Zoning / Land Use	R4A
Units Proposed/Zoned	8 UPA
Parcel Control #(s)	241250101110000

Comparable 3							
Address	**City**	**County**	**Sale Price**	**Sale Date**	**Book**	**Page**	**LTV**
1241 Seaway Drive	Fort Pierce	St. Lucie	$102,500	Nov-17	4067	2672	0%

Grantor	Gloria Scelfo
Grantee	Ralph Femminella
Lender	N/A
5-Year Sales History	None
Site Size (Acre)	0.17
Site Size (SF)	7,405
Zoning / Land Use	R4A
Units Proposed/Zoned	8 UPA
Parcel Control #(s)	240160100040000

Comparable 4

Address	City	County	Sale Price	Sale Date	Book	Page	LTV
1801 Avalon Ave.	Fort Pierce	St. Lucie	$50,000	5/1/17	3992	896	0%

Grantor	Manhire, Lynn & Richard
Grantee	Miller, David & Kim
Lender	Enter
5-Year Sales History	None
Site Size (Acre)	0.14
Site Size (SF)	6,098
Zoning / Land Use	R4A
Units Proposed/Zoned	8 UPA
Parcel Control #(s)	240150200540001

Comparable 5

Address	City	County	Sale Price	Sale Date	Book	Page	LTV
Hernando Street (Parcel 9)	Fort Pierce	St. Lucie	$51,000	4/13/17	3985	2336	0%

Grantor	Danks, Keith Jr.
Grantee	Fischer, Allyson & David
Lender	Enter
5-Year Sales History	Sold 08/05/2015 for $42,900
Site Size (Acre)	0.15
Site Size (SF)	6,534
Zoning / Land Use	R4A
Units Proposed/Zoned	8 UPA
Parcel Control #(s)	240150200800002

Comparable 6

Address	City	County	Sale Price	Sale Date	Book	Page	LTV
Fernandina Street	Fort Pierce	St. Lucie	$78,000	12/5/16	3939	1094	-

Grantor	Chris Humphreys
Grantee	Charles & Denise Gordils
Lender	-
5-Year Sales History	None
Site Size (Acre)	0.2
Site Size (SF)	8,712
Zoning / Land Use	R2
Units Proposed/Zoned	5 UPA
Parcel Control #(s)	240181100320000

SALES COMPARISON CONCLUSION

After making adjustments for transactional and physical conditions, the indicated range and mean are as shown in the chart below:

Range & Mean	
Min	$866.04
Max	$975.56
Mean	**$924.16**

All of the comparable parcels are located on Hutchinson Island within close proximity of the subject and with similar topography. Parcel 3 has a higher price per front foot due to its superior frontage and access along Seaway Drive, a main road on the island. Greatest weight is placed on Comparable 1 as it is adjacent to the subject. A market value indicator for the subject of $920.00 per front foot has been selected as reasonable and market supported for the subject, as follows:

63 Front Feet X $920.00/Front Foot = $57,960 Rounded to $58,000

In conclusion, the "As Is" market value of the subject property via the Sales Comparison Approach, as of May 07, 2018, is:

FIFTY-EIGHT THOUSAND DOLLARS

$58,000

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INCOME APPROACH

The Income Capitalization Approach to Value considers the relationship between income and value. This approach analyzes the anticipated future benefits that the property is expected to generate and what a prudent purchaser would pay to receive these benefits. The Income Approach is most pertinent to a purchaser who would seek to derive income from the property as an investor. An income approach was not applied as the subject is vacant land not subject to a land lease. Further, sites similar to the subject are not typically developed under a land lease agreement within the market area.

RECONCILIATION AND VALUE CONCLUSION

The estimates of value obtained are as follows:

Value Reconciliation	
Cost Approach	N/A
Sales Comparison Approach	$58,000
Income Approach	N/A
Final Value Conclusion	$58,000

The Cost Approach was not developed as the subject is vacant land and the approach is not applicable.

The Sales Comparison Approach is considered the only indicator of value in the valuation of vacant land such as the subject. Therefore, it is the only approach developed herein.

The Income Approach is not developed herein due to the fact that the subject is vacant land and is not leased. Although land leases can be found within the subject market, it has been determined that the subject would not typically be leased or purchased for the income potential of the site for lease.

Placing full weight on the Sales Comparison Approach, it is concluded that the "As Is" Market Value of the Fee Simple Estate of the subject as of May 07, 2018, is as follows:

Market Value of the Fee Simple Estate

FIFTY-EIGHT THOUSAND DOLLARS

$58,000

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ADDENDUM

ASSUMPTIONS AND LIMITING CONDITIONS

The following assumptions and limiting conditions apply to the attached appraisal report:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

2. Legal access to the site is available unless otherwise stated.

3. It is assumed that all licenses, certificates of occupancy, consents or other legislative or administrative authority from local, state, or national government, or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

4. The appraisal has relied upon the size and dimensions data as stated herein. Should a survey prove these characteristics inaccurate, it may be necessary for the appraisal to be adjusted.

5. Any proposed improvements are assumed to have been completed unless otherwise stipulated; any construction is assumed to conform with building plans, if any, referenced in this report.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct; however, no responsibility for accuracy of such items furnished to the appraiser can be assumed by the appraiser.

7. The property is appraised free and clear of any or all liens or encumbrances, unless otherwise stated.

8. Responsible ownership and competent property management are assumed.

9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report.

10. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that would render it more or less valuable. The appraiser assumes no responsibility for such conditions, if any.

11. It is assumed that there is full compliance with all applicable Federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal report.

12. This analysis has been prepared by the appraisers during the normal course of their inspection of the property and resulting preparation of a real estate appraisal report. Only a visual observation of the property has been made. Any form of environmental audit is both beyond the scope of this assignment and the particular expertise of the appraisers, who have not searched title, interviewed the current or prior owners of the site, or researched the property beyond the scope normally associated with the appraisal process, unless otherwise stated herein. The appraiser is neither trained nor qualified to identify and/or quantify any existing or potential environmental problems. The presence of hazardous waste or materials on the site and/or in any improvements thereon may affect the value of the property. The value conclusions and other related opinions expressed in this report are based upon the assumption that the site and improvements, if any, are clean and free of any and all forms of contamination. Any statements made in this report relative to the existence of or potential for existence of contamination or any other environmental problems are made only to assist the users in their own determination as to whether the site requires further investigation by an appropriate environmental expert or professional. The appraisers cannot be held liable for lack of detection and/or identification of possible environmental problems.

13. Compliance with the *Americans with Disabilities Act* (ADA), effective January 26, 1992, has not been verified by the appraiser. The appraiser is neither trained nor qualified to verify said compliance. The property is assumed to be in compliance with said act. Any non-compliance should be brought to the attention of the appraiser for further assessment of the possible impact on property value stated herein.

14. Where the values of the various components of the property are shown separately, the value of each is segregated only as an aid to better estimate the value of the whole; the independent value of the various components may, or may not, be the market value of the component. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid is so used.

15. Any value estimates provided in the report apply to the entire property and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.

16. This appraisal report covers only the property described and any values or rates used are not to be construed as applicable to any other property however similar the properties may be. Further, it is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there is no encroachment or trespass, unless noted in the report.

12. This analysis has been prepared by the appraisers during the normal course of their inspection of the property and resulting preparation of a real estate appraisal report. Only a visual observation of the property has been made. Any form of environmental audit is both beyond the scope of this assignment and the particular expertise of the appraisers, who have not searched title, interviewed the current or prior owners of the site, or researched the property beyond the scope normally associated with the appraisal process, unless otherwise stated herein. The appraiser is neither trained nor qualified to identify and/or quantify any existing or potential environmental problems. The presence of hazardous waste or materials on the site and/or in any improvements thereon may affect the value of the property. The value conclusions and other related opinions expressed in this report are based upon the assumption that the site and improvements, if any, are clean and free of any and all forms of contamination. Any statements made in this report relative to the existence of or potential for existence of contamination or any other environmental problems are made only to assist the users in their own determination as to whether the site requires further investigation by an appropriate environmental expert or professional. The appraisers cannot be held liable for lack of detection and/or identification of possible environmental problems.

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17. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraiser has made no survey of the property.

18. The forecasts, projections, or operating estimates contained herein are based upon current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to change in future conditions.

19. Disclosure of the contents of the appraisal is governed by the By-laws and Regulations of the professional appraisal organizations with which the appraisers are affiliated.

20. The contents of this appraisal are for the ***exclusive*** use and reliance upon by the client for whom it has been prepared and to whom it has been certified. Neither all, nor any part, of the content of the report or copy thereof (including conclusions as to property value, the identity of the appraiser, professional designations, reference to any professional appraisal organizations or the firm with which the appraiser is connected) shall be used for any purpose by anyone but the client specified in the report, without written consent of the appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the prior written consent of the appraiser.

21. If the appraiser is required to give testimony of any nature whatsoever because of having made the appraisal with reference to the property in question, arrangements for payment of fees for the appraiser's services as an expert witness must be made in advance of such testimony.

22. The appraisal expresses the opinion of the signers and is not contingent upon a predetermined value. Neither the employment to make the appraisal nor the compensation in any way determined the amount of the valuation reported.

23. The contract for this appraisal of the property legally described herein is fulfilled by the signer upon delivery of this appraisal and the total fee is payable.

24. If this appraisal concludes a Prospective Value, the value is contingent upon the market conditions described herein remaining the same until the effective date specified. We cannot be held responsible for unforeseeable events that alter market conditions prior to the effective date of the Prospective Value.

QUALIFICATIONS OF APPRAISER

THOMAS J. JOHNSON, MAI, SRA
State Certified General Real Estate Appraiser RZ798

Personal
Resident, Palm Beach County, Florida since 1951
Licensed Broker, Florida Real Estate Commission #135591

Professional Designation
Member - The Appraisal Institute. MAI Certificate No. 8851
SRPA - Senior Real Property Appraiser

Education
Graduate, University of South Florida, College of Business Administration, BSBA (Major: Finance)

Professional Courses

Developing A Suitable Work File		2016
Tightening the Appraisal		2016
7- Hour USPAP Update Course		2016
The Tough Ones – Mixed Use Properties		2016
Fundamentals of Separating Real Property, Personal & Tangible Business		2016
Assets		2012
Florida Appraisal Law		2012
7-Hour National USPAP Update		2012
Appraising the Appraisal		2012
Sales Contract Seminar		2012
7-Hour Appraisal Review-Residential		2012
7-Hour Appraisal Institute & Florida Real Estate Appraisal Board #08935		2012
AIREA-	Mastering Unique & Complex Appraisals	2010
AIREA-	Florida Supervisor/Trainee Roles & Relationships	2010
AIREA-	Appraisal Institute's Course	2010
AIREA-	Florida Law for R.E Appraisers	2010
AIREA-	Business Practices & Ethics	2009
AIREA –	Litigation Skills for the Appraiser	2008
AIREA –	Florida Law for Real Estate Appraisers	2008
AIREA –	Spotlight on USPAP: Hypothetical Conditions & Extraordinary	2008
AIREA -	Supervisor Trainee Roles and Rules	2008
7-Hour National USPAP Update Course		2006
7-Hour National USPAP Update Course		2005
7-Hour National USPAP Update Course		2004
USPAP –	Florida Law Update	2000
Standards of Professional Practice, Parts A & B, Appraisal Institute		1998
SREA 101	Introduction to Appraising Real Property	
SREA R2	Case Study of Single Family Residence	

SREA 201	Principles of Income Property Appraising
SREA 202	Case Study of Income Property Valuation
SREA	Income Property Demonstration Report
AIREA 1A-1	Real Estate Appraisal Principles
AIREA 1A-2	Basic Valuation Procedures
AIREA 8 -1	Real Estate Appraisal Principles
AIREA 2 -1	Case Studies in Real Estate Valuation
AIREA 1B-A	Capitalization Theory and Techniques
AIREA 1B-B	Capitalization Theory and Techniques
AIREA 2 -2	Case Studies
AIREA	Comprehensive Exam

Seminars Attended

Liability Management for Residential Appraisers, Appraisal Institute	2006
Professional's Guide to the Uniform Residential Appl. Report, Appraisal Institute	2005
Subdivision Valuation, Appraisal Institute	2005
Business Practices and Ethics, Appraisal Institute	2005
Florida Real Estate Appraisers, Appraisal Institute	2006
Scope of the Work: Expanding Your Range of Services, Appraisal Institute	2003
Florida State Law for Real Estate Appraisers, Appraisal Institute	2003
Condemnation Appraising: Advanced Topics and Applications, Appraisal Institute	2003
Houses to Hotels – The Income Approach, Appraisal Institute	2002
Florida State Law and USPAP Review for Real Estate Appraisers, Appraisal Institute	2002
Introduction to Appraising and Analysis of Proposed Subdivisions And Condominiums, Appraisal Institute	2002
FHA 4150.2 Seminar, Gold Coast	2000
Residential Cost Depreciation Seminar, Gold Coast	2000
Sales Comparison Valuation of Small, Mixed-Use Properties, Appraisal Institute	1998
Understanding & Using DCF Software: A Comparison of Argus, Project and Dynalease, Appraisal Institute	1998
Financial Analysis, CCIM	1997
Advanced Applications, Appraisal Institute	1995
Limited Appraisal/Evaluations, Appraisal Institute	1995
How to Prepare a Market Study for an Appraisal Practice, Appraisal Institute	1994
Understanding Limited Appraisals and Appraisal Reporting Options, Appraisal Institute	1994
Professional Standards USPAP Update Core Law for Appraisers, Appraisal Institute	1994
Appraising Complex Residential Properties, Appraisal Institute	1993
Mock Trial, Appraisal Institute	1993
Litigation Valuation, Appraisal Institute	1993

Appraising the Tough Ones, Appraisal Institute	1993
Appraisal Theory Update, Appraisal Institute	1992
Discounted Cash Flow Analysis, Appraisal Institute	1991
Comprehensive Appraisal Workshop	1990
Condemnation Seminar	1988
Rates, Ratios & Reasonableness	1988
Uniform Residential Appraisal Report Writing	1986
R4l-B & the Appraiser, FHLBB Appraiser Standards & Guidelines	SREA 1985
Advanced Appraisal Techniques	SREA 1983
Market Extraction	SREA 1981
Valuation of Leases and Leaseholds	SREA 1979

Types of Valuation/Consultation Services Performed

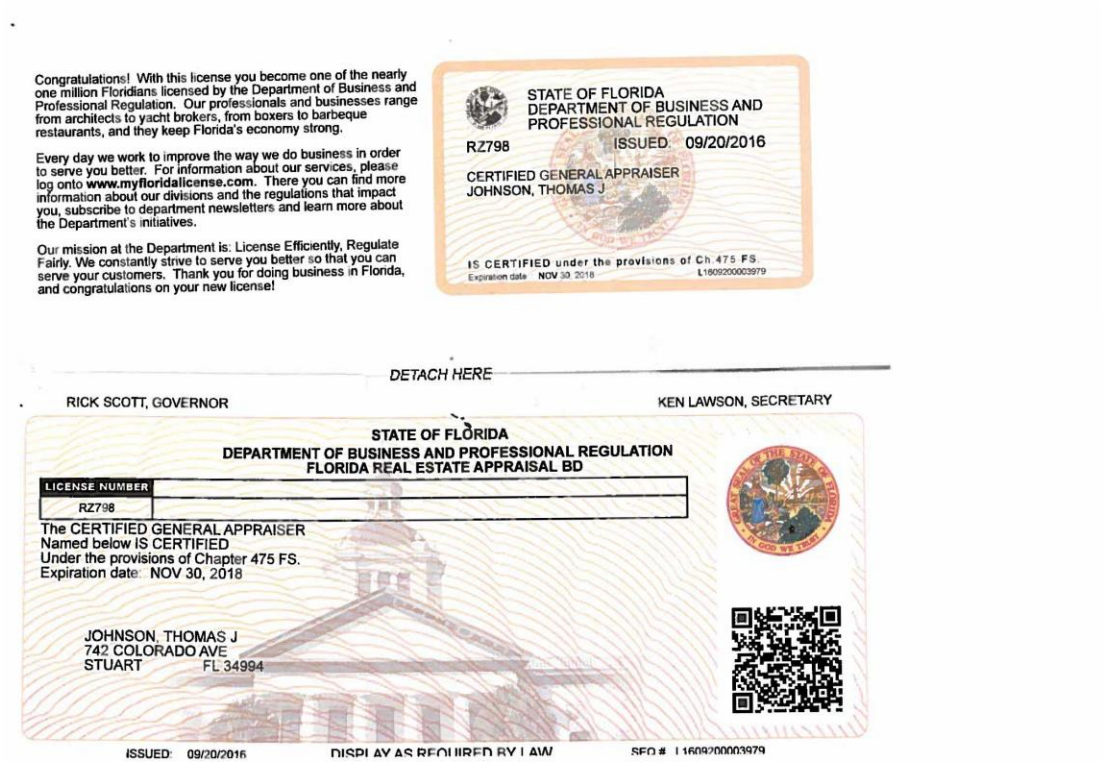
Appraisals, Appraisal Reviews, Condemnation, Court Testimony, Estate Valuations, Feasibility Studies, Highest and Best Use Studies, Market Studies, Leasehold & Leased Fee Valuations, Tax Assessment Appeals/Impact Studies, Reproduction/ Replacement Cost Estimates

Types of Property Appraised

Residences, Condominiums, Shopping Centers, Industrial Properties, Marinas, Vacant Lots, Acreage, Residential Projects, Mobile Home Parks, Motels, Office Buildings, Warehouses, Restaurants, Churches, Night Clubs, Special Purpose Properties, Apartment Projects, Environmentally Sensitive Properties/Wetlands

Professional Service

Member SREA Chapter 200 Experience Review Committee
Chairman SREA Chapter 200 Employee Opportunities Committee
Qualified Expert Witness: Palm Beach County, Martin County, St. Lucie County, Okeechobee County Circuit Court, and Federal Bankruptcy Court
Special Master to Oversee Tax Appeals for Palm Beach County
Member Board of Directors Appraisal Institute Chapter 200



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

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

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

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RZ798 ISSUED: 09/20/2016

CERTIFIED GENERAL APPRAISER
JOHNSON, THOMAS J

IS CERTIFIED under the provisions of Ch.475 FS.
Expiration date: NOV 30 2018 L1609200003979

DETACH HERE

RICK SCOTT, GOVERNOR KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER
RZ798

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2018

JOHNSON, THOMAS J
742 COLORADO AVE
STUART FL 34994

ISSUED: 09/20/2016 DISPLAY AS REQUIRED BY LAW SEQ # L1609200003979

QUALIFICATIONS OF APPRAISER

Nikolaus M. Schroth, CCIM
4729 SE Rocky Point Way, Stuart, FL 34997 – 772-403-3752

Personal
Resident, Palm Beach County, Florida, since 2005- Florida Native
Licensed Real Estate Broker Associate, FREC BK3157525
Certified General Appraiser RZ3704

Professional Designations and Affiliations
Member – Martin County Board of Realtors - 2006
Associate Member of the Appraisal Institute – 2007
CCIM Candidate – 2007
CCIM Designee – 2013
Urban Land Institute- 2015
Stuart Main Street – Board Member

Education
Graduate, University of Central Florida, College of Business Administration, BSBA (Major: Finance) 2005

Professional Courses
7-Hour National USPAP Update Course – Appraisal Institute - 2016
3- Hour Florida Appraisal Law – Appraisal Institute – 2016
14- Hour Real Estate Finance Statistics & Valuation Modeling – Appraisal Institute – 2016
6- Methodology & Application of Sales Comparison – Bert Rodgers Schools – 2016
Tax Deferred 1031 Exchanges LANDU Course – National Association of Realtors – 2015
General Appraiser Report Writing and Case Studies – Appraisal Institute – 2014
CI 104 Investment Analysis for Commercial Real Estate – CCIM Institute – 2012
General Appraiser Sales Comparison Approach- Appraisal Institute – 2011
General Appraiser Site Valuation and Cost Approach – Appraisal Institute – 2011
General Appraiser Market Analysis and Highest & Best Use – Appraisal Institute – 2011
CI 102 Market Analysis for Commercial Real Estate – CCIM Institute – 2009
CI 103 User Decision Analysis for Investment Real Estate – CCIM Institute – 2009
Income Approach Part 2 – Appraisal Institute – 2008
7-Hour Business Law and Ethics – Appraisal Institute – 2007
CI 101 Financial Analysis for Commercial Real Estate– CCIM Institute- 2007
Real Estate Investment Analysis – University of Central Florida – 2005
Real Estate Finance – University of Central Florida - 2005
Appraisal Principals 110 - University of Central Florida - 2005
Appraisal Procedures 120 - University of Central Florida – 2005
Real Estate Law – University of Central Florida - 2005
15-Hour National USPAP Course – Appraisal Institute – 2005

Seminars Attended

Subdivision Valuation – Appraisal Institute – 2005
Retailer One on One – Orlando – 2012
NAI Florida Forum – Miami 2014
NAI Florida Forum – Miami 2015
International Council of Shopping Centers – Orlando 2015

Types of Valuation/Consultation Services Performed

Feasibility Studies, Market Studies, Leasehold & Leased Fee Valuations, Reproduction/ Replacement Cost Estimates, expert witness testimony

Types of Property Appraised

Commercial Office, Retail and Industrial Buildings, Commercial Land, Residential Development Land, Pasture Land, Grove Land, Row Crop Land, Organic Farms, Gas Stations and Convenience Stores, Proposed Commercial Office and Retail Buildings, Mobile Home Parks, Restaurants, Proposed Residential Development

Brokerage Experience

Transaction volume totaling over $50 million in sales and leasing since 2010 and over $23 million in transactions in 2016. Properties sold or leased include Professional and Medical Offices, Retail Centers, Industrial Buildings, Marina's, Vehicle Sales Facilities, Residential Vacant Land, Commercial Vacant Land, Agricultural Land, Bowling Alley, Church facility among others.

Work Experience

2005 to 2006- Researcher – Johnson & Parrish of the Treasure Coast
2006 to 2014 – Trainee Appraiser – Johnson & Parrish of the Treasure Coast
2006 to 2010 – Sales Associate – Southcoast Incorporated
2014 to 2015 – Certified Appraiser – Thomas Johnson and Associates
2015 to Present – Certified Appraiser & Managing Partner – Thomas Johnson and Associates
2010 to Present – Broker Associate/Vice President – NAISouthcoast Incorporated
2012 to Present – Information Officer – Erfolg Holdings, Inc.
2014 to Present – Founding Partner/Director Islamorada Beer Company

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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RZ3704 ISSUED: 12/20/2016

CERTIFIED GENERAL APPRAISER
SCHROTH, NIKOLAUS MARTIN

IS CERTIFIED under the provisions of Ch.475 FS.
Expiration date : NOV 30, 2018 L1612200002162

DETACH HERE

RICK SCOTT, GOVERNOR KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER
RZ3704

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2018

SCHROTH, NIKOLAUS MARTIN
742 COLORADO AVE
STUART FL 39994

ISSUED: 12/20/2016 DISPLAY AS REQUIRED BY LAW SEQ # L1612200002162

QUALIFICATIONS OF APPRAISER

RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE REGISTERED TRAINEE APPRAISER HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

CROSBY, CRISTEN GRACE
3156 IBERVILLE WAY
TALLAHASSEE FL 32311

LICENSE NUMBER: RI24326
EXPIRATION DATE: NOVEMBER 30, 2018
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

DEFINITIONS

Cost Approach: A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including entrepreneurial incentive, deducting depreciation from the total cost, and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Easement: The right to use another's land for a stated purpose (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Exposure Time: The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of appraisal. (Source: USPAP 2014-2015 Edition published by The Appraisal Foundation, Definitions)

Exposure time is always presumed to precede the effective date of appraisal. Exposure time is a function of price, time, and use – not an isolated opinion of time alone.

Fee Simple Estate: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Going-Concern Value: 1) The market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the market value of the going concern. 2) The value of an operating business enterprise. Goodwill may be separately measured but is an integral component of going-concern value (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Highest and Best Use: The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legally permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Highest and Best Use of Land or a Site as Though Vacant: Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Highest and Best Use of Property as Improved: The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Income Capitalization Approach: A set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways. One year's income expectancy can be capitalized at a market-derived capitalization rate or a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment. Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Leased Fee Interest: A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Leasehold Interest: The tenant's possessory interest created by a lease (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Liquidation Value: The most probable price that a specified interest in real property is likely to bring under all of the following conditions:

1. Consummation of a sale will occur within a severely limited future marketing period specified by the client.
2. The actual market conditions currently prevailing are those to which the appraised property interest is subject.
3. The buyer is acting prudently and knowledgeable.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. The buyer is acting in what he or she considers his or her best interest.
7. A limited marketing effort and time will be allowed for the completion of a sale.
8. Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associate with the sale.

(Source: The Dictionary of Real Estate Fifth Edition published by The Appraisal Institute).

Marketing Period: Marketing Time according to Advisory Opinion AO-7 is "the amount of time it might take to sell a real or personal property interest at the concluded market value

level during the period immediately after the effective date of an appraisal." (Source: USPAP 2013-14 Edition published by The Appraisal Foundation)

Market Value: As defined in the Agencies' appraisal regulations, the most probably price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Department of the Treasury, Office of Comptroller of the Currency, Board of Governors of the Federal Reserve System, Federal Deposit Insurance Corporation, Office of Thrift Supervision and National Credit Union Administration under 12 CFR Part 34, Real Estate Appraisals and Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA"); and the Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 20, 2010.

Prospective Opinion of Value: A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Sales Comparison Approach: The process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Value in Use: The value a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Value in use may or may not be equal to market value but is different conceptually (Source: The Dictionary of Real Estate Appraisal, Fifth Edition)

ENGAGEMENT LETTER

THOMAS JOHNSON

AGREEMENT FOR PROFESSIONAL SERVICES

Payment Terms and Conditions

Please note that the client may differ from the Party Responsible for Payment. Thomas Johnson and Associates, Inc., hereby agrees to share all of its findings with only the client, and no other parties, either to this agreement or with whom Thomas Johnson and Associates, Inc., may have dealings with.

Contract for Services

This is a contract for services. By signing below, the party responsible for payment hereby guarantees payment. USPAP stipulates the terms of payment for an appraisal cannot be predicated on the value conclusion reported. Payment for services is due regardless of the value. Thomas Johnson and Associates, Inc., will pursue payment to the fullest extent permitted by law.

Date of Value	Requested Delivery Date:	Turnaround Time:
Current	A.S.A.P.	15 Business Days

Party Responsible For Payment (Print)

Title	Henry Louden
Company	GRANADA STREET PROPERTIES, LLC.
Address	320 S Federal Hwy, #1691
City, State, Zip	Hallandale, FL 33009
Telephone	305-525-2545
Fax	954 628 5340
E-mail	htlouden@gmail.com

# of Copies	Payment Terms
Electronic	50% at engagement, balance due prior to report delivery.

Total Fee: $1,200.0

Signatures

If you would like Thomas Johnson & Associates, Inc., to proceed with this assignment, please sign below confirming acceptance to the terms and e-mail us at admin@TJAR.com or fax back to us at 772-286-9138. Thank you for the opportunity to be of service.

Signature of Party Responsible for Payment — Date: 4/2/18

Signature of Appraiser — Date

THOMAS JOHNSON

Proposal ID # 2018-17-04

CLIENT FORM

Property Information- Please fill out to the best of your knowledge

Property Address: Frances Avenue & Hernando Street

City: Fort Pierce County: St Lucie

Parcel Control #:

Description:

The Western Portion of the ROW as depicted in the drawing that the client has submitted to us.

Property Contact: Henry Louden Telephone: 305-525-2545

Property Type: Land Report Type: Evaluation

Interest Valued/Intended User(s)/Intended Use

Is the Property Leased: N/A If so, How many years: N/A

How many tenants: N/A Who will be relying on the report: Client to establish value to purchase

Note: No other use is intended by Client. The intended use as stated shall be used by Appraiser in determining the appropriate Scope of Work for the assignment

Hypothetical Conditions:

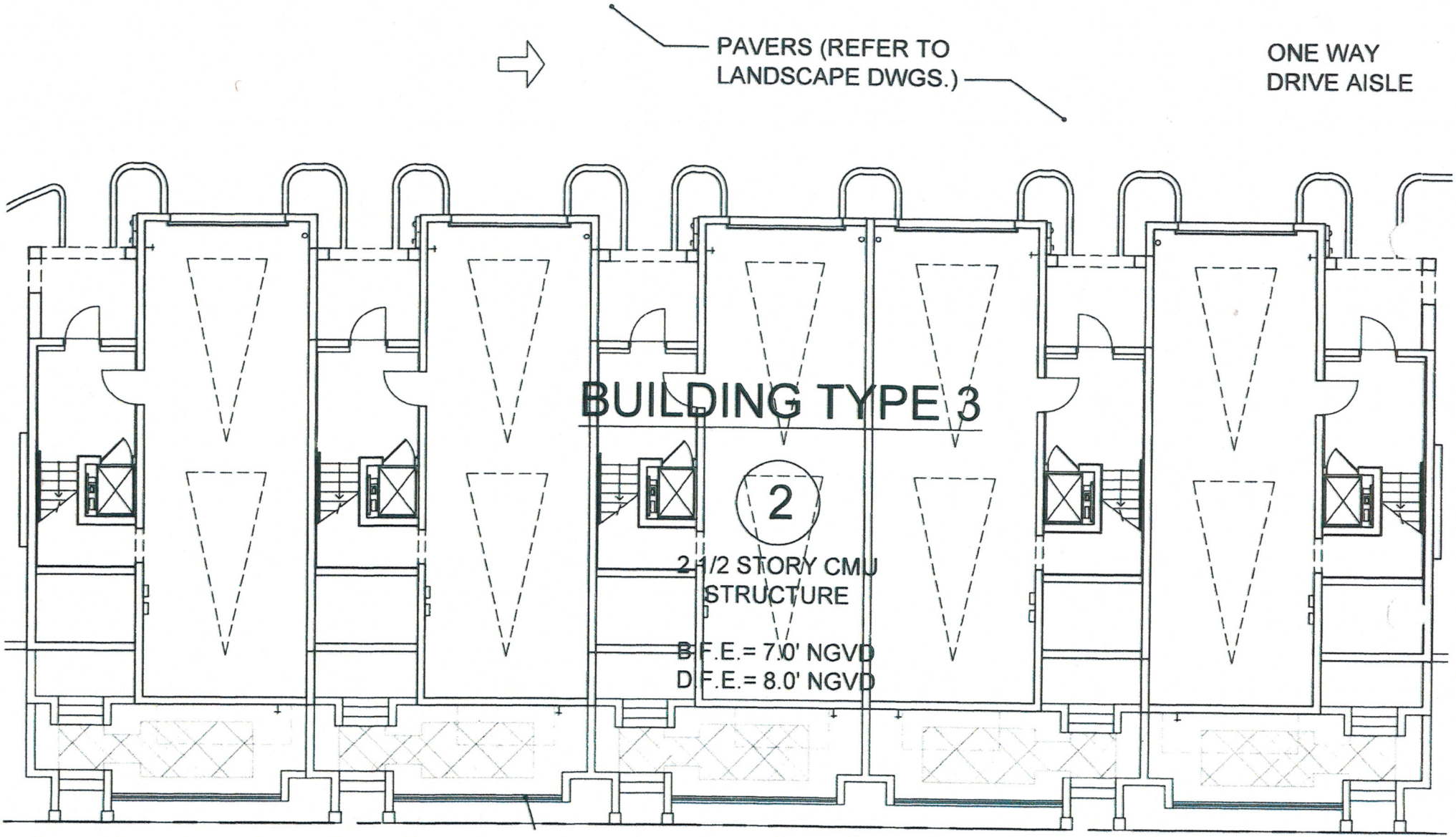
We are seeking to purchase parcel from the City of Ft. Pierce; City will not build Frances Ave Road (ROW).

Extraordinary Assumptions/Limiting Conditions:

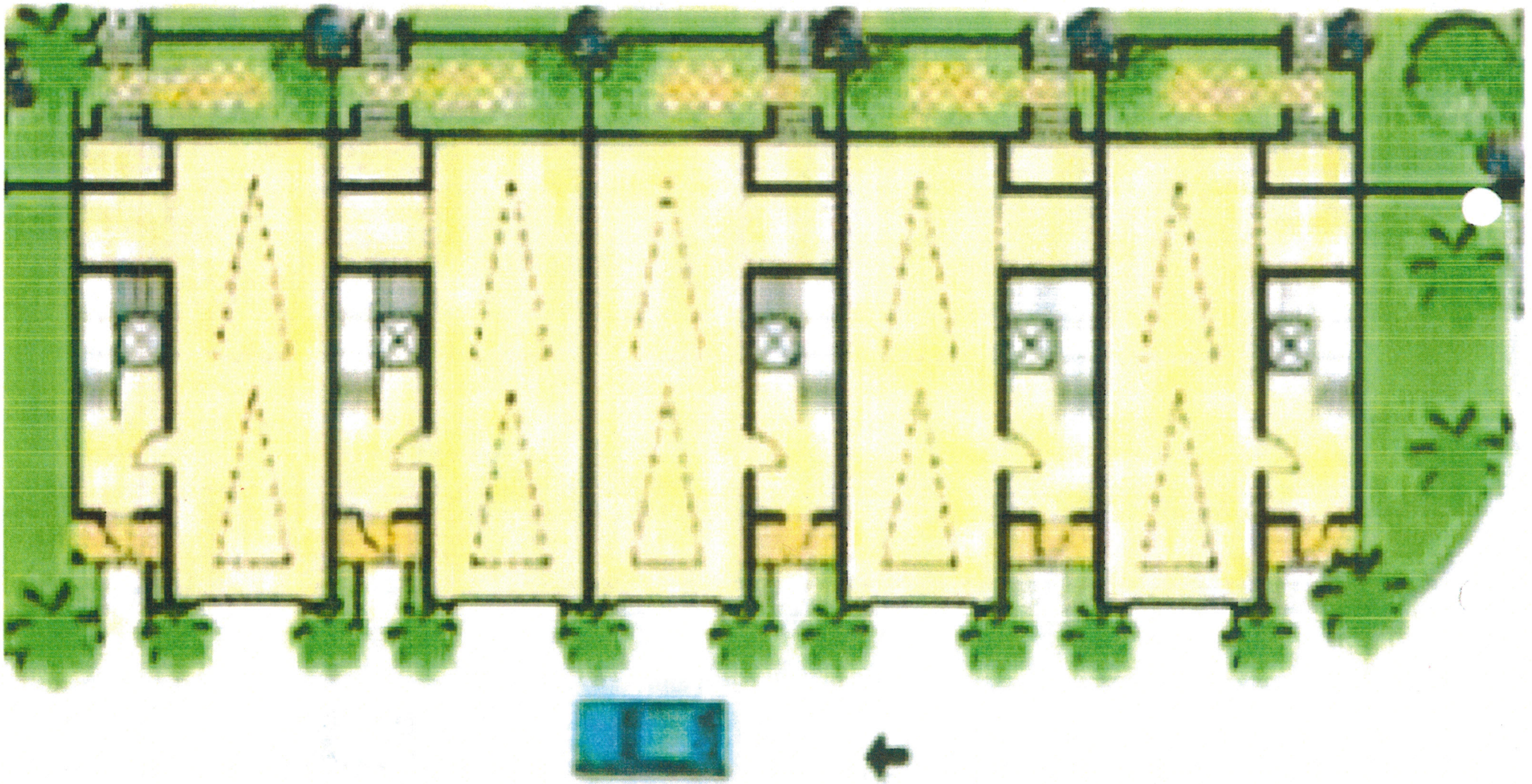
We are the owners of the three(3) lots South of the subject lot. Attached is copy of HUD closing doc. Purchase price was $ 1995 for 3 lots.

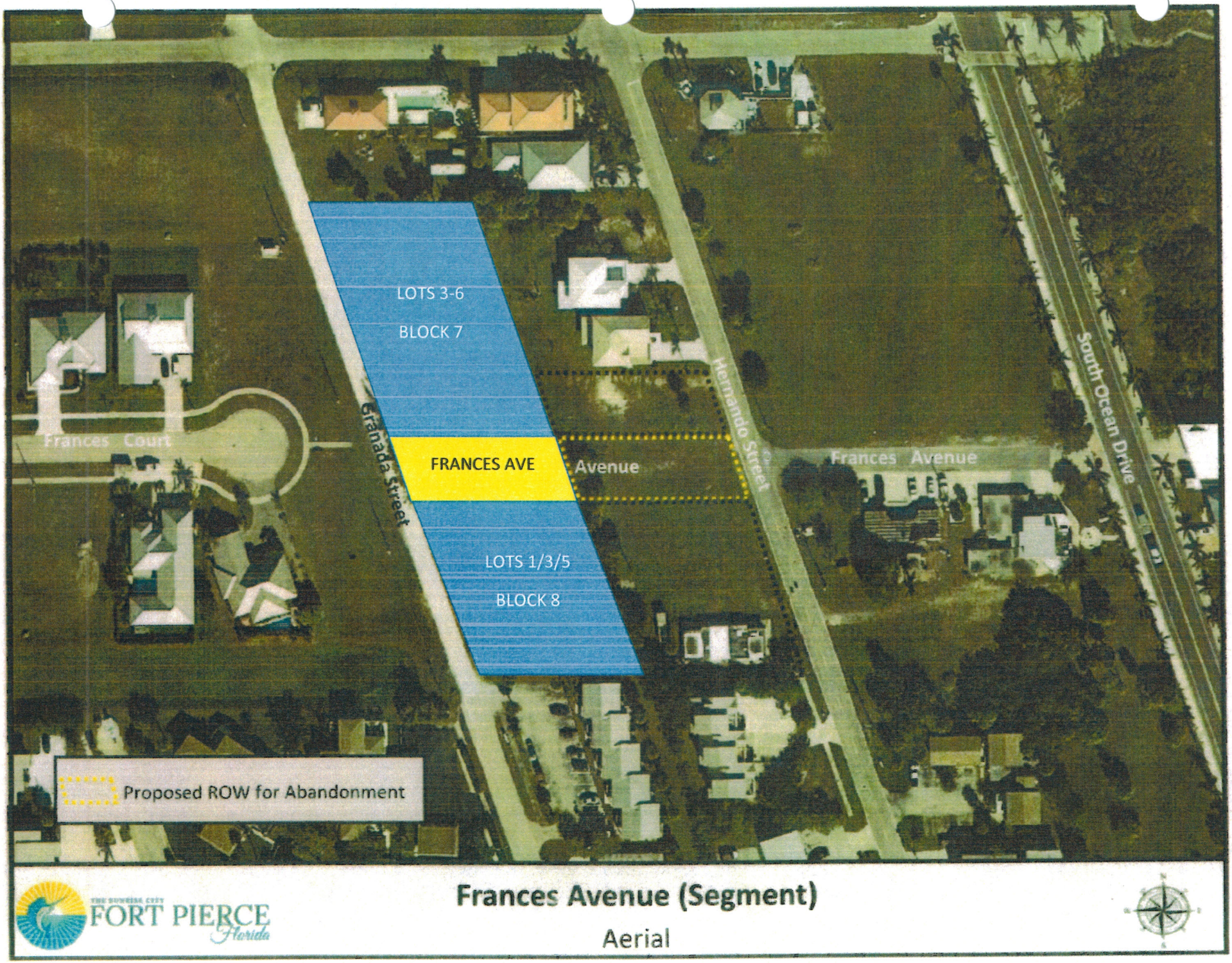
Scope of Work:

We are looking for the same type of appraisal that your firm provided for the Eastern portion of the ROW completed for Mr. Smith attached.


PAVERS (REFER TO
LANDSCAPE DWGS.)
ONE WAY
DRIVE AISLE
BUILDING TYPE 3
2
2 1/2 STORY CMU
STRUCTURE
B F.E.= 7.0' NGVD
D F.E.= 8.0' NGVD

CONCEPTUAL ONLY



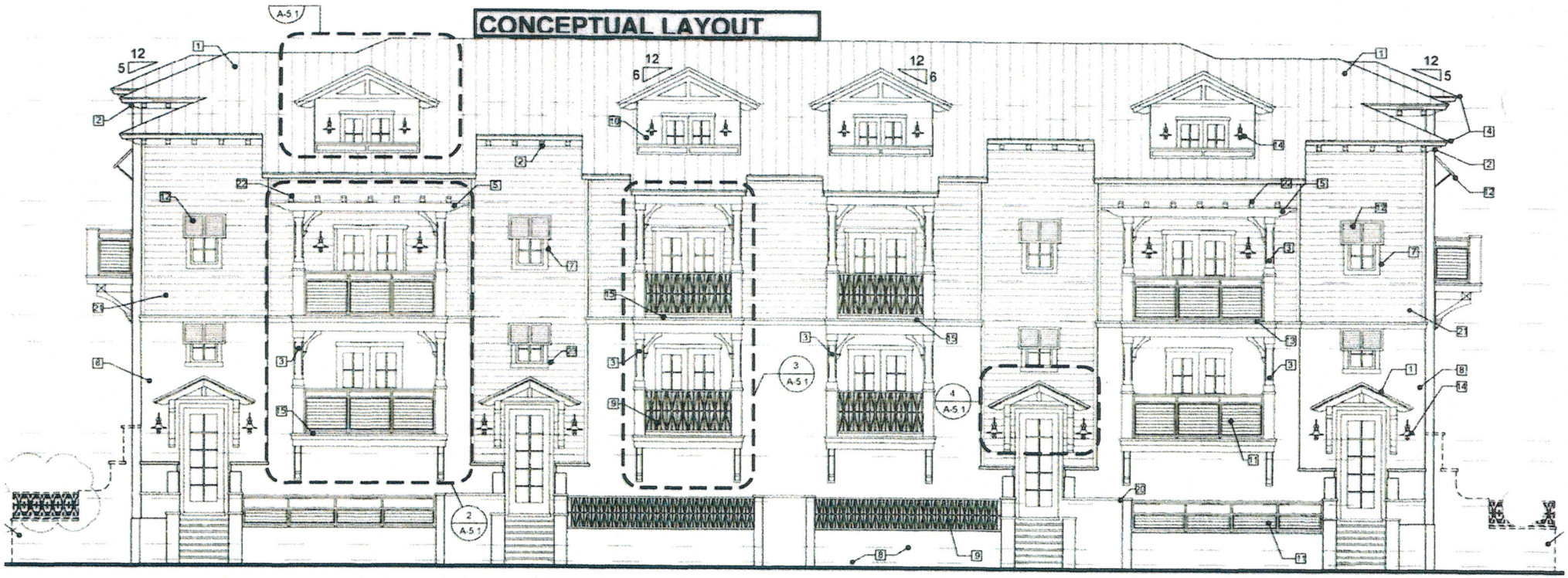


THE SUNRISE CITY
FORT PIERCE
Florida

Frances Avenue (Segment)

Aerial

CONCEPTUAL ONLY


CONCEPTUAL LAYOUT
A-5.1
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A-5.1
3
A-5.1
4
A-5.1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Henry Louden, Granada Street Properties LLC
500 S. Federal Highway, #1641
Hallandale, FL. 33008

Re: Abandonment – Granada Street Properties – Frances Avenue

Dear Mr. Louden,

The following are comments from the Planning Department's review of the application for the Abandonment of Frances Avenue (Please Provide a Written Response to all responsible Departments):

1) Please submit payment to the City of Fort Pierce for the appraisal of the subject abandonment right-of-way.

2) Please confirm with FPUA and other utility providers whether or not they have any facilities located within the section of the proposed abandonment.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@city-ftpierce.com.

Sincerely,

Vennis Gilmore
Planning Analyst

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.16.19
Property Address: Francis Avenue
Property Name: Granada Street Properties
Project Name:
Planner: Vennis Gilmore

Please be advised that the project may trigger the requirements indicated below:

☐ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 5/13/19

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planning Analyst

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

RE : Francis Avenue R/W Abandonment – West of Hernando
TRC No. 17-0100002

RECEIVED
MAY 14 2019
CITY OF FORT PIERCE
PLANNING & ZONING

DATE : May 10, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 3, 2019:

- [x] R/W Abandonment 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] Approval of Abandonment
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\F\Francis Avenue RW Abandonment\RW Abandonment\Submittal No. 3 - 050319\RW Abandonment Approval - 051019.docx

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

May 6, 2019

Project: **Abandonment Granada St. Properties Frances Avenue**
Subject: **SURVEY REVIEW**
To: Vennis Gilmore
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, per Chapter 5J-17.050 thru 5J-17.052, Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes

SURVEY:

1) Please make sure any and all easements have been addressed both over and adjacent to the Right of Way abandonment in question, including aerial easements.
2) Please be aware that according to Florida Plat Law under Ch. 177.051 (2) Any change in a recorded Plat, shall be labeled a "replat" except as provided in s. 177.141 (pertaining to errors and omissions on plats), that is if the original lot lines are changed there must be a replat. Additionally a Boundary Survey must precede the initial submittal of the Replat.
3) Please be aware that if the abandonment occurs one half of the road abandonment will go to the lot on one side of the road and the other half will go to the lot on the other side of the road.

Please provide a written response to all comments

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue

Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org

ST. LUCIE WORKS

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

May 16, 2019

TECHNICAL REVIEW PROJECT # 19-01000001 (Abandonment)

Abandonment – Granada Street Properties – Frances Avenue (Right-of-Way)

Comments

FPUA W/WW Engineering: Approved as Noted
Utility Easements may be required based on the utility needs of the property.

FPUA Electric & Gas Engineering: We have no objection to the abandonment request. Electric service is available to the site. Utility easement may be required for the new FPUA facilities. Please provide AutoCad drawings and electrical plans. For more information please contact the following FPUA staff:
Sal Scimeca
Engineering Technician II
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957

THE SUNRISE CITY
FORT PIERCE
Florida
POLICE DEPARTMENT
"In Honor We Serve"

Technical Review Committee meeting

May 16th, 2019

Case # 19-01000001

Abandonment

Granada Street Properties, Francis Avenue Right of Way.

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Granada Street Property Abandonment of Frances Avenue R/W School District CommentsSANDERS, MARVIN E. to: Vennis Gilmore 05/15/2019 04:05 PM
Cc: "HTLouden@gmail.com"
From: "SANDERS, MARVIN E." <marvin.sanders@stlucieschools.org>
To: "Vennis Gilmore" <vgilmore@city-ftpierce.com>
Cc: "HTLouden@gmail.com" <HTLouden@gmail.com>

The St. Lucie County School District has reviewed the above reference project. How many dwelling units may be constructed as a result of the abandonment of the right-of-way?

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
Temporary office
582 NW University Blvd., Ste 500
Port St. Lucie, FL 34986

cell 772.216.5755

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Abandonment - Frances Ave. (Between Granada St. and Hernando St.)

NOTICES PROVIDED PURSUANT TO: City Code Section 22-143. Public Hearings A,B,C, & D

NOTICE BY NEWSPAPER: June 30th, 2019

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Vennis Gilmore **TITLE:** Planner

SIGNATURE: **DATE:** July 3rd, 2019

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N. U.S. 1

FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Piercein 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.

June 30, 2019

Subscribed and sworn to before on July 1, 2019:

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $137.28
Ad No: 0003651399
Customer No: 1330884
PO #:

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING
FOR AN ABANDONMENT

The City Commission of the City of Fort Pierce, Florida, pursuant to City Charter and Florida Statute 166.041, will hold Public Hearings on Monday, July 15th, 2019 and Monday, August 5th, 2019 in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m., to consider review and approval of the following:

ORDINANCE 19-029 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE,FLORIDA; **ABANDONING FRANCIS AVENUE RIGHT-OF-WAY, BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1 BLOCK 8 OF SAID PLAT OF PALM HAVEN AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 6 BLOCK 7 OF SAID PLAT OF PALM HAVEN AND ON THE WEST BY THE NORTHERN EXTENSION ON THE WEST LINE OF BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK7 AND ON THE EAST BY THE NORTHERNLY EXTENSION OF THE EAST LINE OF LOT 1 BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK7 OF THE PALM HAVEN SUBDIVISION WITHIN THE CITY OF FORT PIERCE,FLORIDA;** PROVIDING FOR A REPLACEMENT EASEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

ANY PERSONSEEKINGTO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOINGIS ADVISED THAT A RECORD OF PROCEEDING IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGSS 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
Pub: June 30, 2019
TCN 3651399

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

Meeting Date: 07/15/2019

Re: Ordinance 19-030 - Future Land Use Map Amendment - 2419-323-0001-000-1 & 2419-323-0002-000-8

SUBJECT:

Legislative Hearing - Ordinance 19-030: Transmittal Hearing for an application submitted by the property owner & applicant Neill Farms FP, LLC, and representative Brian Nolan, AICP, ASLA of Lucido & Associates, for a Future Land Use Map Amendment for two (2) parcels of land, 19.07 acres in total, to change the Future Land Use designation for parcel IDs 2419-323-0001-000-1 & 2419-323-0002-000-8, from GC, General Commercial, to RM, Medium Density Residential.

SUMMARY:

- The applicant is requesting review and approval of a Future Land Use Map Amendment from CG, General Commercial to RM, Medium Density Residential for two parcels of land that are approximately 19.07 acres in size.
- The subject site was originally set for development in 2005 for a 214 lot residential subdivision also known as Neill Farms. The developer was to be KB Homes and the Zoning and Future Land Use for six parcels of the development were changed to R-4, Medium Density Residential and RM, Medium Density Residential under ordinances K-387 & K-388.
- The Planning Board at their June 11, 2019 meeting voted 6-0 to recommend approval of the request as presented.

RECOMMENDATION:

Approval of Transmittal

ALTERNATIVES:

Disapproval of Transmittal

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Potential Increase in Ad-Valorem Tax Revenue.

Attachments

Draft Ordinance 19-030
Staff Report
Application & Supporting Documents
Aerial Map
Current Future Land Use Map
Proposed Future Land Use Map
Zoning Map
TRC Comments
TRC Comment Response from Applicant
Public Notification Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/05/2019 11:11 AM
Form Started By: Brandon Creagan		Started On: 07/03/2019
Final Approval Date: 07/05/2019		

DRAFT ORDINANCE NO. 19-030

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF TWO (2) PARCELS GENERALLY LOCATED AT OR NEAR THE EAST SIDE OF SOUTH JENKINS ROAD, APPROXIMATELY 1,000 FEET SOUTH OF STATE ROAD 70 FROM CITY OF FORT PIERCE GC, GENERAL COMMERCIAL TO CITY OF FORT PIERCE RM, MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. L-136, as subsequently amended; and

WHEREAS, changing the Future Land Use designation requires an amendment to the Comprehensive Plan, pursuant to section 163.3184, Florida Statutes; and

WHEREAS, the Fort Pierce City Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174, Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

WHEREAS, having considered the recommendations of the Planning Board, the City of Fort Pierce City Commission has prepared this amendment to the City's Comprehensive Plan and transmitted it to the Department of Economic Opportunity and other agencies as required by section 163.3184; and

WHEREAS, two (2) public hearings, one transmittal hearing and one adoptive hearing with due notice have been held by the City Commission to inform the public and receive comments and objections; and

WHEREAS, the two (2) properties were annexed into the City of Fort Pierce through Ordinances J-393 on March 3, 1998 and given a City of Fort Pierce Future Land Use designation of GC, General Commercial; and

WHEREAS, the proposed Future Land Use amendment is consistent with the Comprehensive Plan, and will not have an adverse effect on the ability of the City to satisfy land and water use needs, and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety, and general welfare as required by City Code 22-131; and

WHEREAS, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

Parcels IDs: 2419-323-0001-000-1 & 2419-323-0002-000-8

From and after the effective date hereof, the following properties legally described as:

TOGETHER WITH (Parcel ID: 2419-323-0002-000-8)

THE WEST 60 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY , AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION,

TOGETHER WITH (Parcel ID: 2419-323-0001-000-1)

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 19.07 ACRES, MORE OR LESS.

said properties being generally located at or near the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 in Fort Pierce, Florida shall be and the Future Land Use Designation is hereby changed from City of Fort Pierce General Commercial, GC to City of Fort Pierce Medium Density Residential, RM, as depicted on Exhibit “A”, attached hereto and incorporated herein.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage.

SECTION 5. The effective date of this comprehensive plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency

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.19-030 was duly advertised accordance with F.S. 163.3184 by display advertising in the St. Lucie News Tribune on June 30, 2019, and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on July 15, 2019; and was duly introduced, read by title only, and passed on second and final reading September __, 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 ___ day of September, 2019.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

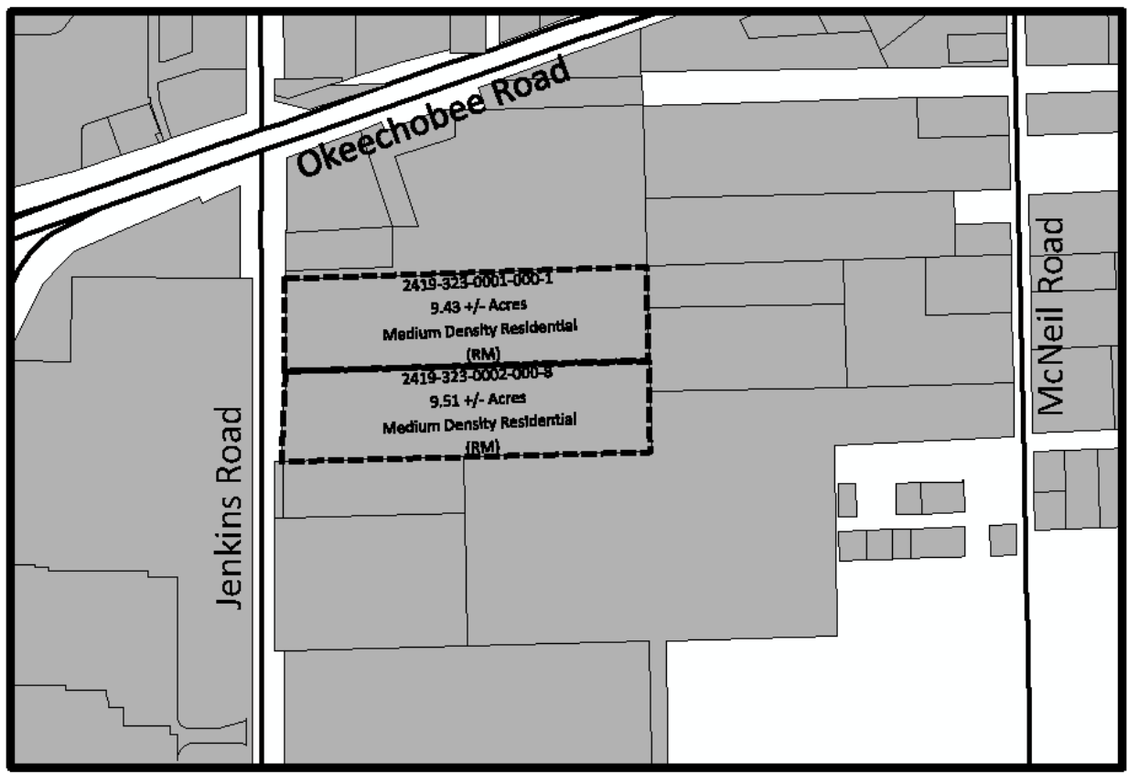
_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A

Proposed Future Land Use

Medium Density Residential, RM



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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

THROUGH: Rebeca Guerra, AICP, LEED-AP, CPD, Interim Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for a Future Land Use Map Amendment**
Neill Farms

BOARD DATE: July 15, 2019

STAFF REPORT

Property Owner Neill Farms FP, LLC
601 North Congress Avenue
Delray Beach, Florida 33445

Applicant/Representative: Brian Nolan, AICP, ASLA (Lucido & Associates)
701 Southeast Ocean Boulevard
Stuart, Florida 34994

Requested Action: Approval to change the Future Land Use of two (2) parcels from GC, General Commercial to RM, Medium Density Residential. (Large Scale Amendment)

Site Location: East side of South Jenkins Road, approximately 1,000 feet south of State Road 70.

Parcel IDs: 2419-323-0001-000-1 & 2419-323-0002-000-8

Existing Use: Vacant

Parcel Size: 19.07 Acres

Current Zoning: General Commercial (C-3)

Current Future Land Use General Commercial (GC)

Proposed Future Land-Use Medium Density Residential (RM)

Proposed Zoning: PD, Planned Development (Future City Commission Meeting)

Surrounding Zoning/FLU:

North	East	South	West
C-3/GC	C-3/GC	R-2/RL	R-1/RL

Staff Analysis:

Request

The applicant is requesting review and approval of a Future Land Use Map Amendment from CG, General Commercial to RM, Medium Density Residential for two parcels of land that are approximately 19.07 acres in size.

Background

The subject site was originally set for development in 2005 for a 214 lot residential subdivision also known as Neill Farms. The developer was to be KB Homes and the Zoning and Future Land Use for six parcels of the development were changed to R-4, Medium Density Residential and RM, Medium Density Residential under ordinances K-387 & K-388.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan.
(2) The amendment will not have an adverse effect on the ability of the city to:
a. Satisfy land and water use needs.
b. Meet transportation demands and provide community facilities and services.
(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, as the request for zoning change and Future Land Use change will be consistent with one another and more importantly will be consistent with the proposed use of the property. Furthermore, the amendment would not have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. This was a previously approved project by the City Commission and the applicant this time is requesting the zoning to be changed to a PD, Planned Development instead of the R-4, Medium Density Zoning district as was previously approved on the property. There are other residential developments either existing or in the process of building around this site and the services that are provided for those developments would be the same or similar in this request. The presented amendment promotes and protects the public health, safety and general welfare because this project is being used as originally intended from the request that was brought before the City Commission in 2005. When the City Commission reviewed the project back in 2005 they were charged with identifying if the project met the three criteria stated above. It is a fair assessment that since the City Commission approved both the Rezoning and Future Land Use requests back in 2005 that the project met all specifications of 22-131. Since that time nothing has changed to alter that assessment except that the Zoning will become PD, Planned Development and the Future Land Use on 2 of the parcels will be changed to RM, Medium Density Residential to become consistent with the other 6 parcels that are a part of the proposed subdivision that also carry that Future Land Use.

Future Land Use Designation Comparison

The subject site currently has a Future Land Use of GC, General Commercial for two of the parcels. This designation is inteded for parcels that are for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial Future Land Use designation.

The subject site is seeking a Future Land Use of RM, Medium Density Residential for two of the parcels to be consistent with the other 6 parcels in the development that already have this designation. This designation is intended for parcels for that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows for small-lot single family units and multifamily dwellings including duplexes, condominiums, and townhomes. Limited commercial uses intended to serve residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

When comparing both of these designations the Medium Density Residential designation would be considered a less intense designation compared to the General Commercial designation. Also when developing a project all parcels associated with the project should have the same Future Land Use and Zoning, so there are not any inconsistencies in the enforcement of the Land Development Code on the project. This request is an appropriate measure to ensure that the proposed subdivision can be developed under the same set of standards for its chosen Zoning district and Future Land Use designation. Lastly, Residential is not as appropriate for a General Commercial Future Land Use as is it for a Medium Density Future Land Use, especially considering the size and scale of the proposed subdivision.

Technical Review Committee:

All affected City Departments have reviewed the proposed Application for a Zoning Atlas Map Amendment and Future Land Use Map Amendment and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant have been provided.

Planning Board:

The Planning Board at their June 11, 2019 meeting voted 6-0 to recommend approval of the request as presented.

Staff Recommendation Future Land Use Map Amendment:

The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Therefore Staff recommends that the City Commission **APPROVE** this Future Land Use Map Amendment to be Transmitted to State of Florida for Review.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☐ Warranty Deed & Legal Description
- ☐ St. Lucie County Property Record Card
- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: East side of S. Jenkins Road, approx. 1,000 feet south of SR 70
2. Property Tax ID(s): 2419323000100 01;2419323000200 08;2419313000100 00;2419313000200 07;2419314000200 00;2419313000101 03;2419311000200 01;2419701000100 01
3. Total Acreage: 74.19 ac.
4. Existing Future Land Use Designation: GC (19.07 ac.) / RM (55.12 ac.)
5. Existing Zoning Classification: C3 (19.07 ac.) / R4 (55.12 ac.)
6. Proposed Zoning Classification: Planned Development
7. Other applications being submitted concurrent with this application, if any: FLUMA, Prelim/Final Plat

8. Describe the existing uses, improvements and structures on the amendment lands: subject parcel is currently vacant with signs of previous site development activity

9. Are there any identified or possible historical structures on the amendment lands? N/A

10. The reason for making this request: To obtain the necessary entitlements to support proposed development program; see attached for additional information

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	GC	C3
South	Vacant / SF res.	RM	E3 / R4
East	SF res.	RM	R4
West	Vacant	GC	C3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC (19.07 ac.) / RM (60.07 ac. RM)	C3 (19.07 ac.) / R4 (60.07 ac. R4)	FAR of 1.0 = 830,689 sf.	74.19	X
Proposed	RM	PD	12 du's/ac at 74.19 = 890 du's	74.19	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 890 x 2.6 = 2314 x 100 = 231,400 GPD / 830,689 x 0.125 = 103,836 GPD / 335,236 GPD Total
Current Zoning	Total gallons per day 335,236 GPD
Proposed Zoning	Total gallons per day 302 x 2.6 = 785 x 100 = 78,500 GPD
Change in Demand	**Total gallons per day** 78,500 - 335,236 = -256,736 GPD (decrease)

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 890 x 2.6 = 2314 x 100 = 231,400 GPD / 830,689 x 0.1 = 83,0669 GPD / 314,469 GPD Total
Current Zoning	Total gallons per day 314,469 GPD
Proposed Zoning	Total gallons per day 302 x 2.6 = 785 x 100= 78,500 GPD
Change in Demand	**Total gallons per day** 78,500 - 314,469 = -235,969 GPD (decrease)

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	~~1.36 acres per 1,000 people~~	44.227 x 1.5 ac. = 66.34 ac.	67.51	+1.17 ac,

1.5 ac. /1,000 people (2015 LOS per Policy 7.1.1) (Approx. 2 ac. rec. prov'd w/in devel.)

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel S. Gaines Academy	Fort Pierce Central
City	Fort Pierce	Fort Pierce
Distance	under 1 mile	2.5 miles
Current Zoning Enrollment Demand	890 x 0.405 = 360 x 0.7 = 252	890 x .405 = 360 x 0.3 = 108
Proposed Zoning Enrollment Demand	302 x 0.405 = 122 x 0.7 = 85	302 x 0.405 = 122 x 0.3 = 37
Change in Demand	-671 (decrease)	-71 (decrease)

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	890 / 60 = 14.83 x 8 yds = 949.12 yrds
Proposed Zoning	302 / 60 = 5.03 x 8 yds = 40.24 yrds.
Change in Demand	-908.88 yds (decrease)

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	An existing wet detention surface water management system has been constructed to satisfy the treatment, attenuation, and flood protection requirements of the South Florida Water Management District (SFWMD) and the City of Fort Pierce land development regulations. The existing system will be utilize to serve the proposed development and offset any potential increase in runoff volume.

III. Transportation Analysis

G. Traffic
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	Zero (0)	Zero (0)
Proposed Zoning	2,769 Trips	~~2,769 Trips~~ 211 AM / 282 PM
Change in Demand	Trips 2,769	Trips 211 AM / 282 PM
Impact to Capacity	Capacity is Currently Available	

12. Name of Owner(s): Neill Farms FP, LLC
Mailing Address: 601 N. Congress Avenue
City Delray Beach State FL Zip 33445
Phone #
E-mail: lhgpilotlaw@gmail.com

13. Name of Applicant: Same as Owner
Mailing Address:
City State Zip
Phone # Fax #
E-mail:

14. Name of Representative: Brian Nolan, AICP, ASLA / Lucido & Associates
Mailing Address: 701 SE Ocean Blvd.
City Stuart State FL Zip 34994
Phone # 772.220.2100 Fax #
E-mail: bnolan@lucidodesign.com

15. **Applicant Acknowledgements** (Owner's signature must be notarized)

I certify that: (Check One)

☑ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☐ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature 1-3-19 Date

601 N Congress Ave, Ste. 302, Delray Beach, FL. 33445
Address State Zip

561-330-2340 mru213@aol.com
Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

ANTHONY VERDERAME
Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature 1-3-19
Date

STATE OF FLORIDA)
~~ST LUCIE~~ PALM BEACH COUNTY)

The foregoing instrument was acknowledged before me this 3 day of JANUARY 2019, by ANTHONY VERDERAME who is personally known to me or has produced _____ as iden

Signature of Notary (seal)

KENIA A. OLIVEIRA
MY COMMISSION # GG 086341
EXPIRES: June 5, 2021
Bonded Thru Notary Public Underwriters

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location: East side of S. Jenkins Road, approximately 1,000' south of SR 70

Parcel ID #(s): 241932300010001;241932300020008;241931300010000;241931300020007; 241931400020000;241931300010103;241931100020001;241970100010001

Project description: Single-family and duplex development consisting of approximately 302 residential units.

Neill Farms FP, LLC	Brian Nolan, AICP, ASLA / Lucido & Assoc.
Property Owner(s)	**Applicant/Representative, Title, Company**
601 N. Congress Avenue	701 SE Ocean Blvd.
Street Address	Street Address
Delray Beach FL 33445	Stuart FL 34994
City State Zip	City State Zip
	772.220.2100
Phone Number	Phone Number
lhgpilotlaw@gmail.com	bnolan@lucidodesign.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY PALM BEACH

The foregoing instrument was acknowledged before me this 3 day of JANUARY, 20 19, by ANTHONY VERKRAMP who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

KENIA A. OLIVEIRA
MY COMMISSION # GG 086341
EXPIRES: June 5, 2021
Bonded Thru Notary Public Underwriters

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

TO BE COMPLETED BY STAFF

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

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

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

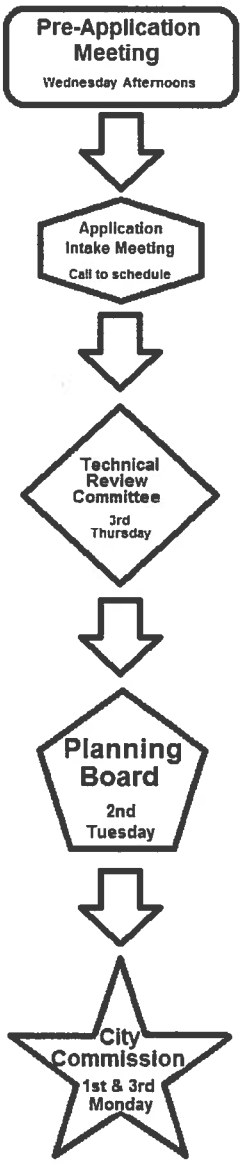
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 302

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

North	South	East	West
vacant	vacant/ sf res	SF res	vacant

Application Outlook



Site Plan submittal requirements:

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

☒ Future Land Use Map Amendment – Large Scale (>10 acres)

☐ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☐ Warranty Deed & Legal Description
- ☐ St. Lucie County Property Record Card
- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: East side of S. Jenkins Road, approx. 1,000 feet south of SR 70
2. Property Tax ID(s): 241932300010001;241932300020008;241931300010000;241931300020007; 241931400020000;241931300010103;241931100020001;241970100010001
3. Total Acreage: 74.19 ac.
4. Existing Future Land Use Designation: GC (19.07 ac.) / RM (55.12 ac.)
5. Existing Zoning Classification: C3 (19.07 ac.) / R4 (55.12 ac.)
6. Proposed Zoning Classification: Planned Development
7. Other applications being submitted concurrent with this application, if any: Planned Development, Plrelim/Final Plat
8. Describe the existing uses, improvements and structures on the amendment lands: subject parcel is currently vacant with signs of previous site development activity
9. Are there any identified or possible historical structures on the amendment lands? N/A
10. The reason for making this request: To obtain the necessary entitlements to support proposed development program; see attached for additional information

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	GC	C3
South	Vacant / SF res.	RM	E3 / R4
East	SF res.	RM	R4
West	Vacant	GC	C3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC (19.07 ac.) / RM (60.07 ac. RM)	C3 (19.07 ac.) / R4 (60.07 ac. R4)	FAR of 1.0 = 830,689 sf.	74.19	X
Proposed	RM	PD	12 du's/ac at 74.19 = 890 du's	74.19	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 890 x 2.6 = 2314 x 100 = 231,400 GPD / 830,689 x 0.125 = 103,836 GPD / 335,236 GPD Total
Current Zoning	Total gallons per day 335,236 GPD
Proposed Zoning	Total gallons per day 302 x 2.6 = 785 x 100 = 78,500 GPD
Change in Demand	**Total gallons per day** 78,500 - 335,236 = -256,736 GPD (decrease)

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 890 x 2.6 = 2314 x 100 = 231,400 GPD / 830,689 x 0.1 = 83,0669 GPD / 314,469 GPD Total
Current Zoning	Total gallons per day 314,469 GPD
Proposed Zoning	Total gallons per day 302 x 2.6 = 785 x 100= 78,500 GPD
Change in Demand	**Total gallons per day** 78,500 - 314,469 = -235,969 GPD (decrease)

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	~~1.36 acres per 1,000 people~~	44.227 x 1.5 ac = 66.34 ac.	67.51 ac.	+1.17 ac.

1.5 ac. /1,000 people (2015 LOS per Policy 7.1.1) (Approx. 2 ac. rec. prov'd w/in devel.)

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel S. Gaines Academy	Fort Pierce Central
City	Fort Pierce	Fort Pierce
Distance	under 1 mile	2.5 miles
Current Zoning Enrollment Demand	890 x 0.405 = 360 x 0.7 = 252	890 x .405 = 360 x 0.3 = 108
Proposed Zoning Enrollment Demand	302 x 0.405 = 122 x 0.7 = 85	302 x 0.405 = 122 x 0.3 = 37
Change in Demand	-671 (decrease)	-71 (decrease)

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	890 / 60 = 14.83 x 8 yds = 949.12 yrds
Proposed Zoning	302 / 60 = 5.03 x 8 yds = 40.24 yrds.
Change in Demand	-908.88 yds (decrease)

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	An existing wet detention surface water management system has been constructed to satisfy the treatment, attenuation, and flood protection requirements of the South Florida Water Management District (SFWMD) and the City of Fort Pierce land development regulations. The existing system will be utilize to serve the proposed development and offset any potential increase in runoff volume.

G. Transportation Analysis:
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	Zero (0)	Zero (0)
Proposed Zoning	2769 Trips	211 AM / 282 PM
Change in Demand	Trips 2769 Trips	Trips 211 AM / 282 PM
Impact to Capacity	Capacity is currently available	

12. Name of Owner(s): Neill Farms FP, LLC
Mailing Address: 601 N. Congress Avenue
City Delray Beach State FL Zip 33445
Phone #
E-mail: lhgpilotlaw@gmail.com

13. Name of Applicant: Same as Owner
Mailing Address:
City State Zip
Phone # Fax #
E-mail:

14. Name of Representative: Brian Nolan, AICP, ASLA / Lucido & Associates
Mailing Address: 701 SE Ocean Blvd.
City Stuart State FL Zip 34994
Phone # 772.220.2100 Fax #
E-mail: bnolan@lucidodesign.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☑ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☐ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature Date

Address State FL 33445 Zip

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

ANTHONY VERDERAME

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature 1-3-19 Date

STATE OF FLORIDA)
~~ST LUCIE~~ PALM BEACH COUNTY)

The foregoing instrument was acknowledged before me this 3 day of JANUARY, 2019, by ANTHONY VERDERAME who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

KENIA A. OLIVEIRA
MY COMMISSION # GG 086341
EXPIRES: June 5, 2021
Bonded Thru Notary Public Underwriters

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

Date: January 22, 2019

From: Neill Farms FP, LLC
601 N. Congress Ave
Delray Beach, FL 33445

To: Ms. Rebecca Grohal, AICP
Director
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

Re: NEILL FARMS – OWNER'S AUTHORIZATION
(LA Ref. #18-896)
Parcel Identification Numbers: SEE ATTCHED WARRANTY DEED

Dear Ms. Grohal:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Brian Nolan,** of **Lucido & Associates,** to represent **Neill Farms FP, LLC** during the governmental review process for the above referenced project, which may include Pre-Application meeting(s), Large Scale Future Land Use Map Amendment, Planned Development rezoning, development plan review, and other such related matters to effectuate the review process for the proposed development.

Thank you for your attention to this matter.

Sincerely,

_____
Anthony Verderame, Manager

STATE OF _____
COUNTY OF _____
The foregoing was acknowledged before me this ____ day of _____, 2019, by _____, of _____. He/She [ ] is personally known to me or [ ] has produced _____ as identification.

_____

(Notarial Seal)

(Print Name) _____
NOTARY PUBLIC

My Commission Expires:

lucido&associates

January 28, 2018

Mr. Brandon Creagan, MCRP, LEED Green Associate
Planner
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

Re: **Neill Farms FLUMA and Planned Development –** Project Narrative
Our Reference Number: 18-896
Parcel Identification Numbers: 241932300010001; 241932300020008; 241931300010000; 241931300020007; 241931400020000; 241931300010103; 241931100020001; 241970100010001

Dear Mr. Creagan:

On behalf of Neill Farms FP, LLC, Lucido & Associates is pleased to present to you the proposed subdivision known as Neill Farms. Neill Farms, as proposed, would consist of 302 platted lots, consisting of single and two-family dwelling units, two on-site recreation areas, along with perimeter buffering, central utilities and on-site stormwater facilities.

The subject site consists of eight (8) parcels of land totaling approximately 74.19 ac. and is located within the city limits of the City of Fort Pierce, Florida. The subject is situated approximately 450 feet south of SR 70 (Okeechobee Road), immediately east of County Road 611 (South Jenkins Road) and immediately west of McNeil Road. Currently, the subject is vacant with evidence of previous construction activity associated with the early stages of site development (excavated stormwater retention ponds, rough site grading and the beginning stages of roadway construction). Surrounding the subject are existing commercial and residential uses with institutional uses further to the east. Commercial uses are generally located adjacent to SR 70, north of the subject, and include, among others, Home Depot, Walmart, Walgreens, Sunoco and Race Track gas stations along with other retail sales and restaurant uses.

Currently, the subject has split Zoning and Future Land Use designations: R4 (Medium Density Residential) and C3 (General Commercial), and; RM (Residential Medium) and GC (General Commercial), respectively. As the proposed use is a platted residential development, a Large-scale Future Land Use Map Amendment to RM and a Rezoning to Planned Development is being requested for all eight (8) parcels of land under the control of Neill Farms FP, LLC; additionally, both a preliminary and final plat request will be sought for the subject.

The subject has existing vehicular access directly to/from Jenkins and McNeil roads with the SR 70/I-95 interchange lying approximately 1,500 feet west and the SR-70/Florida Turnpike interchange lying approximately 1 mile west of the subject. As per the attached Traffic Impact Report, while turn lanes on both S. Jenkins Road and McNeill Road are warranted, all transportation facilities are expected to operate within the adopted Level of Service (LOS) standards, post-development.

The subject lies within the Fort Pierce Utility Authority (FPUA) Service Area. During previous construction efforts, a water main was installed internal to the project site, extending from S. Jenkins Road, east to McNeill Road – said water main will be extended as necessary to service all proposed lots within the development. Additionally, Waste Water service was extended into the subject site from S. Jenkins Road and will be extended as necessary to provide waste water service to all proposed lots within the development.

We look forward to gaining feedback from the Site Plan Review Committee and look forward to working with you further as we seek the necessary entitlements for the proposed use. Should you have any questions or concerns regarding this matter, please do not hesitate to contact me directly.

Respectfully,

Brian Nolan, AICP, ASLA
Senior Project Manager

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4505692 OR BOOK 4207 PAGE 1354, Recorded 11/29/2018 12:07:44 PM Doc Tax: $0.70

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Donald J. Thomas, Esq.
CBR Law Group, LLLP
165 East Palmetto Park Road
Second Floor
Boca Raton, FL 33432

Property Appraisers Parcel Identification (Folio) Numbers:

2419-313-0002-0007 – Parcel 1
2419-323-0002-0008 – Parcel 2
2419-323-0001-0001 – Parcel 3
2419-313-0001-0000 – Parcel 4
2419-313-0001-0103 – Parcel 5
2419-701-0001-0001 – Parcel 6
2419-311-0002-0001 – Parcel 7
2419-314-0002-0000 – Parcel 8

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 28 day of Nov, 2018 by **CGV Investments, LLC, a Florida Limited Liability Company,** whose post office address PO Box 8112170, Boca Raton, FL 33481, herein called the grantors **and Neill Farms FP LLC, a Florida Limited Liability Company,** whose post office address is 1601 S Congress Ave #201, Delray Beach, FL 33445, herein called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **ST. LUCIE** County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS DEED PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said

land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

CGV Investments, LLC, a Florida Limited Liability Company

By: _____
Anthony Verderame

_____
Witness #1 Signature

Lawrence W. Townley
Witness #1 Printed Name

_____
Witness #2 Signature

Jonathan A. Jordan
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 28th day of November, 2018 by Anthony Verderame as Managing Member of CGV Investments, LLC, a Florida Limited Liability Company, who is personally known to me or who has produced _____ as identification.

SEAL

Notary Public State of Florida
Monica Butler-White
My Commission GG 034961
Expires 10/02/2020

Monica Butler-White
Notary Public

_____

Printed Notary Name

EXHIBIT A – LEGAL DESCRIPTION

Parcel 1:

A parcel of land lying in and being a part of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

The South half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of said Section; Less the East 33 feet thereof for road right of way, and also Less the North 450 feet of the West 581 feet of the East 614 feet thereof;

Together with Parcel 2:

The Northeast quarter (1/4) of the Southwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 3:

Northwest quarter (1/4) of the Southeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 4:

The West 60 feet of the Southwest quarter (1/4) of the Southeast quarter (1/4) of the Southwest quarter (1/4) of said Section; Less the South 42.5 feet thereof for canal right of way, and the South half (1/2) of the South half (1/2) of the Northwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 5:

The North half (1/2) of the South half (1/2) of the Northwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, all lying in St. Lucie County, Florida.

Together with Parcel 6:

All of Ideal Subdivision, according to the plat thereof, as recorded in Plat Book 7, Page 4,of the Public Records of St. Lucie County, Florida; being in the North 13.12 acres of the Northeast quarter (1/4) of the Southwest quarter (1/4) of section 19, Township 35 South, Range 40 East; Less right of way for canal and public roads, Less and except a tract of land, being a part of thereof, described as the North 137 feet of the East 330.96 feet of that certain tract lying South of a 103 foot canal right of way as shown on the amended plat of Ideal Subdivision, recorded in Plat Book 7, Page 4, of the Public Records of St. Lucie County, Florida, less and except the East 33 feet thereof.

Together with Parcel 7:

The South 7.68 acres of the North half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, Less and except the tract of land, being a part thereof, described as follows: Beginning at the Southeast corner of the North half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, thence, run West, a distance of 223 feet; thence run North, a distance of 226.02 feet; thence, run East, a distance of 223 feet; thence run South, a distance of 226.0 feet to the Point of Beginning, all being in St. Lucie County, Florida.

Together with Parcel 8:

The East 614 feet of the North 450 feet of the South half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of said Section, Less the North 200 feet of the East 333 Feet thereof, and also Less the East 33 feet thereof for road right of way, Section 19, Township 35 South, Range 40 East, all lying in St. Lucie County, Florida.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

December 13, 2018

Neill Farms
c/o Lee H. Goldberg, Esq.
CGV Investments, LLC
PO Box 812170
Boca Raton, FL 33481

VIA Email: lhgp.lotlaw@gmail.com

Reference: **Environmental Assessment**
McNeil Road Farms in Fort Pierce, FL
Parcel ID # 2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0; 2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1; 2419-314-0002-000-0; 2419-313-0002-000-7

Dear Mr. Goldberg,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcel by means of site visit, review of available aerial photography, listed species review, and review of soil resources, and environmental regulation pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Tobin R. Overdorf
Vice President

10250 SW Village Parkway
Port St Lucie, FL 34987
772.223.5200
772.223.5103 fax
www.edc-inc.com

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0;
2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1;
2419-314-0002-000-0; 2419-313-0002-000-7
McNeil Road
Fort Pierce, Florida

Project No. 18-430
Date: December 13, 2018

Prepared For:
Neill Farms
c/o Lee H. Goldberg, Esq.
CGV Investments, LLC
PO Box 812170
Boca Raton, FL 33481

Prepared By:
EDC, INC
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of a 72.47 acre parcel (ID #2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0; 2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1; 2419-314-0002-000-0; 2419-313-0002-000-7) located off of McNeil Road in Fort Pierce, Florida. The parcel is currently a vacant lot.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on December 13, 2018 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:
It is the opinion of EDC that there is no native habitat located on the property due to more than 50% of the vegetation being exotic and the site being previously cleared. The property consists of the following native upland vegetation; slash pine (*Pinus elliottii var densa*) and nuisance species Caesar's weed (*Urena lobata*). The property consists of the following exotic species; Bahia grass (Paspalum notatum), Guinea grass (*Panicum maximum*), and Brazilian pepper (*Schinus terebinthifolius)*.

WETLAND DELINEATION:
According to aerial photographs and site visit, it appears that there are no wetlands on site. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. None of these components were found during the field reconnaissance on the property. No wetlands were found on this site previously, per permit 56-02347P, nor were there any newly formed wetlands found during the site visit.

WILDLIFE EVALUATION:
EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. Gopher Tortoises were not found during the site visit nor were any other state or federally listed species. Hog rutting was observed on several areas located throughout the site.

SOIL COMPOSITION:
Based on a review of the USDA Web Soil the site is composed of:

Nettles sand- is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months of longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

Oldsmar sand- This poorly drained soil is found typically in broad areas in the flatwoods. Typically the surface layer is black fine sand about 5 inches thick. The water table is at a depth of less than 10 inches for 2 to 4 months during the wet season and within a depth of 40

inches for more than 6 months. Natural vegetation consists of slash pine, saw palmetto, inkberry, rusty lyonia, black root, penny royal, pineland threeawn, chalky bluestem, panicum and various grasses. The soil is well suited for pasture and hay crops.

Riviera Fine sand, 0 to 2 percent slopes- This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops. Natural vegetation includes slash pine, cabbage palm, wax myrtle, blue maidencane, broom sedge, pineland threeawn, cord grass, panicums and a variety of sedges. Riviera Fine Sands are loamy, silicious, nearly level and poorly drained soils that formed in beds of sandy and loamy marine sediments. These soils are on broad, low flats and in depressional areas. The water table is within a depth of 10 inches for 2 to 4 months in most years and between a depth of 10 and 30 inches for most of the rest of the year.

City of Fort Pierce Regulations

According to the St. Lucie County Property Appraiser's Report, the subject property has a land use code of 0000 (Vacant Residential) and is in zones CO (Office Commercial), R4 (Medium Density Residential), R3 (Single Family Moderate Density), and OSR-PSL (Open Space Recreation-PSL). According to the City of Fort Pierce land development regulations (Sec. 22-194), mitigation is required for any native tree that is greater than 14 inches in diameter at breast height (DBH) and palms with a minimum clear trunk of 10 feet. There are no trees on property that meet these criteria.

SUMMARY:

It is the professional opinion of EDC that there is no native habitat located on the property or and native trees meeting Ft. Pierce's tree code. Per permit 56-02347P, there are no wetlands located on this property. In addition, no gopher tortoises or any other state or federally listed species were found on site.

ENGINEERS SURVEYORS ENVIRONMENTAL

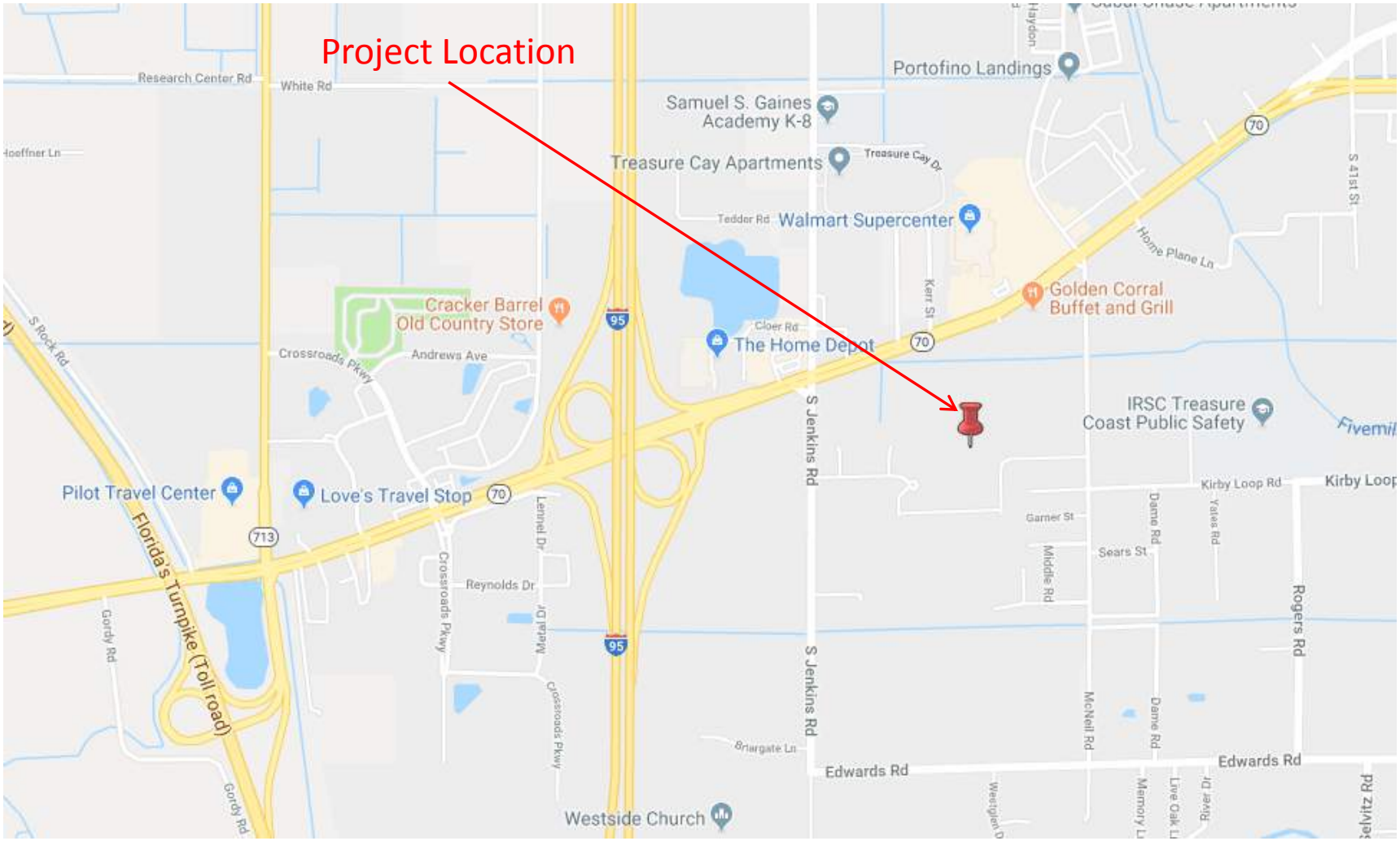
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Location Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

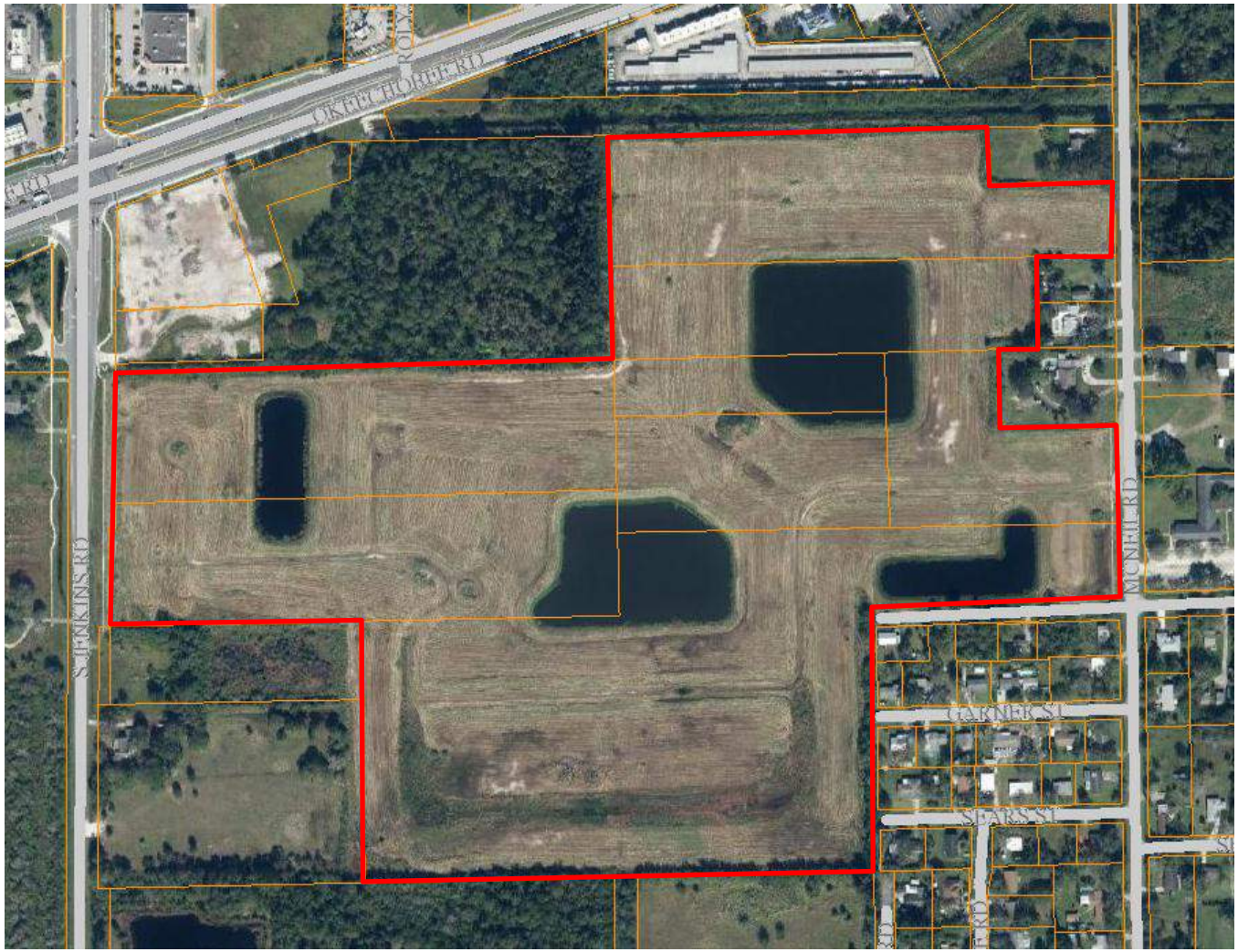
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Property Appraiser Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Soil Map

Project: 18-430		12/13/2018

N

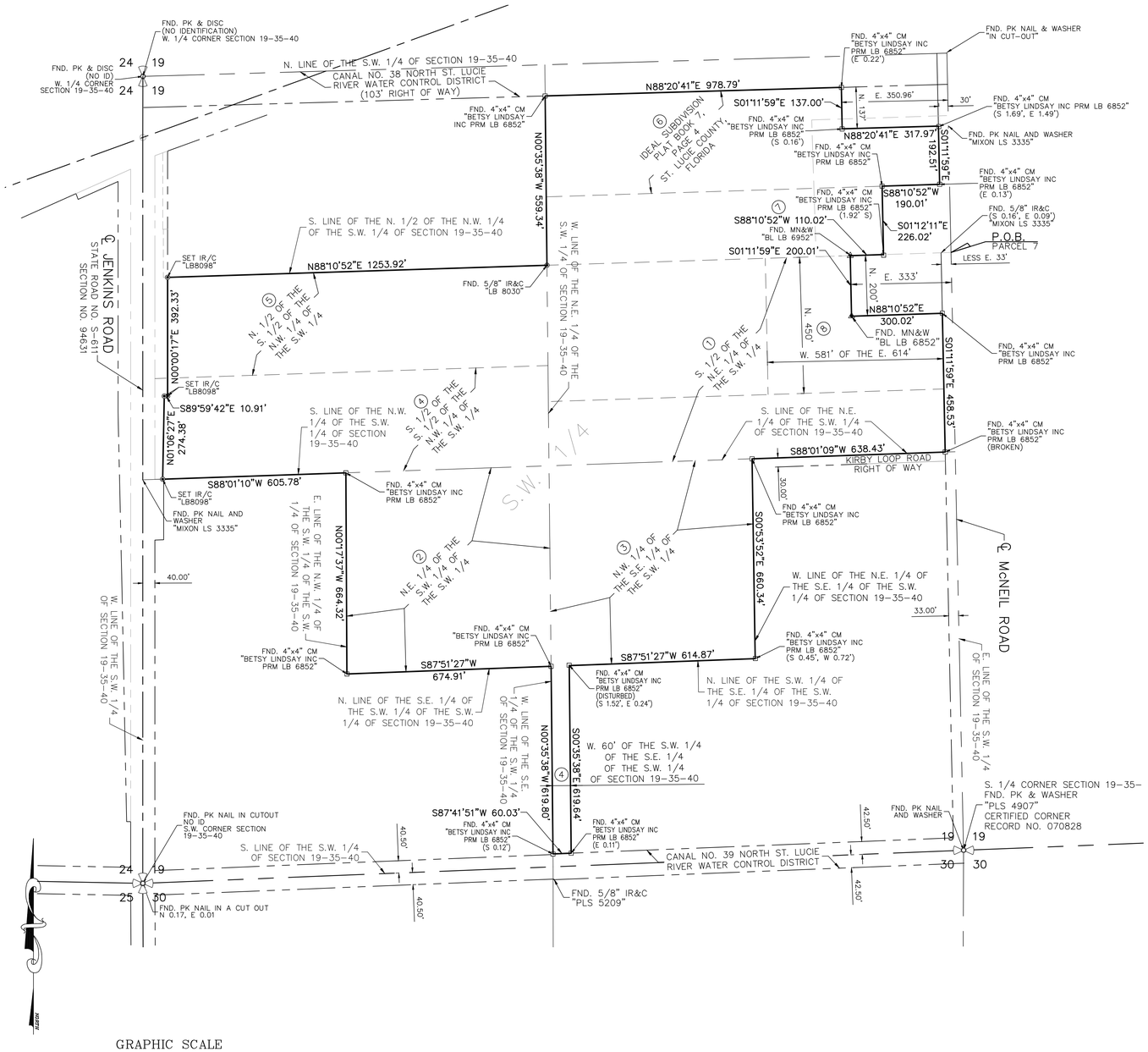
St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	70.7	99.8%
38	Riviera fine sand, 0 to 2 percent slopes	0.1	0.2%
Totals for Area of Interest		**70.8**	**100.0%**

BOUNDARY SURVEY

FOR: CGV INVESTMENTS, LLC

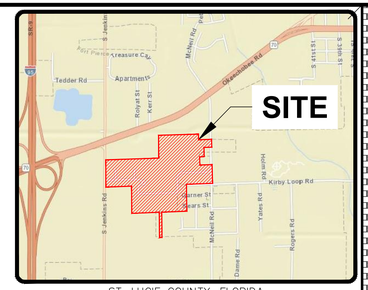


GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)

1 inch = 200 ft.



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

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 WILL MAKE THIS SURVEY INVALID.
2. 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.
3. PARCEL CONTAINS 98003.8745 SQUARE FEET (2.25 ACRES) MORE OR LESS.
4. THE LAST DATE OF FIELD WORK WAS APRIL 26, 2018.
5. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
6. BEARINGS, IF SHOWN HERON, ARE BASED UPON THE RECORDED PLAT OF SOUTHERN GROVE PLAT NO. 18 PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD88) AND ARE BASED ON PORT ST. LUCIE BENCHMARK NO. 13, HAVING A PUBLISHED ELEVATION OF 26.07 FEET.
8. 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.
9. 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.
10. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
11. DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON (UNPRINTED) FLOOD INSURANCE RATE MAP NO.12111C0275J, ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF,

TOGETHER WITH:

THE NE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NW ¼ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE WEST 60 FEET OF THE SW ¼ OF THE SE 1/4 OF THE SW ¼ OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY, AND THE SOUTH ½ OF THE SOUTH ½ OF THE NW 1/4 OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NORTH ½ OF THE SOUTH ½ OF THE NW ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING IN THE NORTH 13.12 ACRES OF THE NE ¼ OF THE SW ¼ OF SECTION 19. TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 137 FEET OF THE EAST 350.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 103 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

TOGETHER WITH:

THE SOUTH 7.68 ACRES OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE TRACT OF LAND, BEING A PART THEREOF, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX AND 02/100 (226.02) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX (226.0) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 614 FEET OF THE NORTH 450 FEET OF THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

ENGINEERS ✪ SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	SPT
CHECKED BY	MTO
FILENAME	18-430 BNDY_rev1.dwg
SHEET	1
LAYOUT	1
SCALE	AS SHOWN
DATE	March 26, 2019

DATE	REVISION COMMENTS
03/21/19	REVISED JENKINS ROAD RIGHT-OF-WAY LINE - SPT

BOUNDARY SURVEY

FOR: CGV INVESTMENTS, LLC

LAND LYING IN
SEC. 19, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

ENGINEERS ✪ SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

18-430

1 OF 1

Z:\EDC\2018\18-430_Vault Files\BNDY\DWG\Boundary 18-430 BNDY.dwg, Layout: 1, 3/27/2019 2:05 PM, Michael Owen
THIS DOCUMENT WAS PREPARED, REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC. THIS DOCUMENT IS TO BE USED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHOM IT WAS PREPARED. ANY USE OF THIS DOCUMENT, OTHER THAN THOSE WHICH ARE CONSISTENT WITH THE CONCEPTS AND DESIGNS INTENDED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHOM IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

NEILL FARMS

LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____

LEGAL DESCRIPTION

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

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF,

TOGETHER WITH:

THE NE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NW ¼ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE WEST 60 FEET OF THE SW ¼ OF THE SE 1/4 OF THE SW ¼ OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY, AND THE SOUTH ½ OF THE SOUTH ½ OF THE NW 1/4 OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NORTH ½ OF THE SOUTH ½ OF THE NW ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING IN THE NORTH 13.12 ACRES OF THE NE ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 137 FEET OF THE EAST 350.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 103 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

TOGETHER WITH:

THE SOUTH 7.68 ACRES OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE TRACT OF LAND, BEING A PART THEREOF, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX AND 02/100 (226.02) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX (226.0) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 614 FEET OF THE NORTH 450 FEET OF THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

OWNER, 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 STREETS AND RIGHTS-OF-WAY SHOWN WITHIN THE BOUNDARY OF THIS PLAT OF NEILL FARMS ARE HEREBY DECLARED TO BE THE PROPERTY OF *POA* FOR ACCESS AND UTILITY PURPOSES (INCLUDING CABLE TV), AND SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY *POA*.
2. THE RECREATION TRACT SHOWN ON THIS PLAT OF NEILL FARMS IS HEREBY DEDICATED TO *POA* AND IS HEREBY DECLARED TO BE A PRIVATE RECREATION AREA, FOR RECREATION PURPOSES AND SHALL BE MAINTAINED BY SAID PROPERTY OWNERS ASSOCIATION.
2. THE OPEN SPACE TRACTS SHOWN HEREON AS OPEN SPACE TRACTS 5 THROUGH 9 INCLUSIVE, ON THIS PLAT OF NEILL FARMS ARE HEREBY DEDICATED TO *POA* AND FOR OPEN SPACE AND/OR COMMON AREA PURPOSES AND SHALL BE MAINTAINED BY SAID PROPERTY OWNERS ASSOCIATION.
3. THE WATER MANAGEMENT TRACTS (W.M.T.), SHOWN HEREON AS WATER MANAGEMENT TRACTS 1 THROUGH 4 INCLUSIVE, ARE HEREBY DEDICATED TO *POA*, 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.
4. TRACT A, TRACT B, AND TRACT C AS SHOWN HEREON ARE HEREBY DEDICATED TO ST. LUCIE COUNTY, IT'S SUCCESSORS AND/OR ASSIGNS, AS ADDITIONAL RIGHT-OF-WAY FOR JENKINS ROAD AND MCNEIL ROAD FOR THE USE AND BENEFIT OF THE PUBLIC AS RIGHT-OF-WAY.
5. THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING WATER, SEWER, AND CABLE TV, FOR UTILITY PURPOSES.
5. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO *POA* FOR THE MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS.
6. THE LIFT STATION EASEMENT (L.S.E.), AS SHOWN HEREON IS HEREBY DEDICATED TO *POA*, 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.
7. THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO *POA* FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS.
8. THE 10' LANDSCAPE BUFFERS SHOWN HEREON, ARE HEREBY DEDICATED TO *POA* FOR LANDSCAPE, LANDSCAPE BUFFER, AND OTHER PROPER PURPOSES.

DEDICATION CONTINUED

IN WITNESS WHEREOF, THE ABOVE NAMED *POA*, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____, 20___.

POA

BY: _____

PRINTED NAME: _____

POSITION: _____

WITNESS

_____

_____
PRINTED NAME

WITNESS

_____

_____
PRINTED NAME

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2019, BEFORE ME APPEARED _____, _____ OF *POA*, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE DOCUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, 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 _____

BANK, ("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.

BANK

BY: _____
BANK SIGNER
BANK SIGNER POSITION

[CORPORATE SEAL]

WITNESS (IF APPLICABLE)

_____

_____
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, *ATTORNEY*, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY *TITLE COMPANY*, DATED _____, *YEAR*, 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: *OWNER*, 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:

(USE OR DELETE LANGUAGE BELOW)

THAT CERTAIN MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT IN FAVOR OF *BANK*, RECORDED *DATE*, AT OFFICIAL RECORDS BOOK *#*, PAGE *#*, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DATED: THE _____ DAY OF _____, 2019.

BY: _____
ATTORNEY
FIRM
FLORIDA BAR NO.

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 & 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 LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2019.

BY _____
REBECA GUERRA, AICP
INTERIM DIRECTOR OF PLANNING
CITY OF FORT PIERCE, 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
POA

SEAL
BANK

SEAL
CLERK OF
CIRCUIT COURT

SITE MAP
NOT TO SCALE

SURVEYORS CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF *PLAT NAME* 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 S60°24'56"W.
3. PLAT CONTAINS 74.19 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
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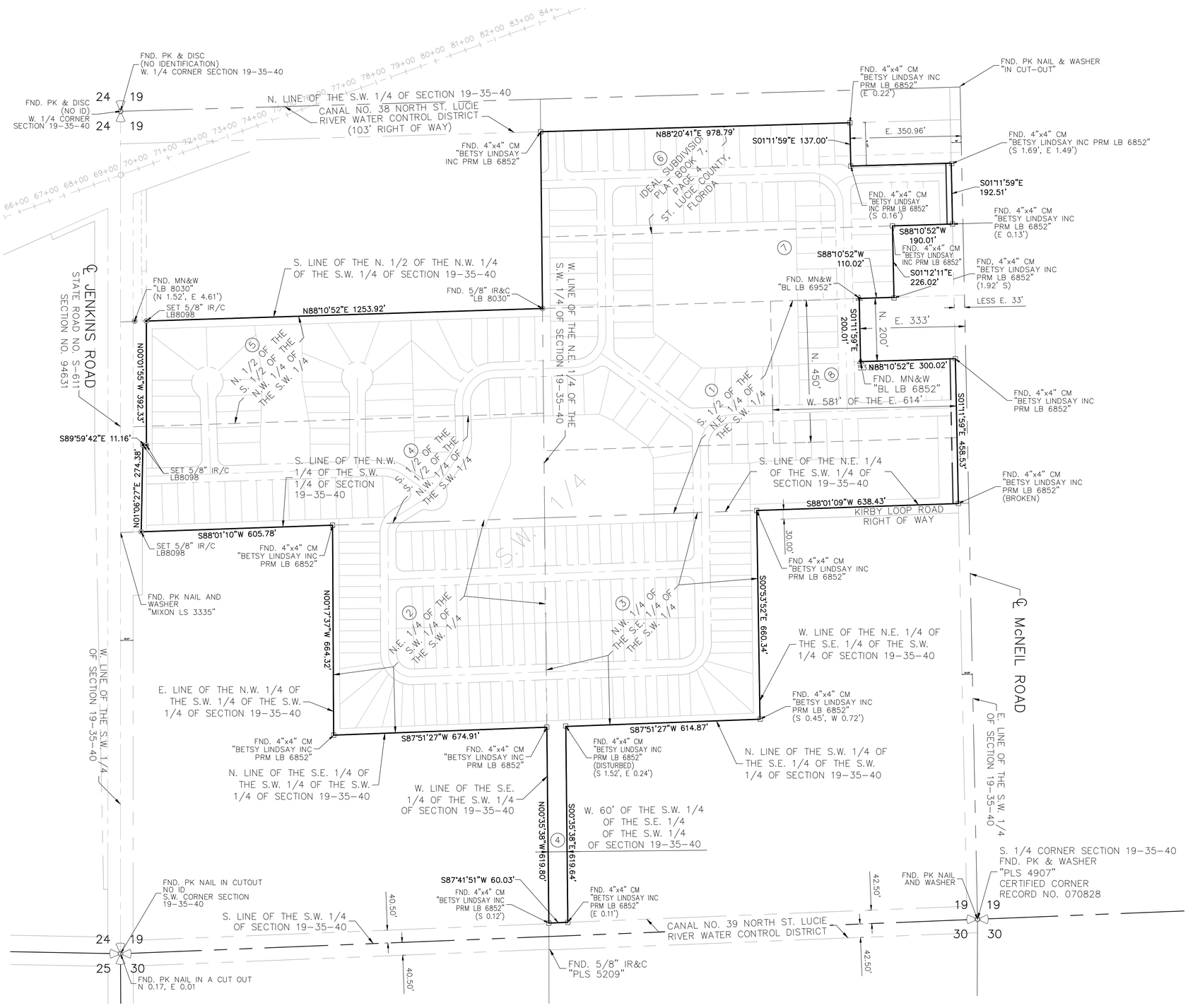
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

NEILL FARMS

LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, 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
		LB.	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
•	INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"	IR&C	5/8" IRON ROD & CAP	RGE.	RANGE
		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

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NORTH

PREPARED BY MICHAEL T. OWEN
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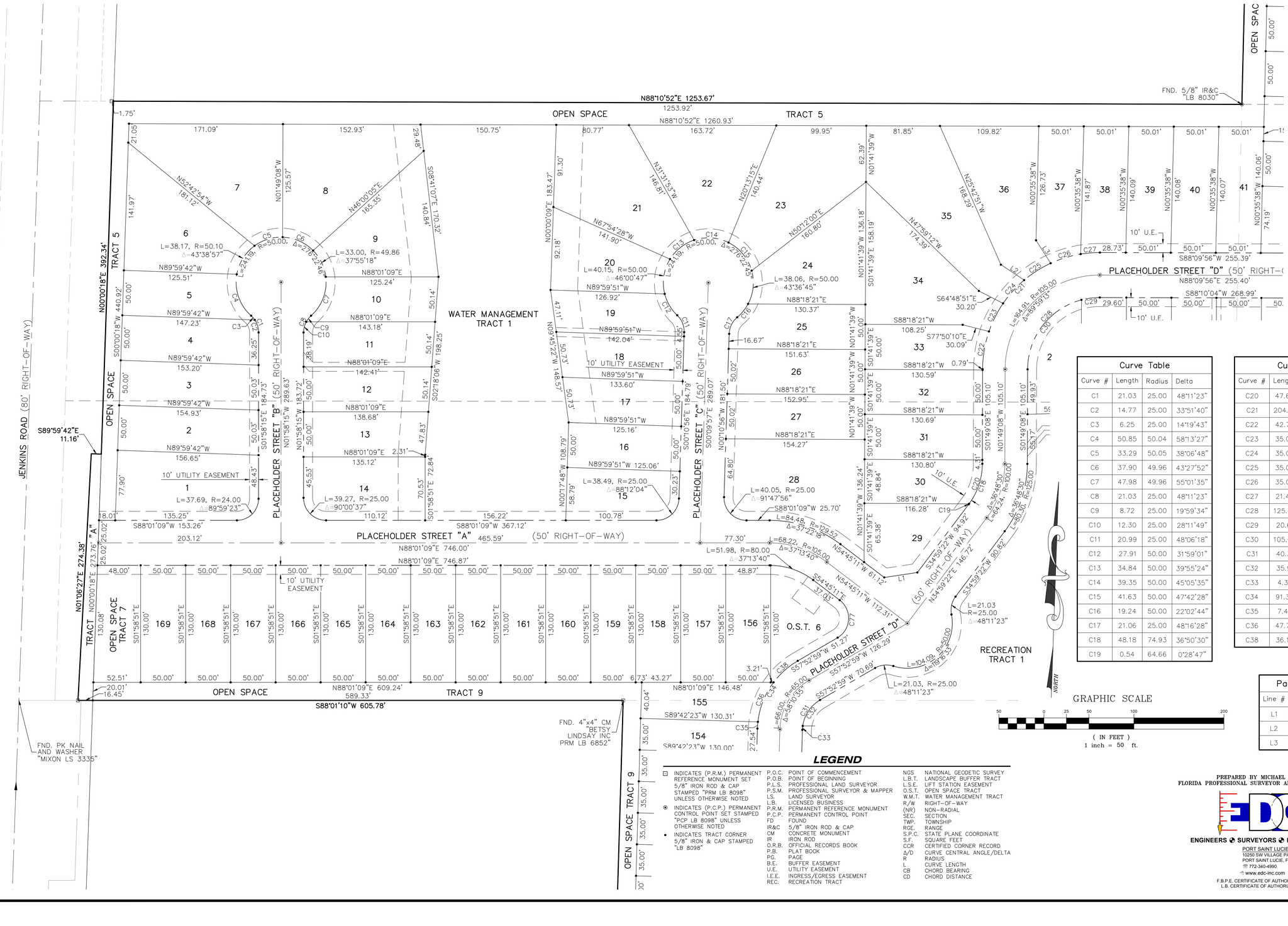

Curve Table			
Curve #	Length	Radius	Delta
C1	21.03	25.00	48°11'23"
C2	14.77	25.00	33°51'40"
C3	6.25	25.00	14°19'43"
C4	50.85	50.04	58°13'27"
C5	33.29	50.05	38°06'48"
C6	37.90	49.96	43°27'52"
C7	47.98	49.96	55°01'35"
C8	21.03	25.00	48°11'23"
C9	8.72	25.00	19°59'34"
C10	12.30	25.00	28°11'49"
C11	20.99	25.00	48°06'18"
C12	27.91	50.00	31°59'01"
C13	34.84	50.00	39°55'24"
C14	39.35	50.00	45°05'35"
C15	41.63	50.00	47°42'28"
C16	19.24	50.00	22°02'44"
C17	21.06	25.00	48°16'28"
C18	48.18	74.93	36°50'30"
C19	0.54	64.66	0°28'47"

Curve Table			
Curve #	Length	Radius	Delta
C20	47.64	74.93	36°25'42"
C21	204.17	130.00	89°59'04"
C22	42.75	130.00	18°50'35"
C23	35.00	130.00	15°25'33"
C24	35.00	130.00	15°25'33"
C25	35.00	130.00	15°25'33"
C26	35.00	130.00	15°25'33"
C27	21.42	130.00	9°26'18"
C28	125.65	80.00	89°59'13"
C29	20.61	80.00	14°45'34"
C30	105.04	80.00	75°13'38"
C31	40.31	40.00	57°43'37"
C32	35.91	40.01	51°26'14"
C33	4.39	40.04	6°16'59"
C34	91.38	90.00	58°10'41"
C35	7.47	90.00	4°45'21"
C36	47.75	90.00	30°23'44"
C38	36.17	90.00	23°01'29"

Parcel Line Table		
Line #	Length	Direction
L1	37.23	S79°27'33"W
L2	31.01	S58°25'22"E
L3	30.23	S34°33'21"E

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	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
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
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		

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REC.	RECREATION TRACT		

Parcel Line Table		
Line #	Length	Direction
L4	11.85	N62°43'05"W
L5	0.20	N88°20'46"E

Curve Table			
Curve #	Length	Radius	Delta
C39	115.43	75.00	88°10'52"
C40	1.69	75.00	1°17'15"
C41	39.31	24.91	90°24'18"
C42	39.27	25.00	89°59'55"
C43	12.63	25.00	28°56'09"
C44	12.63	25.00	28°56'14"
C45	11.67	25.00	26°44'24"
C46	0.96	25.00	2°11'50"
C47	157.87	100.00	90°27'07"

Curve Table			
Curve #	Length	Radius	Delta
C48	92.75	100.00	53°08'29"
C49	65.12	100.00	37°18'38"
C50	62.31	132.18	27°00'34"
C51	51.53	132.18	22°20'04"
C52	10.79	132.18	4°40'30"
C53	31.61	25.00	72°26'33"
C54	154.94	100.00	88°46'30"
C55	58.91	100.00	33°45'01"
C56	96.04	100.00	55°01'29"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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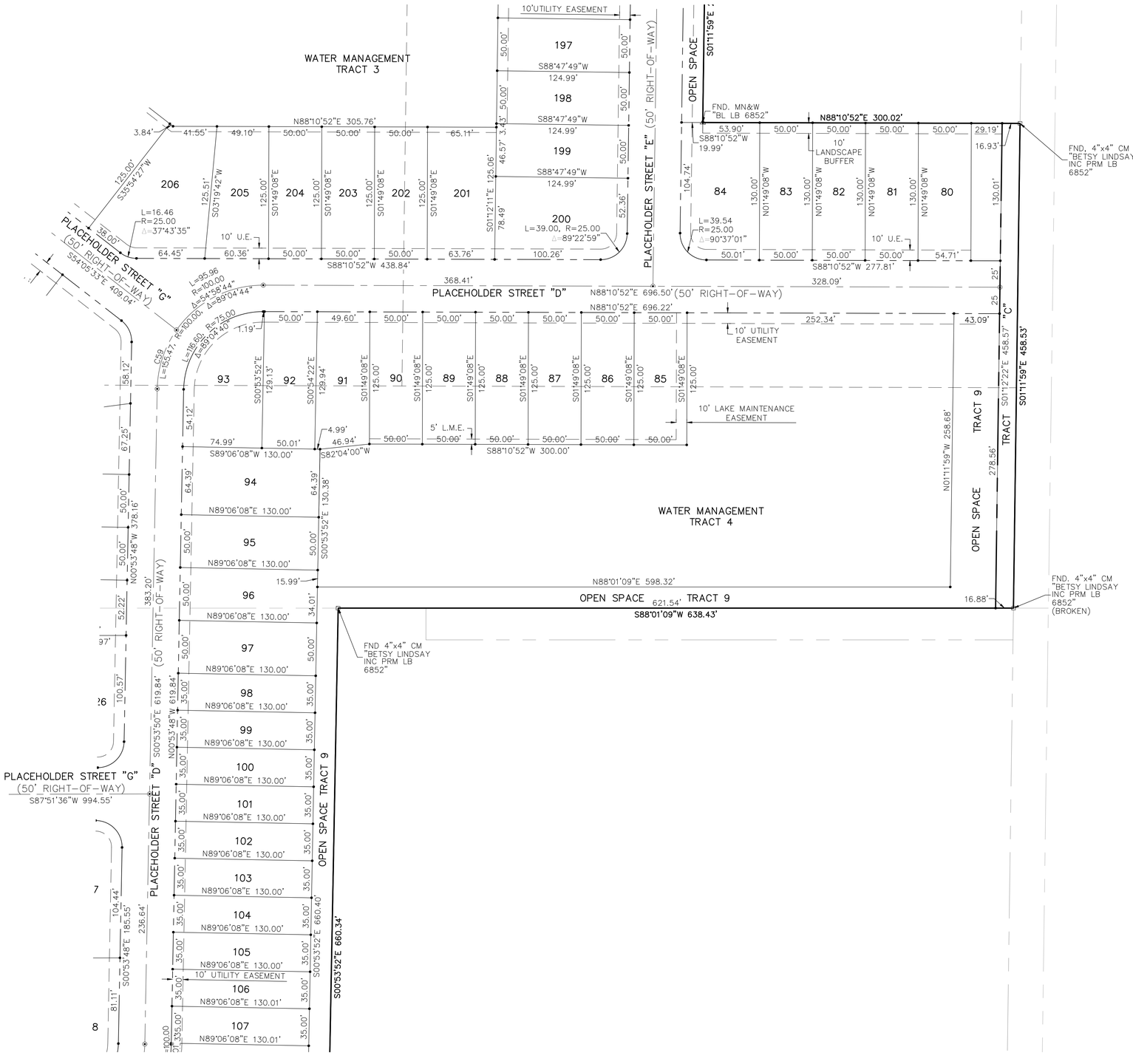

Curve Table			
Curve #	Length	Radius	Delta
C59	59.52	100.00	34°06'00"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
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LEGEND

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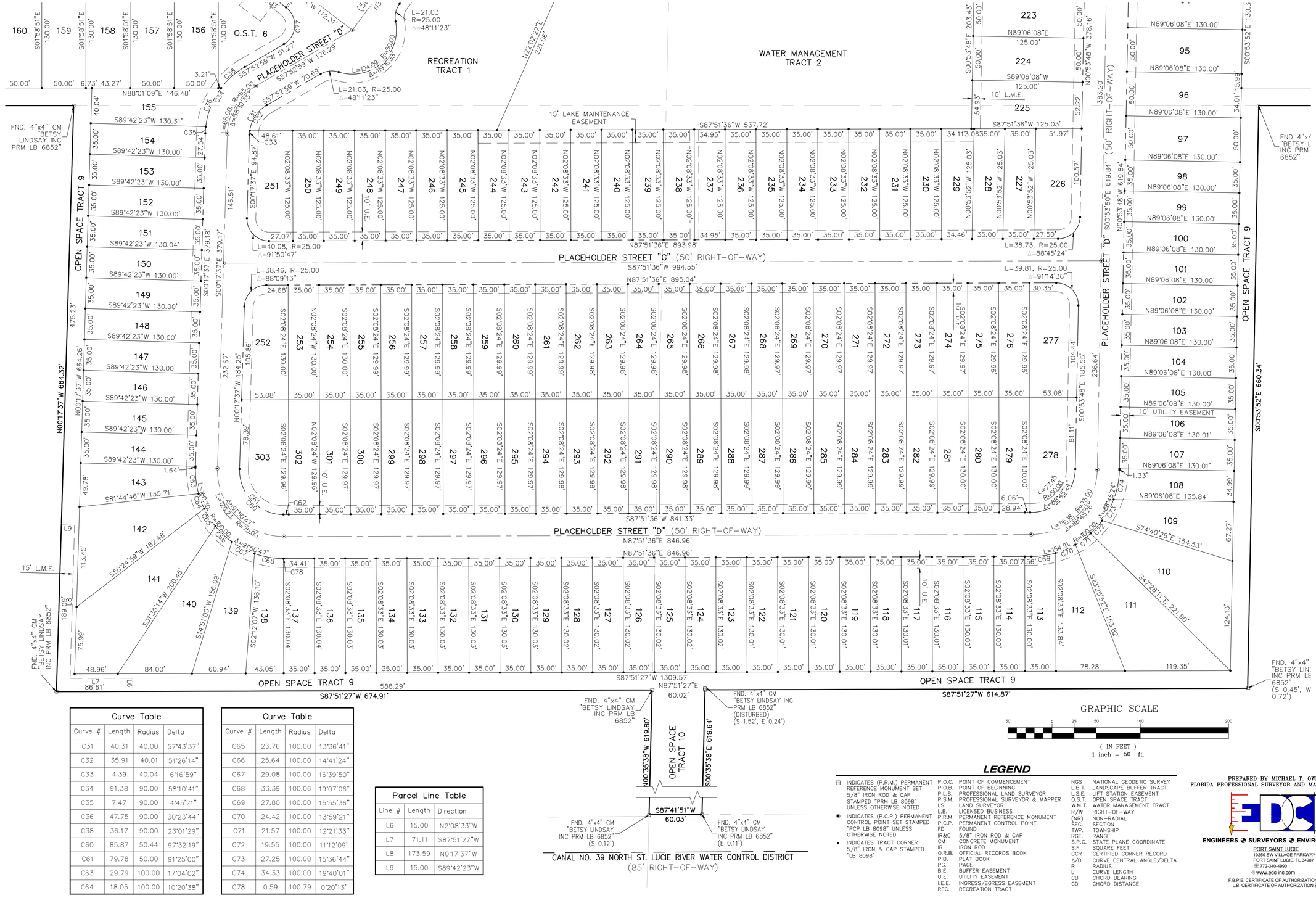

Curve Table			
Curve #	Length	Radius	Delta
C31	40.31	40.00	57°43'37"
C32	35.91	40.01	51°26'14"
C33	4.39	40.04	6°16'59"
C34	91.38	90.00	58°10'41"
C35	7.47	90.00	4°45'21"
C36	47.75	90.00	30°23'44"
C38	36.17	90.00	23°01'29"
C60	85.87	50.44	97°32'19"
C61	79.78	50.00	91°25'00"
C63	29.79	100.00	17°04'02"
C64	18.05	100.00	10°20'38"

Curve Table			
Curve #	Length	Radius	Delta
C65	23.76	100.00	13°36'41"
C66	25.64	100.00	14°41'24"
C67	29.08	100.00	16°39'50"
C68	33.39	100.06	19°07'06"
C69	27.80	100.00	15°55'36"
C70	24.42	100.00	13°59'21"
C71	21.57	100.00	12°21'33"
C72	19.55	100.00	11°12'09"
C73	27.25	100.00	15°36'44"
C74	34.33	100.00	19°40'01"
C78	0.59	100.79	0°20'13"

Parcel Line Table		
Line #	Length	Direction
L6	15.00	N2°08'33"W
L7	71.11	S87°51'27"W
L8	173.59	N0°17'37"W
L9	15.00	S89°42'23"W

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

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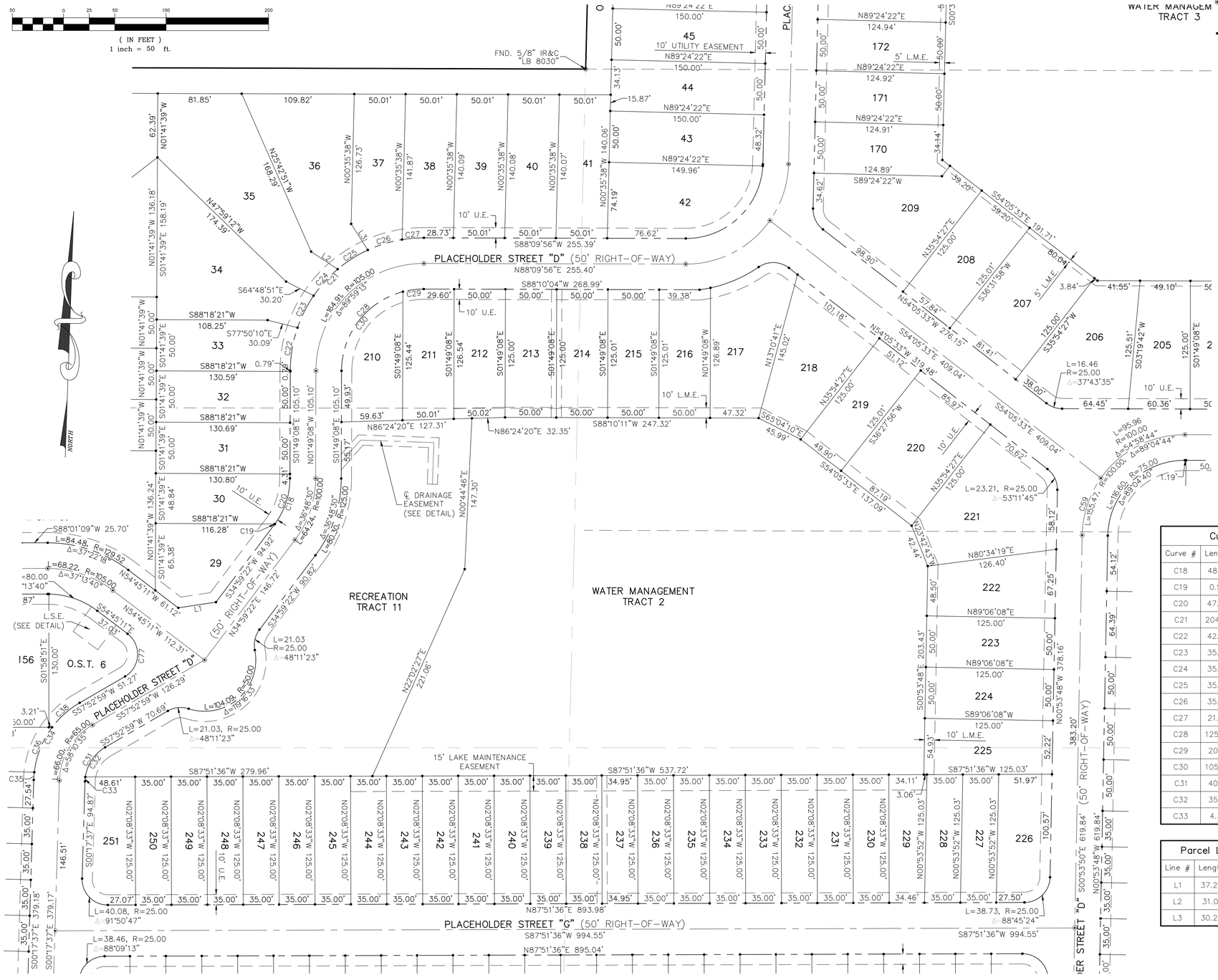

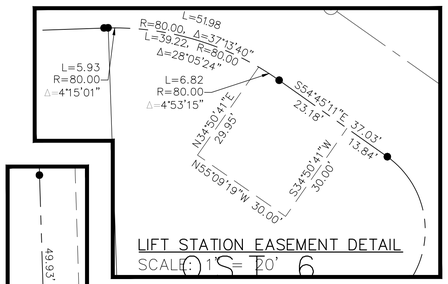

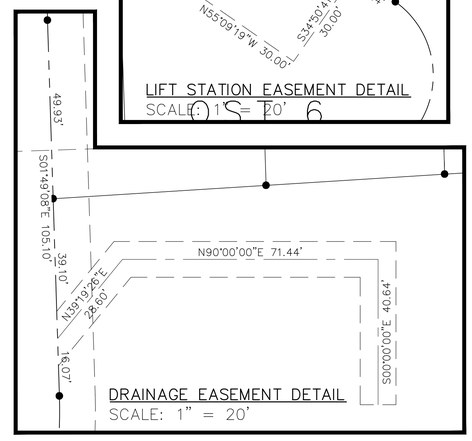

Curve Table			
Curve #	Length	Radius	Delta
C18	48.18	74.93	36°50'30"
C19	0.54	64.66	0°28'47"
C20	47.64	74.93	36°25'42"
C21	204.17	130.00	89°59'04"
C22	42.75	130.00	18°50'35"
C23	35.00	130.00	15°25'33"
C24	35.00	130.00	15°25'33"
C25	35.00	130.00	15°25'33"
C26	35.00	130.00	15°25'33"
C27	21.42	130.00	9°26'18"
C28	125.65	80.00	89°59'13"
C29	20.61	80.00	14°45'34"
C30	105.04	80.00	75°13'38"
C31	40.31	40.00	57°43'37"
C32	35.91	40.01	51°26'14"
C33	4.39	40.04	6°16'59"

Curve Table			
Curve #	Length	Radius	Delta
C34	91.38	90.00	58°10'41"
C35	7.47	90.00	4°45'21"
C36	47.75	90.00	30°23'44"
C38	36.17	90.00	23°01'29"
C39	115.43	75.00	88°10'52"
C40	1.69	75.00	1°17'15"
C50	62.31	132.18	27°00'34"
C51	51.53	132.18	22°20'04"
C52	10.79	132.18	4°40'30"
C53	31.61	25.00	72°26'33"
C54	154.94	100.00	88°46'30"
C55	58.91	100.00	33°45'01"
C56	96.04	100.00	55°01'29"
C59	59.52	100.00	34°06'00"
C77	49.13	25.28	111°21'24"

Parcel Line Table		
Line #	Length	Direction
L1	37.23	S79°27'33"W
L2	31.01	S58°25'22"E
L3	30.23	S34°33'21"E

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

Neill Farms - Planned Development

Site and Landscape Plan

City of Fort Pierce, Florida

Applicant
Neill Farms FP, LLC
601 N. Congress Ave.
Delray Beach, Fl. 33445

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10250 SW Village Pkwy
Port Saint Lucie, Fl. 34987

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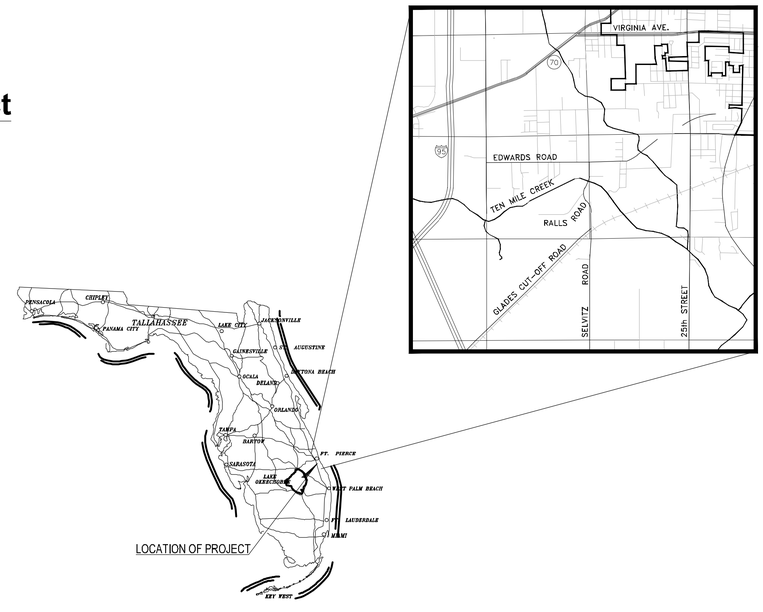

Sheet Index

Cover Sheet	
Overall Site & Landscape Plan	SP-1
50 Scale Site Plans	SP-2 - SP-4
Phasing Plan	SP-5
Plant Schedule & Typical Buffer Section	SP-6
Landscape Details	SP-7
Landscape Specifications	SP-8

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Site Data:

Existing Zoning:		C3/R4
Existing FLU:		GC/RM
Proposed Zoning:		PD
Proposed FLU:		RM
Current Use of Land:		Vacant
Proposed Use of Land:		Residential
Lot Types:		
30' x 125'		136 Lots
50 x 125'		167 Lots
	Total Lots:	303 Lots
Total Site Area:	3,231,717 sf.	74.19 Ac.(100%)
Impervious Area:	2,019,633 sf.	46.34 Ac. (62%)
Clubhouse Building:	1,600 sf.	0.04 Ac.
Amenity:	7,500 sf.	0.17 Ac.
Amenity (parking & sidewalks):	9,664 sf.	0.22 Ac.
Model Center (parking & sidewalks):	7,665 sf.	0.17 Ac.
Lots (80%):	1,684,440 sf.	38.67 Ac.
Roadway:	212,302 sf.	4.86 Ac.
Sidewalks:	96,462 sf.	2.21 Ac.
Pervious Area:	1,212,084 sf.	27.83 Ac. (38%)
Landscape & Open Area:	294,415 sf.	6.76 Ac.
Lakes:	496,559 sf.	11.40 Ac.
Lots (20%):	421,110 sf.	9.67 Ac.

Typical Parking Stall Detail

N.T.S.

Parking Requirements:

Vehicular Parking Required: 8 Spaces
(Recreational Establishment 1.600sf @ 1 space per 200 sf)

Parking Provided:

Model Home Center: 19 Spaces
Includes (1) Handicap Space

Amenity: 15 Spaces
Includes (1) Handicap Space

Bicycle Parking Required: 2 Spaces

Comercial Use (Planned Development): 3 space
1 space per 10 Vehicle Stalls @ 15 Stalls:

Bicycle Parking Provided: 5 Spaces

General Notes:

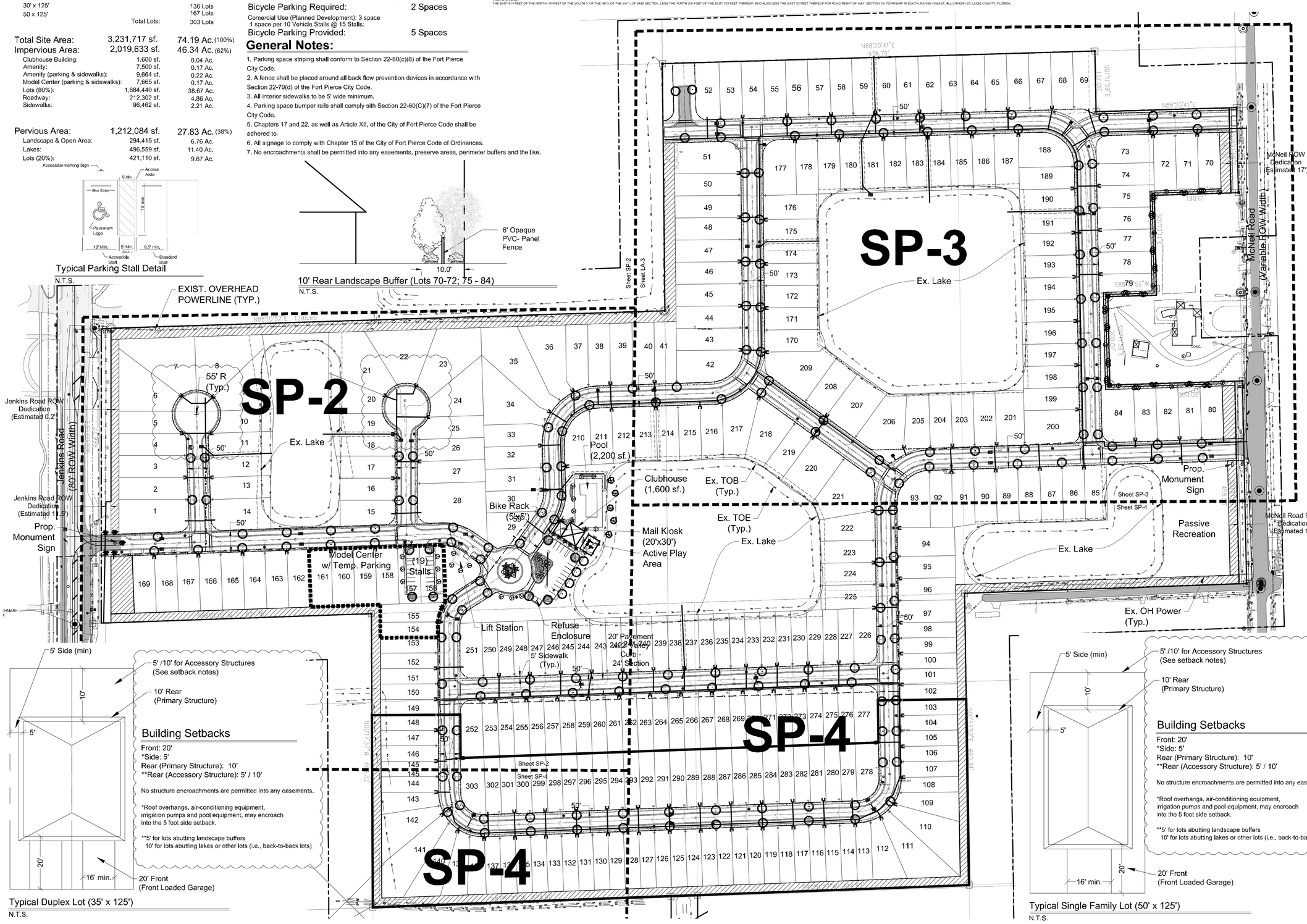
1. Parking space striping shall conform to Section 22-60(c)(8) of the Fort Pierce City Code.
2. A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(d) of the Fort Pierce City Code.
3. All interior sidewalks to be 5' wide minimum.
4. Parking space bumper rails shall comply sith Section 22-60(C)(7) of the Fort Pierce City Code.
5. Chapters 17 and 22, as well as Article XII, of the City of Fort Pierce Code shall be adhered to.
6. All signage to comply with Chapter 15 of the City of Fort Pierce Code of Ordinances.
7. No encroachments shall be permitted into any easements, preserve areas, perimeter buffers and the like.

10' Rear Landscape Buffer (Lots 70-72; 75 - 84)

N.T.S.

Legal Description:

EXHIBIT A
A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 561 FEET OF THE EAST 614 FEET THEREOF.
TOGETHER WITH:
THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION.
TOGETHER WITH:
THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION.
TOGETHER WITH:
THE WEST 60 FEET OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE SOUTH 425 FEET THEREOF AND LESS THE NORTH 450 FEET OF SAID SECTION.
TOGETHER WITH:
THE WEST 60 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.
TOGETHER WITH:
ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING IN THE NORTH 13.12 ACRES OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 187 FEET OF THE EAST 660.66 OF THAT CERTAIN TRACT LYING SOUTH OF A 100 FOOT CANAL RIGHT-OF-WAY, AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.
TOGETHER WITH:
THE SOUTH 7.65 ACRES OF THE NORTH ONE-HALF (N 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE WEST 60 FEET THEREOF FOR ROAD RIGHT OF WAY.
TOGETHER WITH:
BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-FIVE AND 5/10 (225.00) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SEVEN (227.00) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.
TOGETHER WITH:
THE EAST 614 FEET OF THE NORTH 1/2 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY. SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.



5' /10' for Accessory Structures (See setback notes)

10' Rear (Primary Structure)

Building Setbacks

Front: 20'
*Side: 5'
Rear (Primary Structure): 10'
**Rear (Accessory Structure): 5' / 10'

No structure encroachments are permitted into any easements.

*Roof overhangs, air-conditioning equipment, irrigation pumps and pool equipment, may encroach into the 5 foot side setback.

**5' for lots abutting landscape buffers
10' for lots abutting lakes or other lots (i.e., back-to-back lots)

20' Front (Front Loaded Garage)

Typical Duplex Lot (35' x 125')

N.T.S.

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Typical Single Family Lot (50' x 125')

N.T.S.

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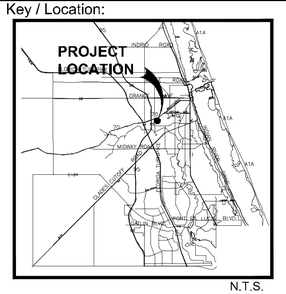

N.T.S.

Project Team:

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Neill Farms

Planned Unit Development

City of Fort Pierce, FL

Overall Site & Landscape Plan

Date	By	Description
01.28.19	RM	Submittal
03.28.19	RM	Revisions
04.25.19	BN	Revisions

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	SP-1
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg	

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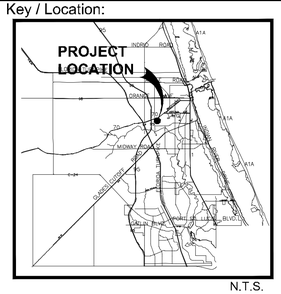

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Neill Farms
Planned Unit Development

City of Fort Pierce, FL

Site & Landscape Plan

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04.25.19	BN	Revisions

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**SP-2**
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg	

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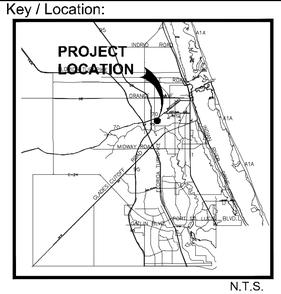

N.T.S.

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Neill Farms

Planned Unit Development

City of Fort Pierce, FL

Site & Landscape Plan

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REG. # 1018
Thomas P. Lucido

Designer	RM
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Project Number	18-895
Municipal Number	---
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Sheet **SP-3**

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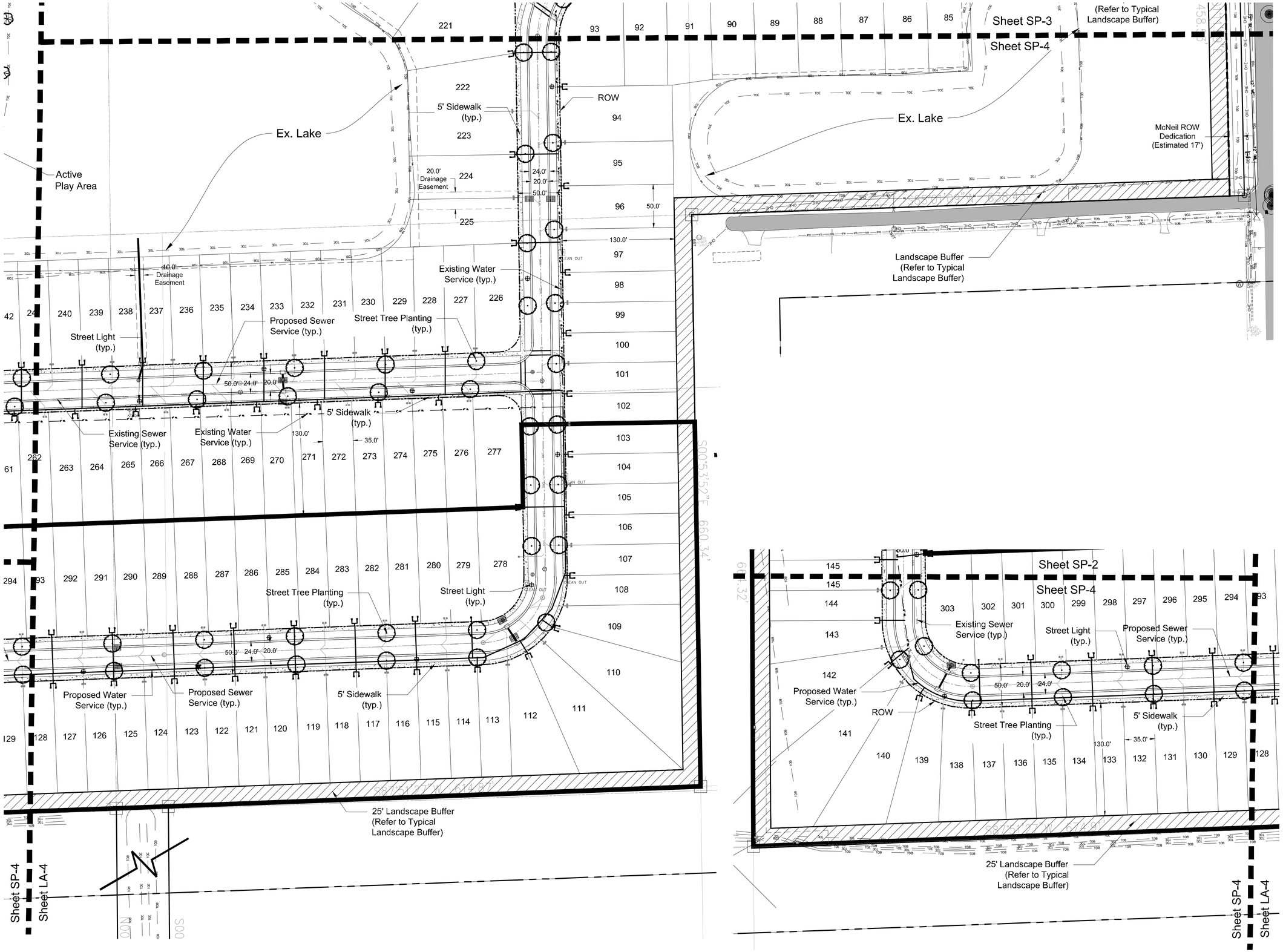

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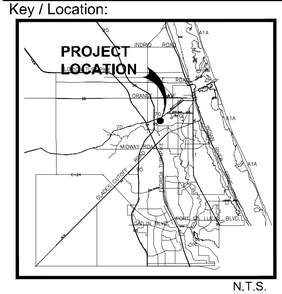

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Planned Unit Development

City of Fort Pierce, FL

Site & Landscape Plan

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REG. # 1018
Thomas P. Lucido

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Manager	BN
Project Number	18-895
Municipal Number	---
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Sheet **SP-4**

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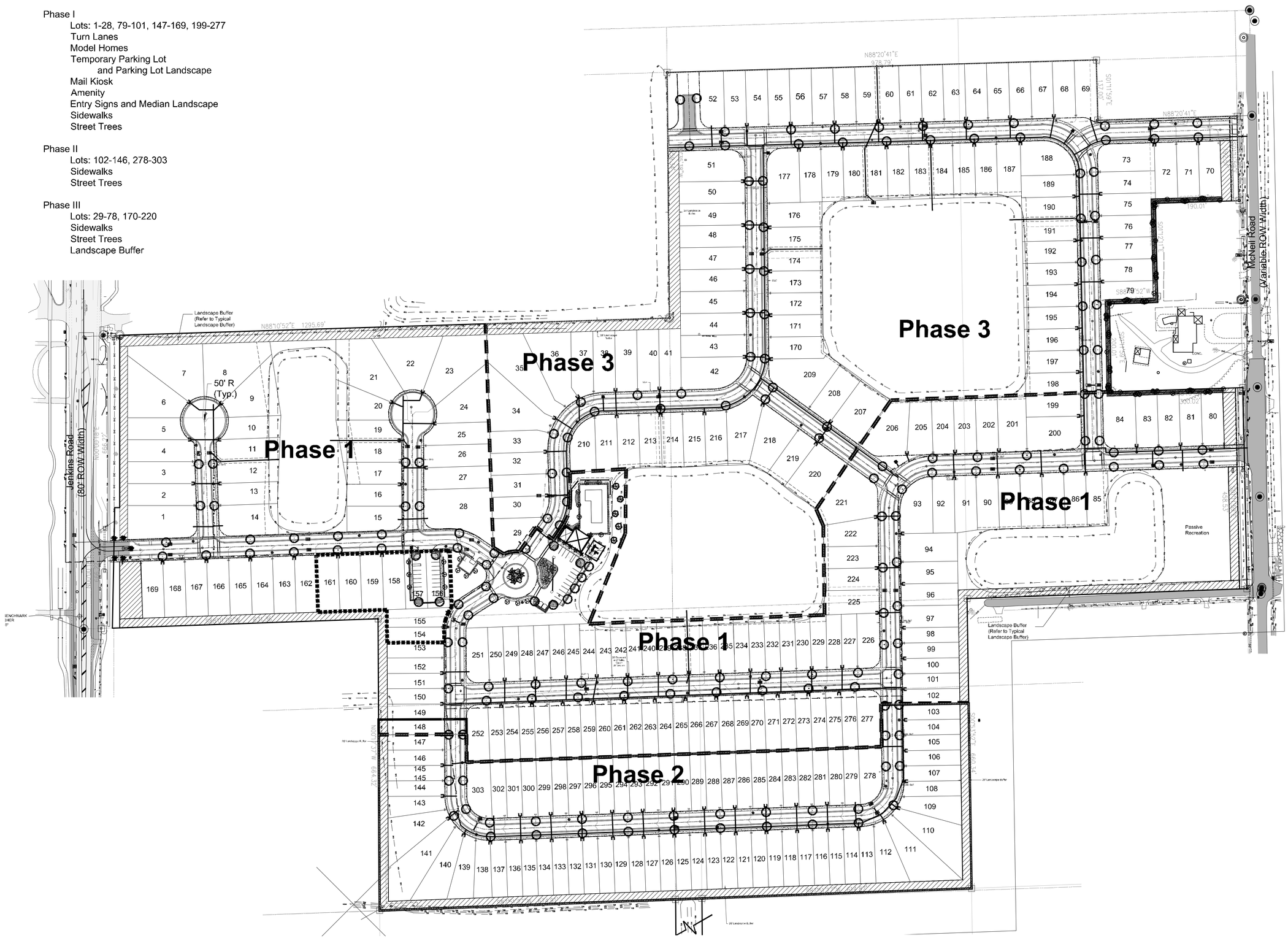
Phase Description:

Phase I
- Lots: 1-28, 79-101, 147-169, 199-277
- Turn Lanes
- Model Homes
- Temporary Parking Lot
  - and Parking Lot Landscape
- Mail Kiosk
- Amenity
- Entry Signs and Median Landscape
- Sidewalks
- Street Trees

Phase II
- Lots: 102-146, 278-303
- Sidewalks
- Street Trees

Phase III
- Lots: 29-78, 170-220
- Sidewalks
- Street Trees
- Landscape Buffer



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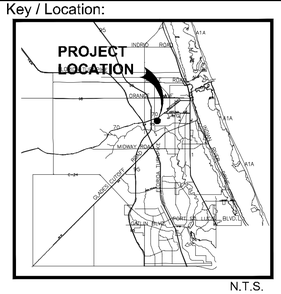

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Neill Farms

Planned Unit Development

City of Fort Pierce, FL

Phasing Plan

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NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**SP-5**
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg	

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PLANT SCHEDULE OVERALL (excludes buffer)

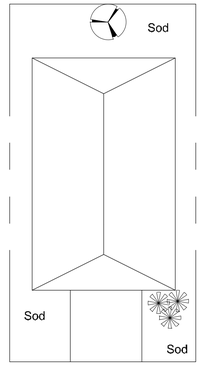
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	12	Adonidia merrillii	Christmas Palm	FG	10`CT		SGL, SP		
	5	Adonidia merrillii	Christmas Palm Triple	FG	12` CT		TRP, FH, SP	Non-native	
	19	Ilex cassine	Dahoon Holly	FG	12` HT	6` SPR	F, SP	Native	
	5	Phoenix roebelenii	Pigmy Date Palm Multi-Trunk	FG	10`OA		Triple, Full Heads, SP	Non-native	
	181	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
	6	Roystonea regia	Florida/Cuban Royal Palm	FG	8`GW		F, SP, No Scars	Native	
	5	Taxodium distichum	Bald Cypress	FG	14` HT	7` SPR	F, SP	Native	
	3	Tibouchina granulosa	Purple Glory Tree	25G	6`HT	3` W	STD		

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	165	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native
	74	Conocarpus erectus `Sericeus`	Silver Buttonwood	3G	24" HT	24"W	F	Native
	22	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native
	81	Myrica cerifera	Wax Myrtle	3G	24" HT	18"W		Native

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	37	Hamelia patens `Compacta`	Dwarf Scarlet Bush	3G	24"HT	18"W	F	Native	30" o.c.
	59	Rondeletia leucophylla	Panama Rose	3G	18" HT	12" W		Native	24" o.c.
	216	Stachytarpheta urticifolia	Blue Porterweed	1G	10-12" (MIN.)	12" SPR		Native	24" o.c.
	92	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA		Full	Native	48" o.c.

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	262	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F		24" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	249	Ficus microcarpa `Green Island`	Green Island Ficus	3G	12"HT	12"W	Full		18" o.c.
	211	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	1G	12"HT	12"W	Full	Native	18" o.c.
	32	Juniperus chinensis `Parsonii`	Parsoni Juniper	1G	10" HT	15" SPR	Full	Non-native	24" o.c.

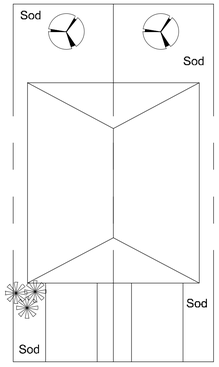


Typical Single Family Lot (50' x 125')

N.T.S.

Typical Lot Landscape

- Min. (4) trees required per lot. Required trees shall be of species known to attain at least 15' in overall height and be of a native species normally found growing in this area, which may include canopy trees, palm trees, flowering trees and accent trees.
- All unpaved areas to be planted or sodded.
- Irrigation to be provided during plant establishment period, 12-months minimum.



Typical Duplex Lot (35' x 125')

N.T.S.

Typical Lot Landscape

- Min. (4) trees required per lot. Required trees shall be of species known to attain at least 15' in overall height and be of a native species normally found growing in this area, which may include canopy trees, palm trees, flowering trees and accent trees.
- All unpaved areas to be planted or sodded.
- Irrigation to be provided during plant establishment period, 12-months minimum.

PLANT_SCHEDULE_OVERALL_PERIMETER_BUFFER

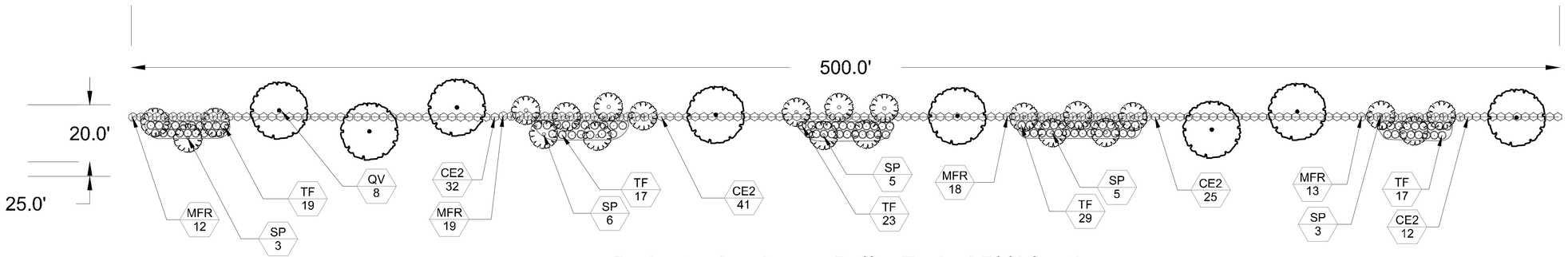
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
QV	93	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
SP	255	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
CE2	1276	Conocarpus erectus	Buttonwood	3G	36" HT	30"W	FTB, SP	Native
MFR	719	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native
TF	1218	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA			Native

PLANT SCHEDULE TYPICAL BUFFER - 500' SECTION

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
QV	8	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
SP	22	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
CE2	110	Conocarpus erectus	Buttonwood	3G	36" HT	30"W	FTB, SP	Native
MFR	62	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native
TF	105	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA			Native

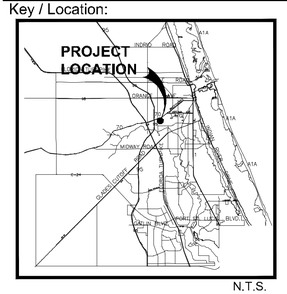


Perimeter Landscape Buffer-Typical 500' Section

lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Applicant
Neill Farms FP, LLC
601 N. Congress Ave.
Delray Beach, FL 33445

Land Planner / Landscape Architect
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
P: 772.220.2100

Civil Engineer
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, FL 34987

Environmental Consultant
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, FL 34987

Surveyor
Betsy Lindsay Inc.
7597 Jack James Dr.
Stuart FL 34997

Surveyor (platting)
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, FL 34987

Neill Farms

City of Fort Pierce, FL

Landscape Plan
Plant Schedules

Date	By	Description
01.28.19	RM	Submittal
03.28.19	RM	Revisions
04.25.19	BN	Revisions

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	RM
Manager	BN
Project Number	18-895
Municipal Number	---
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg

Sheet

SP 6

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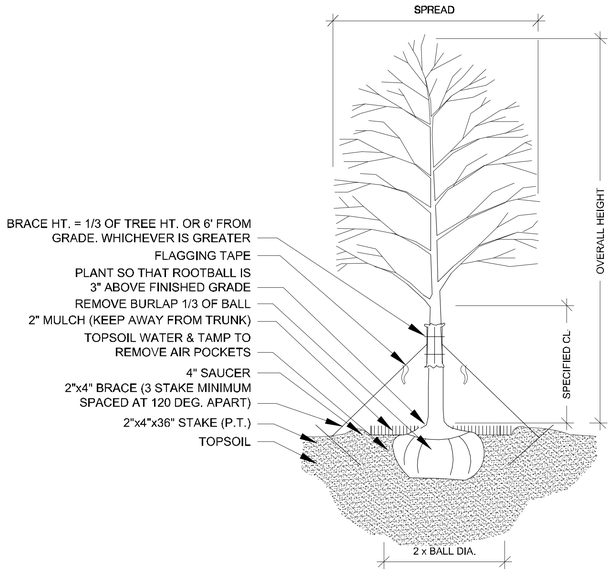
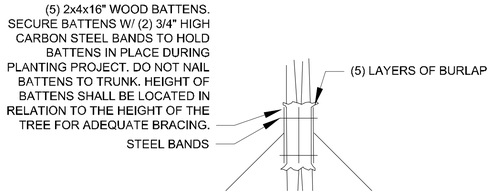


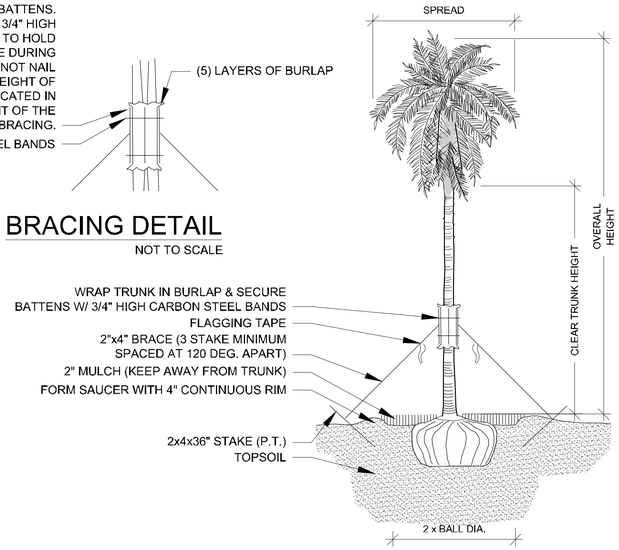
TREE PLANTING & STAKING

NOT TO SCALE



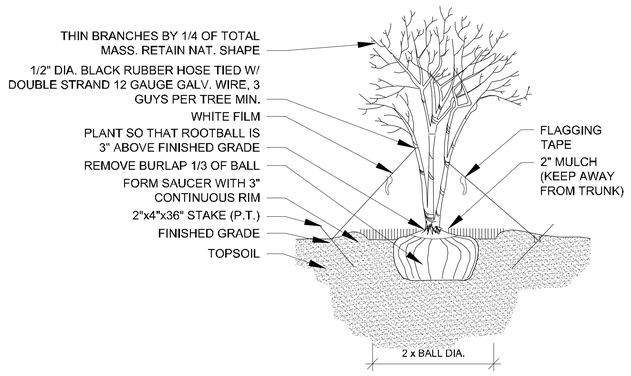
BRACING DETAIL

NOT TO SCALE



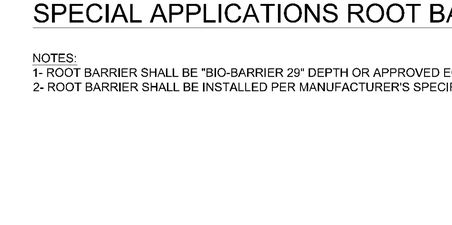
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



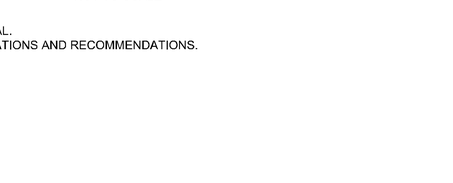
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



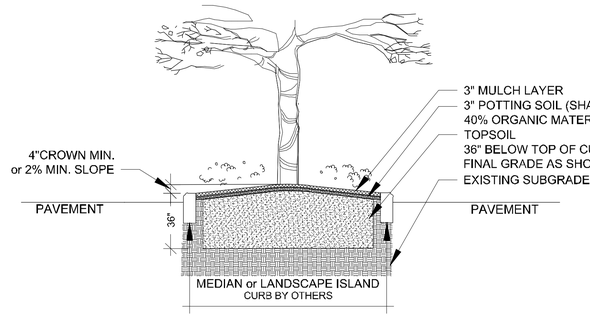
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

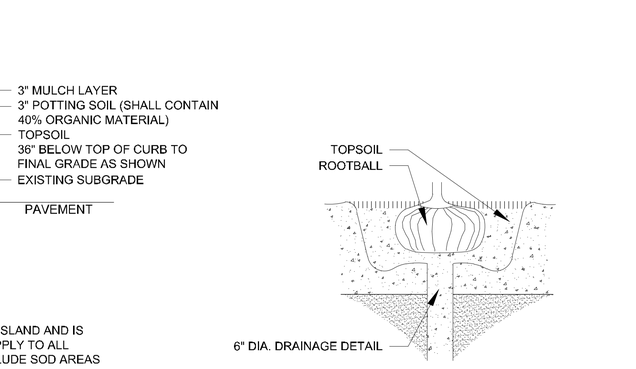


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

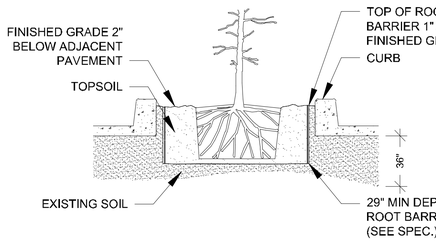
NOT TO SCALE

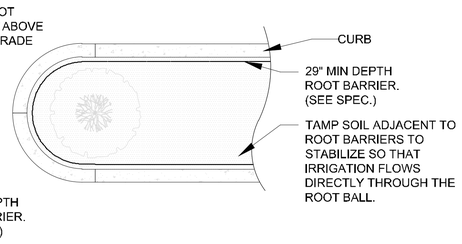
- ΤΟΠΟΣΟΙΑ ΣΗΑΑΑ ΒΕ ΝΑΤΥΡΑΑ, ΦΡΙΑΒΑΕ, ΦΙΝΕ ΛΟΑΜΡΣΟΙΑ ΠΟΣΣΕΣΣΙΝΓ ΧΗΑΡΑΧΤΕΡΙΣΤΙΟΣ ΟΦ ΡΕΓΡΙΕΣΙΝ/ΑΤΕΡ
- ΤΟΠΣΟΙΑ ΙΝ ΤΗΕ ΔΙΧΝΤΡΦ ΟΦ ΤΗΕ ΠΡΟΣΕΧΤ ΣΙΤΕ ΤΗΑΤ ΡΡΟΥΟΥΣΙΟ ΗΙΑΣΦΙ ΡΟΟΤΙΝ.
- ΤΟΠΣΟΙΑ ΣΠΑΑΑ ΗΑΣΕ Α ΤΕΡ ΡΑΝΓΕ ΟΦ 5.5–7.4. ΦΡΕΕ ΦΡΟΜ ΣΥΗΣΟΙΑ, ΣΗΕΑΣ, ΔΙΤΤΕΡ, ΣΟΑΣ, ΧΑΑΡ, ΣΤΟΝΕΣ, ΣΤΥΜΠΣ, ΡΟΟΤΣ, ΓΡΑΣΣ, ΗΕΡΒΙΟΙΔΕΣ, ΟΡ/ΟΙΣ ΧΥΣΣΑΝΣΕΣ, ΟΡ ΑΝΥ ΟΤΗΕΡ ΜΑΤΕΡΙΑΑ ΔΗΙΧΗ ΜΑΥ ΒΕ ΗΑΡΜΦΥΑ ΤΟ ΠΑΑΝΤ ΓΡΟΟΤΗ, ΟΡ ΗΙΝΔΕΡ ΠΑΑΝΤΙΝΓ ΟΠΕΡΑΤΙΟΝΣ.
- ΤΟΠΣΟΙΑ ΣΗΑΑΑ ΧΟΝΤΑΙΝ Α ΜΙΝΙΜΥΜ ΟΦ 3% ΟΡΓΑΝΙΧ ΜΑΤΕΡΙΑΑ.
- ΤΟΠΣΟΙΑ ΜΥΣΤ ΠΕΡΧΟΑΤΕ ΠΑΤΕΡ ΑΤ Α ΡΑΤΕ ΟΦ 1"– 1/2" ΡΕΡ ΗΟΥΡ (ΦΕΕ ΑΑΣΟ ΑΡΑΙΝΑΓΕ ΤΕΣΤΙΝΓ ΔΕΤΑΙΑ ΦΟΡ ΤΡΕΕΣ)
- ΑΝΑΕΣΑΤΕ ΑΡΕΑ ΣΟΑΣ ΣΗΑΑ ΒΕ ΜΗΡΡΟΣΕΔ ΡΡΡ ΑΑΡΑΣΑΑΒΕ ΑΡΧΗΙΤΕΧΤΟΡΑΕΡ ΡΡΙΟΡ ΤΟ ΠΑΑΝΤΙΝΓ



DRAINAGE TESTING DETAIL

NOT TO SCALE

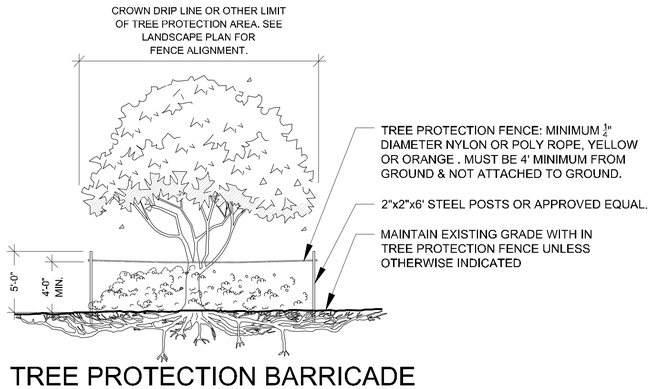




SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

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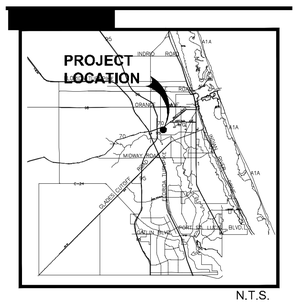

PROJECT LOCATION
INDRIO ROAD
MIDWAY ROAD
ORANGE AVENUE
OKEECHOBEE ROAD
WEST MIDWAY ROAD
SUNRISE BLVD
GLADES CUT OFF RD
ROCK ROAD
ROCK ROAD
A1A
A1A
A1A

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MARTERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon container	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail:
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

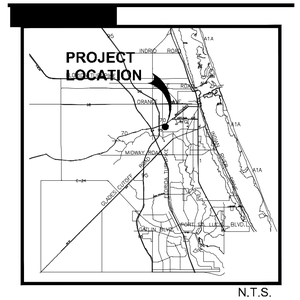
B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220



N.T.S.

Project Team:

Applicant
Neill Farms FP, LLC
601 N. Congress Ave.
Delray Beach, FL 33445

Land Planner / Landscape Architect
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
P. 772.220.2100

Civil Engineer
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, FL 34987

Environmental Consultant
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, FL 34987

Surveyor
Betsy Lindsay Inc.
7997 Jack James Dr.
Stuart Fl, 34997

Surveyor (platting)
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, FL 34987

Neill Farms

City of Fort Pierce, FL

Landscape Specifications

Date	By	Description
01.09.19	SAW	Submittal
03.28.19	RM	Revisions
04.25.19	BN	Revisions

NORTH

SCALE: 1" =

0

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	SP-8
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg	

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GRADING REQUIREMENTS PER ERP 56-02347-P:

LAKE CONTROL ELEVATION: 13.80 NAVD
MINIMUM ROAD CROWN ELEVATION: 15.97 NAVD
MINIMUM FINISHED FLOOR ELEVATION: 17.15 NAVD
MINIMUM BERM ELEVATION: 16.21 NAVD

PAVING, GRADING, AND DRAINAGE NOTES:

1. SOD ALL DISTURBED AREAS.

2. EXISTING PAVING, GRADING, AND DRAINAGE PER SURVEY DATA PROVIDED BY BETSY LINDSAY, INC. DATED SEPTEMBER 18, 2018

3. THE PROJECT REQUIRES A MODIFICATION TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT ERP PERMIT 56-02347-P AND A NORTH ST LUCIE RIVER WATER CONTROL DISTRICT PERMIT.

4. EXISTING PAVING, GRADING, AND DRAINAGE MAY BE UTILIZED TO SERVE THE PROPOSED DEVELOPMENT WHERE THE ENGINEER OF RECORDS PLANS AND SPECIFICATIONS ALLOW. THE LOCATION AND CONDITION OF ALL EXISTING INFRASTURCTURE SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. EXISTING STORM SEWERS SHALL BE CLEANED OF ALL SEDIMENT AND DEBRIS. EXISTING SUB-GRADE AND BASE ROCK SHALL BE INSPECTED AND TESTED BY A GEOTECHNICAL ENGINEER TO CONFIRM IT IS OF ACCEPTABLE CONDITION TO SERVE THE PROJECT. EXISTING INFRASTRUCTURE SHALL BE RELOCATED AND/OR REPLACE AS NECESSARY IN ORDER TO SERVE THE PROPOSED PROJECT.

5. IF ANY MODIFICATIONS TO THE EXISTING STORMWATER MANAGEMENT SYSTEM CONTROL STRUCTURE ARE REQUIRED THEY SHALL BE COMPLETED DURING THE INITITAL PHASE OF DEVELOPMENT FOR THE PROJECT.

6. ALL PORTIONS OF THE WET DETENTION SYSTEM AND STORM SEWER LOCATED WITHIN THE PROPOSED LOTS SHALL BE PLACED IN A RECORDED DRAINAGE EASEMENT TO ENSURE OPERATION AND MAINTENANCE BY THE PROPERTY/HOME OWNERS ASSOCIATION.

7. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE INSTALLED BY THE CONTRACTOR DURING EACH PHASE OF CONSTRUCTION TO PREVENT OFF-SITE SEDIMENTATION OR EROSION. THIS INCLUDES PROTECTION OF THE EXISTING INLETS, PIPES, AND OUTFALL.

8. NO STRUCTURE ENCROACHMENTS ARE PERMITTED WITHIN THE LIMITS OF THE PROPOSED DRAINAGE EASEMENTS.

9. PROPOSED DRAINAGE EASEMENTS ALONG THE SIDE YARDS SHALL REMAIN VOID OF STRUCTURES OR EQUIPMENT (HVAC, SHEDS, ETC.) TO ALLOW AMPLE ROOM FOR MAINTENANCE.

LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DMH
- PROPOSED DMH
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PHASE I DEVELOPMENT AREA
- PHASE II DEVELOPMENT AREA
- PHASE III DEVELOPMENT AREA
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING ASPHALT

BUILDING SETBACKS:

FRONT: 20'
*SIDE: 5'
REAR: 10' & 0' (POOL, PATIO, STRUCTURES)

*ROOF OVERHANGS, AIR-CONDITIONING, MAY ENCROACH BY NO MORE THAN 24" INTO THE 5' SIDE SETBACK.

SURVEY NOTES:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET. NGVD29 = NAVD29 + 1.475

(IN FEET)
1 inch = 100 ft.

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www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB — DESIGNED BY
JLW — DRAWN BY
18-430 preliminary engineering (3).dwg — FILENAME
Preliminary Eng-Drainage LAYOUT
AS SHOWN — SCALE
27/MAR/19 — DATE

REVISION COMMENTS

DATE

NEILL FARMS
PRELIMINARY DRAINAGE PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

18-430

1 OF 3

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC-2018\18-430 - Neill Farms\ENGINEERING\Auto\CAD\DWG\18-430 Preliminary Engineering R3.dwg, Preliminary Eng-Drainage, 3/29/2019 7:42:21 AM, Jessica, EDC, Inc.

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CORNER N 40

CANAL NO. 38 NORTH ST LUCIE RIVER WATER CONTROL DISTRICT (103' RIGHT OF WAY)

JENKINS ROAD

EX. SMH RIM: 16.67

REFER TO NEILL FARMS PRELIMINARY TURN LANE PLANS FOR TURN LANE AND STRIPING ON JENKINS ROAD

EX. OVERHEAD POWERLINE (TYP)

25' LANDSCAPE BUFFER

EX. LAKE

EX. 4" WM

EX. 6" FORCE MAIN TO REMAIN

PROPOSED MONUMENT SIGN

EX. 6" WM

EX. ROW VARIES

PROPOSED 164' ROW

20' LANDSCAPE BUFFER

PROPOSED MODEL CENTER W/ TEMP.PARKING

PROPOSED TO REMOVE PORTION OF EX. SANITARY SEWER

PROPOSED TO REMOVE EX. SMH

PROPOSED FIRE HYDRANT

PROPOSED WATER MAIN

AMENITY CENTER A

PROPOSED POOL (2,200 SF)

PROPOSED CLUBHOUSE (1,600 SF)

PROPOSED ACTIVE PLAY AREA

PROPOSED 20'x30' MAIL KIOSK

PROPOSED 5'x5' BIKE RACK

EX. LIFT STATION PROPOSED TO BE REFURBISHED TO SERVE NEW SITE PLAN

PROPOSED TO RELOCATE PORTION OF EX. 6" WM

PROPOSED TO RELOCATE EX. FIRE HYDRANT

PROPOSED RELOCATED 6" WATER MAIN

PROPOSED SANITARY SEWER

PROPOSED TO RELOCATE EX. FIRE HYDRANT

EX. C/O

EX. 6" WM

CANAL NO. 38 NORTH ST LUCIE RIVER WATER CONTROL DISTRICT (103' RIGHT OF WAY)

CONNECT WATER MAIN TO EX. 12" WATER MAIN FOR LOOPING

PROPOSED FIRE HYDRANT

PROPOSED SANITARY SEWER

PROPOSED ROW DEDICATION LINE

PROPOSED 10' LANDSCAPE EASEMENT

REFER TO NEILL FARMS PRELIMINARY TURN LANE PLANS FOR RESTRIPING ON MCNEILL ROAD

PROPOSED WATER MAIN

EX. C/O

EX. 6" WM

CONNECT WATER MAIN TO EX. 12" WATER MAIN FOR LOOPING

PROPOSED SANITARY SEWER

PROPOSED FIRE HYDRANT

AMENITY CENTER B

EX. OVERHEAD POWERLINE (TYP)

PROPOSED ROW DEDICATION LINE

LANDSCAPE BUFFER

EX. LAKE

EX. OVERHEAD POWERLINE (TYP)

McNEILL ROAD (VARIABLE ROW WIDTH)

20' LANDSCAPE BUFFER

LEGEND

- EXISTING SPOT ELEVATION
- EXISTING SMH
- PROPOSED SMH
- PROPOSED DOUBLE SEWER
- PROPOSED SINGLE SEWER
- PROPOSED DOUBLE WATER
- PROPOSED SINGLE WATER
- EXISTING WATER
- EXISTING WATER
- EXISTING SANITARY
- PROPOSED WATER
- PROPOSED SANITARY
- PHASE I DEVELOPMENT AREA
- PHASE II DEVELOPMENT AREA
- PHASE III DEVELOPMENT AREA
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING ASPHALT

UTILITY NOTES:

1. EXISTING UTILITIES PER SURVEY DATA PROVIDED BY BETSY LINDSAY, INC. DATED SEPTEMBER 18, 2018. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL UTILITIES IN THE FIELD.

2. WATER SERVICE SHALL BE PROVIDED BY FORT PIERCE UTILITIES AUTHORITY (FPUA). THE EXISTING WATER MAIN MAY BE UTILIZED IF DEEMED TO BE IN ACCEPTABLE CONDITION BY THE ENGINEER OF RECORD AND FPUA. WATER SERVICE CONNECTIONS WITHIN 10' OF THE PROPOSED LOTS THAT DO NOT CONFLICT WITH OTHER UTILITIES MAY BE USED FOR SERVICE. EXISTING WATER SYSTEM COMPONENTS WILL BE RELOCATED AND/OR REPLACED AS NECESSARY IN ORDER TO SERVE THE PROPOSED PROJECT. WATER MAIN EXTENSIONS AND NEW SYSTEM COMPONENTS WILL BE INSTALL TO SERVE THE LOTS WHERE EXISTING SERVICE IS NOT CURRENTLY PRESENT. ALL WATER SYSTEM COMPONENTS (EXISTING OR PROPOSED) SHALL BE PERMITTED, INSTALLED, INSPECTED, TESTED, AND CERTIFIED IN ACCORDANCE WITH FPUA AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CRITERIA. FIRE PROTECTION CONSISTENT WITH THE REQUIREMENTS OF THE ST LUCIE COUNTY FIRE DISTRICT (SLCFD) AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) DURING ALL PHASES OF CONSTRUCTION.

3. WASTEWATER SERVICE SHALL BE PROVIDED BY FORT PIERCE UTILITIES AUTHORITY (FPUA). THE EXISTING GRAVITY SEWER, LIFT STATION, AND FORCE MAIN MAY BE UTILIZED FOR THE PROPOSED PROJECT WHERE THEY ARE DEEMED TO BE IN ACCEPTABLE CONDITION BY THE ENGINEER OF RECORD AND FPUA. GRAVITY SEWER SERVICE CONNECTIONS WITHIN 10' OF THE PROPOSED LOTS THAT DO NOT CONFLICT WITH OTHER UTILITIES MAY BE USED FOR SERVICE. EXISTING WASTEWATER SYSTEM COMPONENTS WILL BE RELOCATED AND/OR REPLACED AS NECESSARY IN ORDER TO SERVE THE PROPOSED PROJECT. NEW SEWER SERVICES AND MAIN EXTENSIONS WILL BE INSTALL TO SERVE THE LOTS WHERE EXISTING SERVICE IS NOT CURRENTLY PRESENT. ALL WASTEWATER SYSTEM COMPONENTS (EXISTING OR PROPOSED) SHALL BE PERMITTED, INSTALLED, INSPECTED, TESTED, AND CERTIFIED IN ACCORDANCE WITH FPUA AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CRITERIA.

SURVEY NOTES:

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(IN FEET)
1 inch = 100 ft.

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: DCB
DRAWN BY: JLW
18-430 preliminary engineering r3.dwg
FILENAME
Preliminary Eng-Util
LAYOUT
AS SHOWN
SCALE
27/MAR/19
DATE

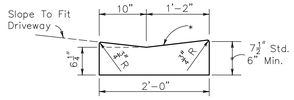
REVISION COMMENTS

DATE

NEILL FARMS
PRELIMINARY UTILITY PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

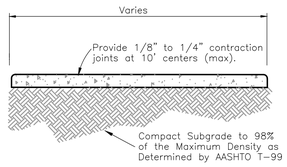
18-430



Note:

1. To be paid for as parent curb.

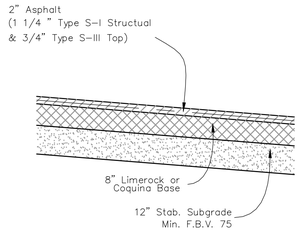
VALLEY GUTTER



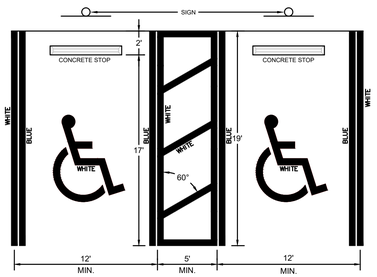
NOTES:

1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk width varies and to be as shown on sheet 3 of 5.

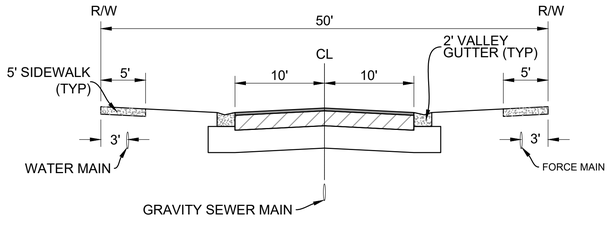
4" THICK SIDEWALK DETAIL



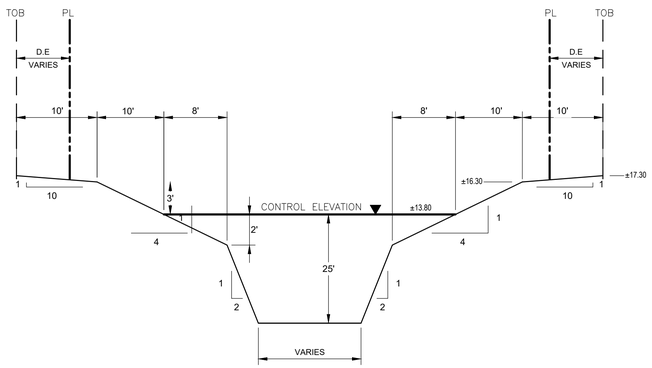
TYPICAL PAVEMENT SECTION



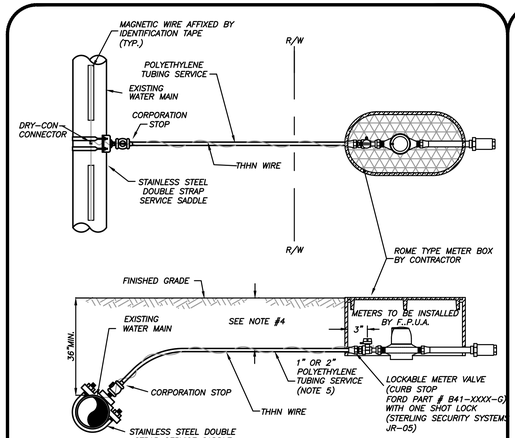
CITY OF FORT PIERCE HANDICAPPED SPACE DETAIL



TYPICAL ROAD SECTION



TYPICAL LAKE SECTION - EXISTING

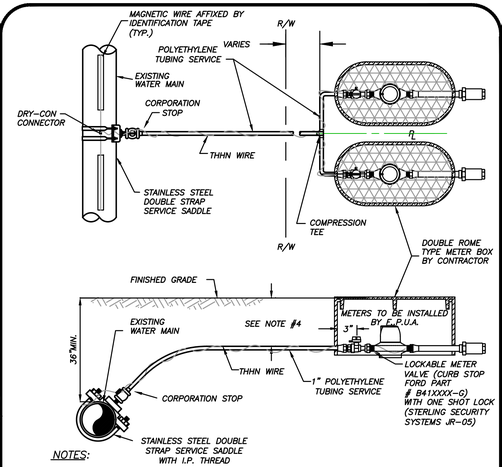


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	TYPICAL SINGLE WATER SERVICE CONNECTION		W-2
03-09 DATE	DESIGN	SLL	JLC APPD.
DESIGNED: JLC	REVISIONS:	BY:	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	COMPUTER FILE # WATER DETAILS 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	SCALE: N.T.S.		
	DATE: 2010	SHEET 1 OF 1	

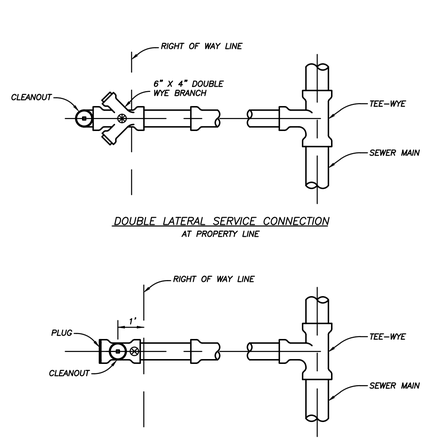


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

TYPICAL DOUBLE WATER SERVICE CONNECTION
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	TYPICAL DOUBLE WATER SERVICE CONNECTION		W-3
03-09 DATE	DESIGN	SLL	JLC APPD.
DESIGNED: JLC	REVISIONS:	BY:	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	COMPUTER FILE # WATER DETAILS 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	SCALE: N.T.S.		
	DATE: 2010	SHEET 1 OF 1	



DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE

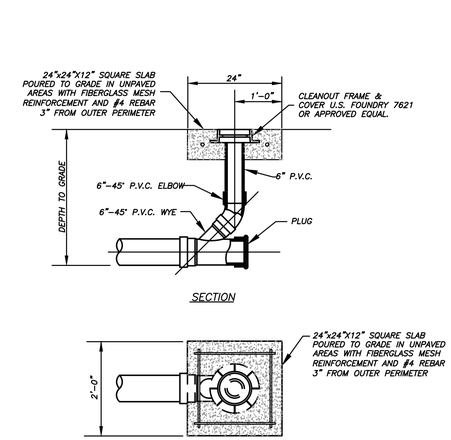
SINGLE SERVICE LATERAL CONNECTION

⊛ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT
BALL BY 3M CORP. OR APPROVED EQUAL

SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

SERVICE CONNECTION
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	SERVICE CONNECTION WASTEWATER		S-3
02-06 DATE	REVISION:	BY:	APPD. WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLC	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	



SECTION

PLAN

RESIDENTIAL CLEANOUT DETAIL
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	RESIDENTIAL CLEANOUT DETAIL WASTEWATER		S-4A
10-06 DATE	REVISION: RBC	BY:	APPD. WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLC	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 3	

ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB DESIGNED BY
JLW DRAWN BY
1.8.4-30 preliminary engineering (3.4).dwg FILENAME
PGD Details LAYOUT
AS SHOWN SCALE
27/MAR/19 DATE

REVISION COMMENTS

DATE

NEILL FARMS

DETAILS

FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

18-430

3 OF 3

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC-2018\18-430 - Neill Farms\ENGINEERING\AutoCAD\DWGs\18-430 Preliminary Engineering (R3.dwg, PGD Details, 3/28/2019 7:42:31 AM, Jessica, EDC, Inc.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

December 13, 2018

Neill Farms
c/o Lee H. Goldberg, Esq.
CGV Investments, LLC
PO Box 812170
Boca Raton, FL 33481

VIA Email: lhgp.lotlaw@gmail.com

Reference: **Environmental Assessment**
McNeil Road Farms in Fort Pierce, FL
Parcel ID # 2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0; 2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1; 2419-314-0002-000-0; 2419-313-0002-000-7

Dear Mr. Goldberg,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcel by means of site visit, review of available aerial photography, listed species review, and review of soil resources, and environmental regulation pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Tobin R. Overdorf
Vice President

10250 SW Village Parkway
Port St Lucie, FL 34987
772.223.5200
772.223.5103 fax
www.edc-inc.com

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0;
2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1;
2419-314-0002-000-0; 2419-313-0002-000-7
McNeil Road
Fort Pierce, Florida

Project No. 18-430
Date: December 13, 2018

Prepared For:
Neill Farms
c/o Lee H. Goldberg, Esq.
CGV Investments, LLC
PO Box 812170
Boca Raton, FL 33481

Prepared By:
EDC, INC
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of a 72.47 acre parcel (ID #2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0; 2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1; 2419-314-0002-000-0; 2419-313-0002-000-7) located off of McNeil Road in Fort Pierce, Florida. The parcel is currently a vacant lot.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on December 13, 2018 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:
It is the opinion of EDC that there is no native habitat located on the property due to more than 50% of the vegetation being exotic and the site being previously cleared. The property consists of the following native upland vegetation; slash pine (*Pinus elliottii var densa*) and nuisance species Caesar's weed (*Urena lobata*). The property consists of the following exotic species; Bahia grass (Paspalum notatum), Guinea grass (*Panicum maximum*), and Brazilian pepper (*Schinus terebinthifolius)*.

WETLAND DELINEATION:
According to aerial photographs and site visit, it appears that there are no wetlands on site. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. None of these components were found during the field reconnaissance on the property. No wetlands were found on this site previously, per permit 56-02347P, nor were there any newly formed wetlands found during the site visit.

WILDLIFE EVALUATION:
EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. Gopher Tortoises were not found during the site visit nor were any other state or federally listed species. Hog rutting was observed on several areas located throughout the site.

SOIL COMPOSITION:
Based on a review of the USDA Web Soil the site is composed of:

Nettles sand- is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months of longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

Oldsmar sand- This poorly drained soil is found typically in broad areas in the flatwoods. Typically the surface layer is black fine sand about 5 inches thick. The water table is at a depth of less than 10 inches for 2 to 4 months during the wet season and within a depth of 40

inches for more than 6 months. Natural vegetation consists of slash pine, saw palmetto, inkberry, rusty lyonia, black root, penny royal, pineland threeawn, chalky bluestem, panicum and various grasses. The soil is well suited for pasture and hay crops.

Riviera Fine sand, 0 to 2 percent slopes- This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops. Natural vegetation includes slash pine, cabbage palm, wax myrtle, blue maidencane, broom sedge, pineland threeawn, cord grass, panicums and a variety of sedges. Riviera Fine Sands are loamy, silicious, nearly level and poorly drained soils that formed in beds of sandy and loamy marine sediments. These soils are on broad, low flats and in depressional areas. The water table is within a depth of 10 inches for 2 to 4 months in most years and between a depth of 10 and 30 inches for most of the rest of the year.

City of Fort Pierce Regulations

According to the St. Lucie County Property Appraiser's Report, the subject property has a land use code of 0000 (Vacant Residential) and is in zones CO (Office Commercial), R4 (Medium Density Residential), R3 (Single Family Moderate Density), and OSR-PSL (Open Space Recreation-PSL). According to the City of Fort Pierce land development regulations (Sec. 22-194), mitigation is required for any native tree that is greater than 14 inches in diameter at breast height (DBH) and palms with a minimum clear trunk of 10 feet. There are no trees on property that meet these criteria.

SUMMARY:

It is the professional opinion of EDC that there is no native habitat located on the property or and native trees meeting Ft. Pierce's tree code. Per permit 56-02347P, there are no wetlands located on this property. In addition, no gopher tortoises or any other state or federally listed species were found on site.

ENGINEERS SURVEYORS ENVIRONMENTAL

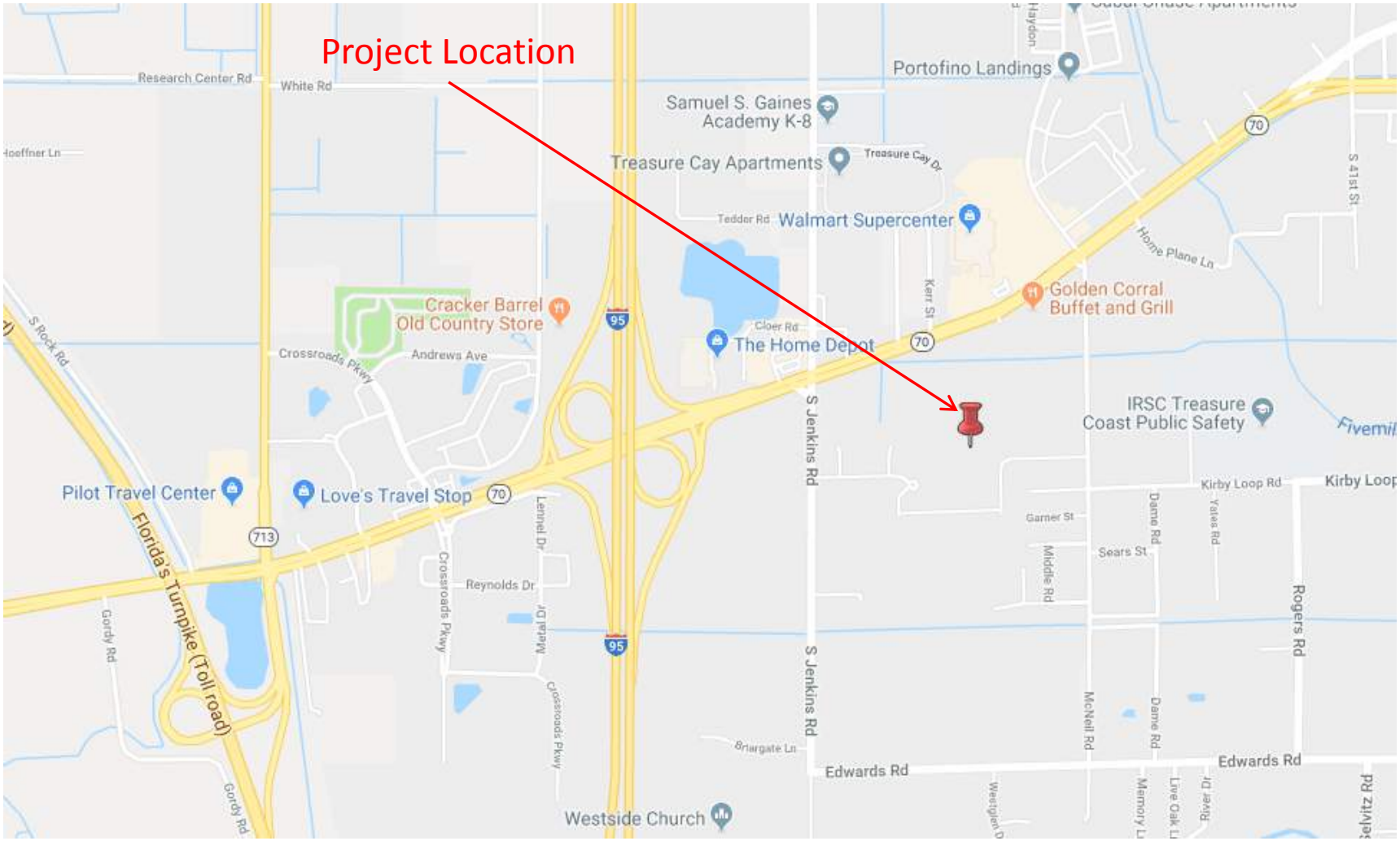
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Location Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

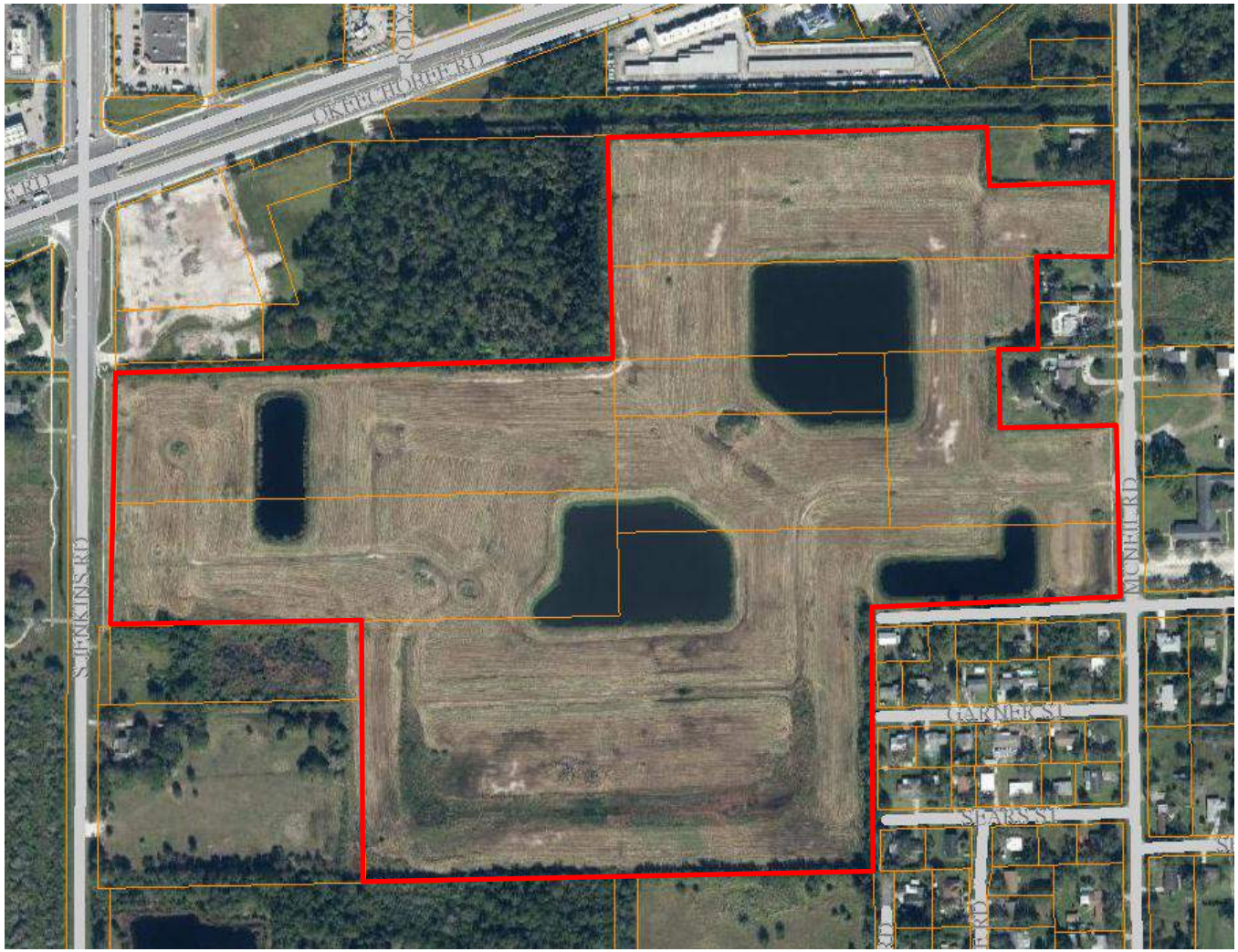
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Property Appraiser Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Soil Map

Project: 18-430		12/13/2018

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	70.7	99.8%
38	Riviera fine sand, 0 to 2 percent slopes	0.1	0.2%
Totals for Area of Interest		**70.8**	**100.0%**

TRAFFIC IMPACT ANALYSIS

NEILL FARMS
FORT PIERCE, FL

PREPARED FOR:
CGV INVESTMENTS,LLC

Kimley»Horn

January 14, 2019
Revised May 15, 2019
Kimley-Horn Project #140520000
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, Florida 33411
561/845-0665 TEL

TRAFFIC IMPACT ANALYSIS

NEILL FARMS

FORT PIERCE, FL

Prepared by:
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West Palm Beach, Florida

January 14, 2019
Revised May 15, 2019
Kimley-Horn Project #140520000
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INTRODUCTION

Neill Farms property is located south of Okeechobee Road (SR 70), between Jenkins Road and McNeil Road in Fort Pierce, Florida. The proposed development plan includes the construction of a residential subdivision with 302 single-family homes. *Figure 1* illustrates the location of the proposed development. A buildout year of 2023 has been analyzed.

Kimley-Horn and Associates, Inc was retained to prepare a traffic impact analysis for the proposed developments. The study quantifies the project's impact on the adjacent transportation network. This report summarizes the project trip generation, distribution and intersection analyses.

A proposed site plan is included in *Appendix A*.

FIGURE 1
SITE LOCATION
NEILL FARMS
140520000

Kimley»Horn

INVENTORY AND PLANNING DATA

AM peak hour (7:00 AM to 9:00 AM) and PM peak hour (4:00 PM to 6:00 PM) turning movement counts were collected on July 10, 2018 at the intersection of Okeechobee Road & Jenkins Road.

AM peak hour (7:00 AM to 9:00 AM) and PM peak hour (4:00 PM to 6:00 PM) turning movement counts were collected on May 7, 2109 at the following intersections:

- Okeechobee Road & McNeil Road
- Okeechobee Road & I-95 SB Off-Ramp
- Okeechobee Road & I-95 NB Off-Ramp
- McNeil Road & Kirby Loop Road

The turning movement counts and PSCF are included in *Appendix B*.

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Existing and Proposed Land Uses

The existing site is vacant. The project is a proposed development of 302 single-family homes.

Trip Generation

The trip generation potential of the proposed residential development has been calculated using trip generation equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 10th Edition*.

Table 1 provides a summary of this calculation. As indicated in *Table 1*, the proposed residential development has the potential to generate 2,874 net new external daily trips, 219 net new external AM peak hour trips (55 in, 164 out), and 294 net new external PM peak hour trips (185 in, 109 out).

Table 1: Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed								
Single Family Detached Housing	302 DU	2,874	219	55	164	294	185	109

Trip generation was calculated using the following data:

Daily Trip Generation			
Single Family Detached Housing	[ITE 210]	=	Ln(T) = 0.92 Ln(X) + 2.71
AM Peak Hour Trip Generation			
Single Family Detached Housing	[ITE 210]	=	T = 0.71(X) + 4.80 (25% in, 75% out)
PM Peak Hour Trip Generation			
Single Family Detached Housing	[ITE 210]	=	Ln(T) = 0.96 Ln(X) + 0.20 (63% in, 37% out)

C:\Users\Mary.Gormley\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\9CT68S6W\[Neill Farms Tripgen.xlsx]Tripgen

Trip Distribution

Trip distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to the surrounding roadways based upon a review of the roadway network proposed to be in place at the time of buildout and its travel time characteristics.

The distribution according to cardinal directions is:

NORTH	-	18 percent
SOUTH	-	25 percent
EAST	-	55 percent
WEST	-	2 percent

Traffic Assignment

The site traffic was assigned to the surrounding roadway network based upon the traffic distribution. The functional classification of the surround roadways is the following:

- I-95: Interstate
- Okeechobee Road: Principal Arterial
- Jenkins Road: Minor Arterial
- McNeil Road: Major Collector
- Kirby Loop Road: Minor Collector

Figure 2 and *Figure 3* illustrates the inbound and outbound project traffic distribution, respectively. The AM and PM peak hour trips for the project were then assigned to the surrounding roadway network projected to be in place by 2023.*Figure 4* illustrates the project traffic volumes at the surround roadway network.

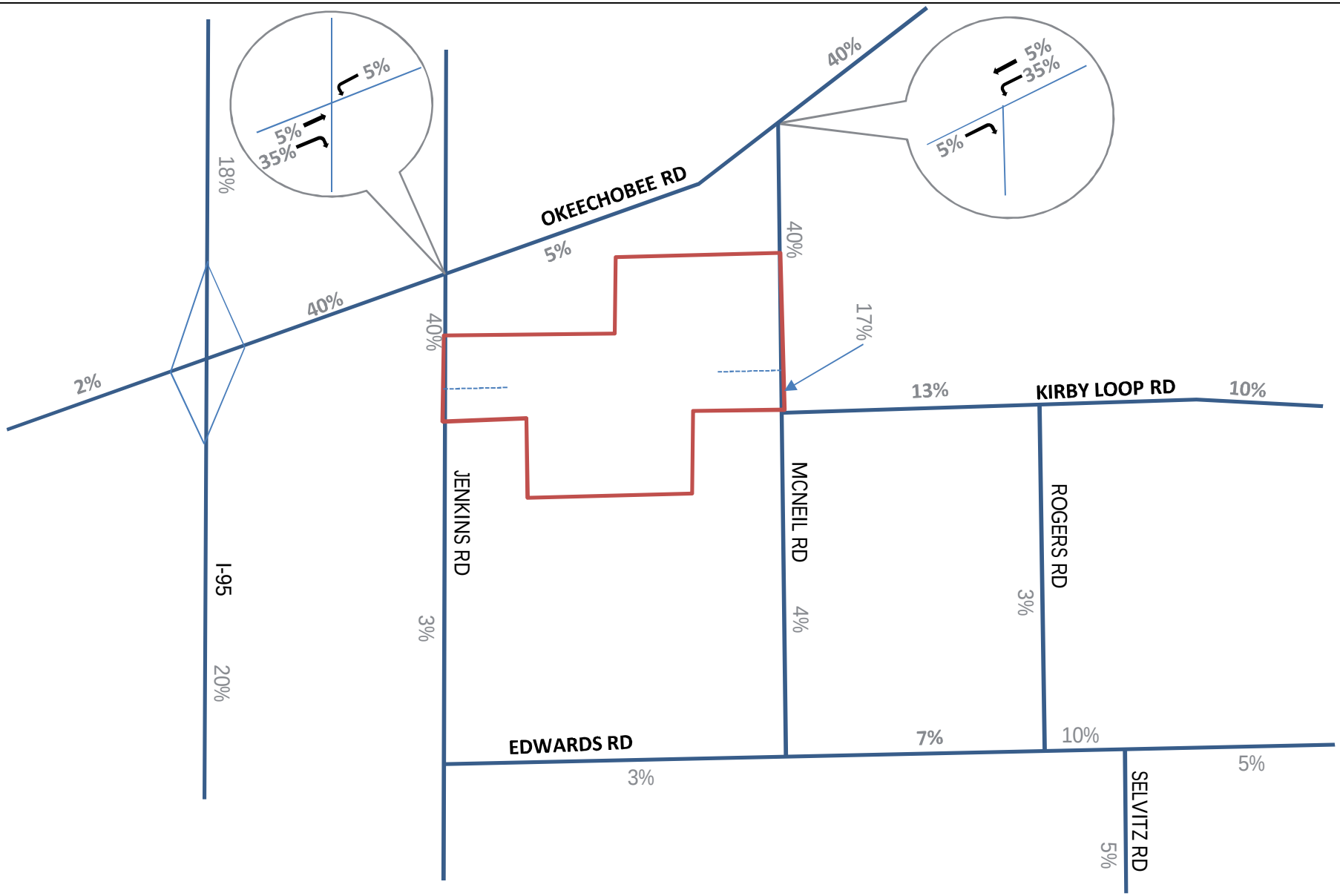
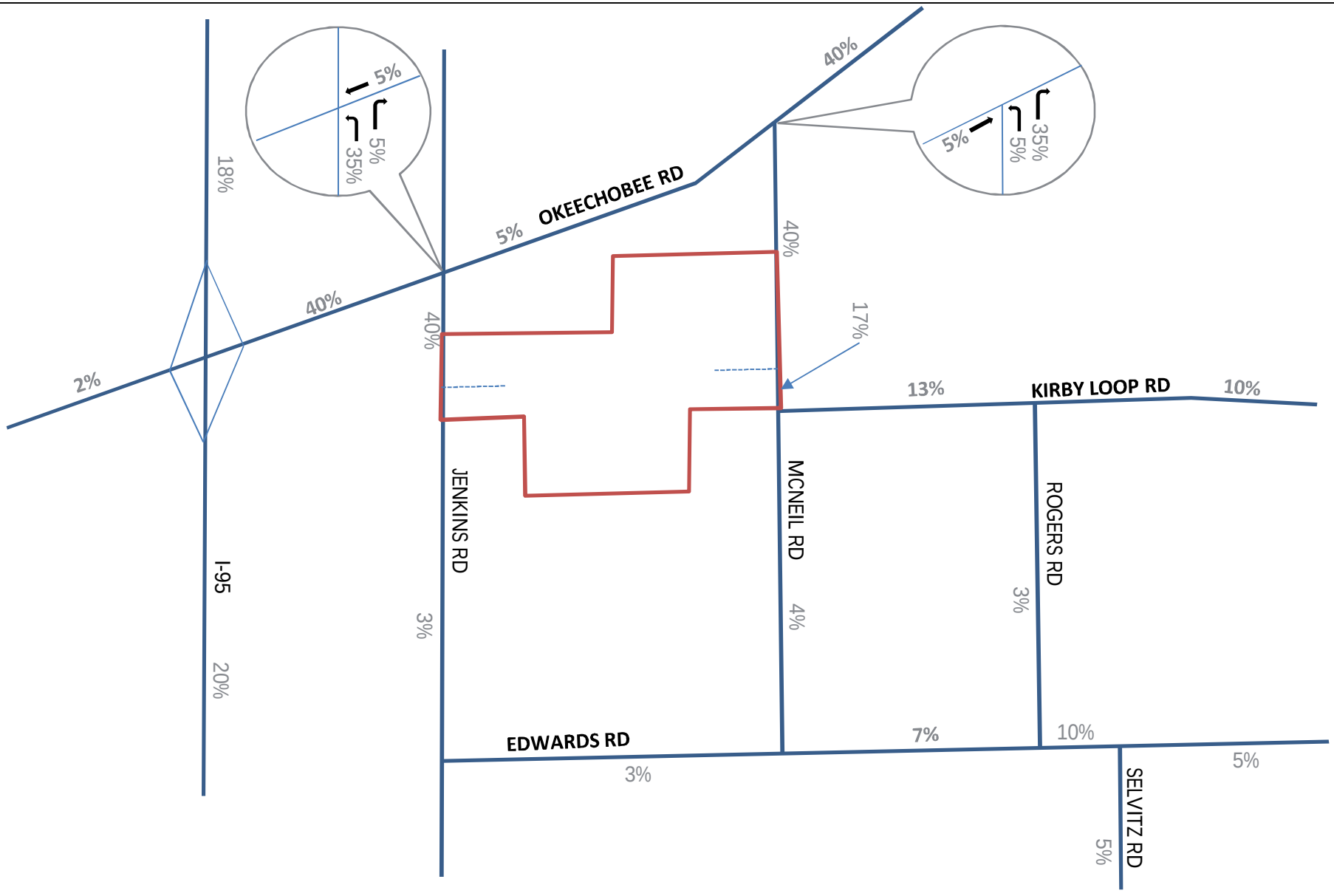


FIGURE 2
INBOUND PROJECT TRAFFIC ASSIGNMENT
NEILL FARMS

Kimley»Horn



NORTH

LEGEND

Site

XX% Project Traffic Assignment

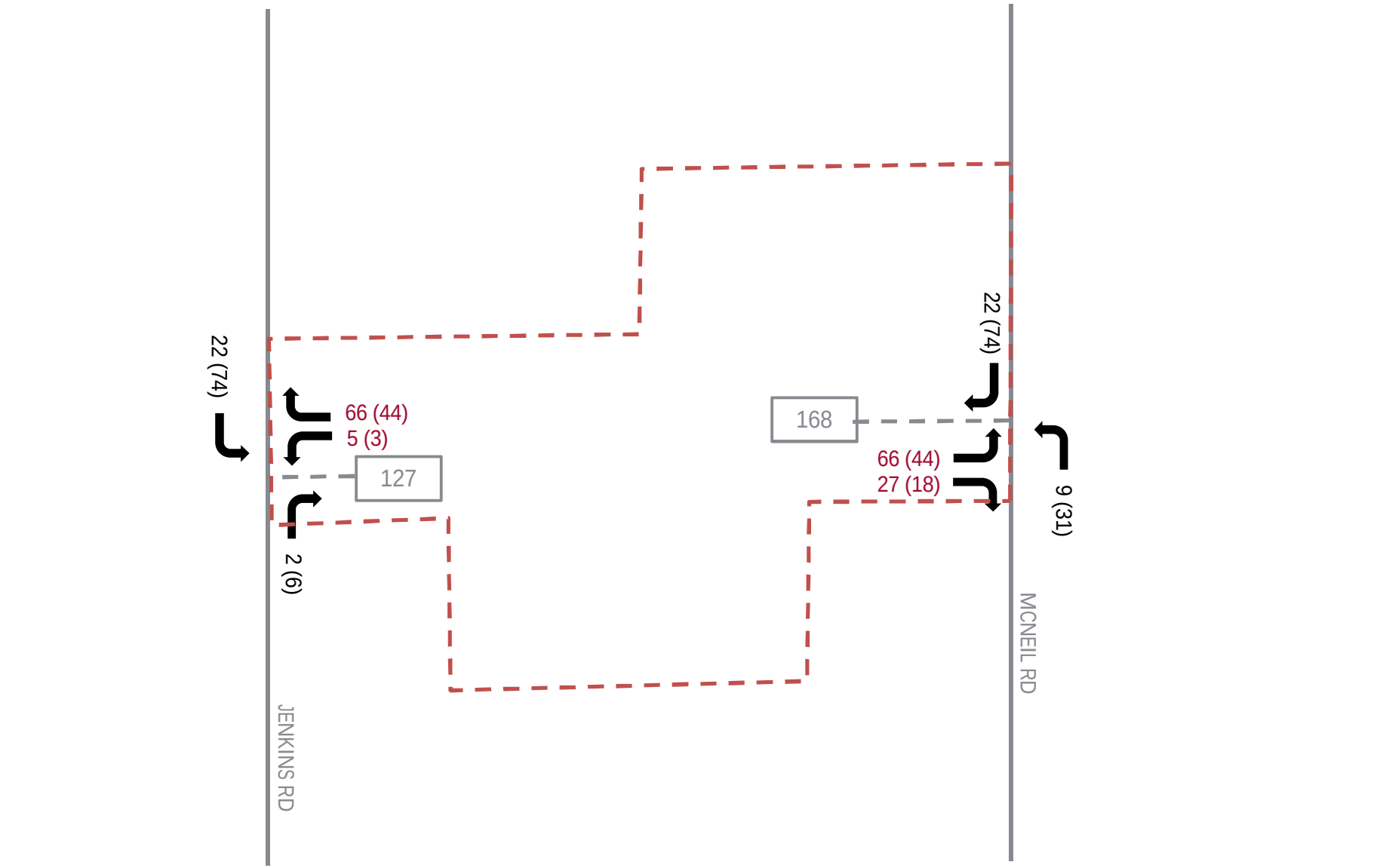
FIGURE 3
OUTBOUND PROJECT TRAFFIC ASSIGNMENT
NEILL FARMS

Kimley»Horn

DRIVEWAY ANALYSIS

Access to/from the project site is proposed via one full-access driveway on Jenkins Road and one full-access driveway on McNeil Road.

Figure 4 illustrates the project traffic volumes expected at the site driveways.



NORTH

LEGEND

Site

XX Maximum Peak Hour Volume

XX Inbound AM Volume
(XX) Inbound PM Volume
XX Outbound AM Volume
(XX) Outbound PM Volume

FIGURE 4
PROJECT DRIVEWAY VOLUMES
NEILL FARMS

Kimley»Horn

ROADWAY SEGMENT ANALYSIS

The roadway segments within the 2-mile influence area were analyzed and are summarized in *Table 2*. Significantly impacted roadways, where the project traffic consumes one percent or more of the existing two-way peak-hour service capacity, are considered significantly impacted and required further analysis. The following roadway segments were significantly impacted due to the project traffic:

AM Peak Hour

- Edwards Road from Jenkins Road to McNeil Road
- Edwards Road from McNeil Road to Selvitz Road
- Edwards Road from Selvitz Road to 25th Street
- Kirby Road from McNeil Road to 35th Street
- Jenkins Road from Project Driveway to Okeechobee Road
- McNeil Road from Edwards Road to Kirby Loop Road
- McNeil Road from Kirby Loop Road to Project Driveway
- McNeil Road from Project Driveway to Okeechobee Road

PM Peak Hour

- Edwards Road from Jenkins Road to McNeil Road
- Edwards Road from McNeil Road to Selvitz Road
- Edwards Road from Selvitz Road to 25th Street
- Kirby Road from McNeil Road to 35th Street
- I-95 from Midway Road to Okeechobee Road
- Jenkins Road from Project Driveway to Okeechobee Road
- McNeil Road from Edwards Road to Kirby Loop Road
- McNeil Road from Kirby Loop Road to Project Driveway
- McNeil Road from Project Driveway to Okeechobee Road

The future traffic volume on each significantly impacted roadway segment was analyzed in comparison to its two-way peak-hour service capacity volume. Committed development information for each significantly impacted link was provided by the City of Fort Pierce City Clerk. As seen in *Table 2*, the significantly impacted roadways are projected to operate acceptably during the AM and PM peak hours through buildout in 2023 with the following exceptions:

AM Peak Hour

- Edwards Road from Selvitz Road to 25th Street
- McNeil Road from Edwards Road to Kirby Loop Road

PM Peak Hour

- Edwards Road from Jenkins Road to McNeil Road
- Edwards Road from Selvitz Road to 25th Street
- I-95 from Midway Road to Okeechobee Road
- McNeil Road from Edwards Road to Kirby Loop Road

These facilities are over capacity under background conditions without project traffic. Therefore, no proportionate share is required.

Table 2: Two-Way Peak-Hour Roadway Segment Analysis

Roadway		Existing				2023		AM Peak Hour Project Traffic				Capacity		
From	To	Lanes	Peak Hour Service Capacity	Existing Base Peak Hour Volume/LOS		Last Count Year	Growth Rate (1)	Background Growth	Committed Traffic	2023 Background Traffic	% Assignment	Project Trips	% Impact	Significant Impact?	2023 Project Traffic	Over Capacity ?	Background or Propshare?
AM TWO-WAY PEAK HOUR																	
Okeechobee Rd																	
I-95	Jenkins Rd	8	4240	1810	C	2017	3.69%	401	214	2,211	40%	88	2.08%	No	2,299		
Jenkins Rd	McNeil Rd	6	4040	1810	C	2017	3.69%	401	310	2,211	5%	11	0.27%	No	2,222		
McNeil Rd	Virginia Ave	6	3170	1365	C	2017	3.69%	302	291	1,667	40%	88	2.78%	No	1,755		
Kirby Loop Rd																	
McNeil Rd	35th St	2	630	287	C	2016	3.69%	74	0	361	13%	28	4.44%	Yes	389	No	
McNeil Rd																	
Kirby Loop Rd	Project Driveway	2	790	486	D	2017	3.69%	108	24	594	17%	37	4.68%	Yes	631	No	
Project Driveway	Okeechobee Rd	2	790	486	D	2017	3.69%	108	24	594	40%	88	11.14%	Yes	682	No	
PM TWO-WAY PEAK HOUR																	
Okeechobee Rd																	
I-95	Jenkins Rd	8	4240	1542	C	2017	3.69%	341	417	1,959	40%	118	2.78%	No	2,077		
Jenkins Rd	McNeil Rd	6	4040	1542	C	2017	3.69%	341	351	1,893	5%	15	0.37%	No	1,908		
McNeil Rd	Virginia Ave	6	3170	1551	C	2017	3.69%	343	340	1,894	40%	118	3.72%	No	2,012		
Kirby Loop Rd																	
McNeil Rd	35th St	2	630	352	C	2016	3.69%	91	0	443	13%	38	6.03%	Yes	481	No	
McNeil Rd																	
Kirby Loop Rd	Project Driveway	2	790	486	D	2017	3.69%	108	31	594	17%	50	6.33%	Yes	644	No	
Project Driveway	Okeechobee Rd	2	790	486	D	2017	3.69%	108	31	594	40%	118	14.94%	Yes	712	No	

Roadways are Major and project traffic needs to be less than 5% to be considered insignificant

(1) AADT and "K" value

INTERSECTION ANALYSIS

The operating conditions for the future total buildout was analyzed using Trafficware's *Synchro 10.0* Software for signalized intersections and *HCS 7* for unsignalized intersections during the AM peak hour and PM peak hour at the following signalized intersections:

1. Okeechobee Road & I-95 South Off-Ramp (Signalized)
2. Okeechobee Road & I-95 North Off-Ramp (Signalized)
3. Okeechobee Road & Jenkins Road (Signalized)
4. Okeechobee Road & McNeil Road (Signalized)
5. Kirby Loop Road & McNeil Road (Unsignalized)

These analyses use the methodologies outline in the *Highway Capacity Manual, 2010 Edition* in order to determine the overall intersection level of service and delay.

Raw turning movement volumes from both the AM peak hour and PM peak hour were adjusted using the FDOT peak season correction factor to reflect peak season conditions. An area wide growth rate was calculated using the weighted average of the 2018 annual average daily traffic (AADT) volumes and the five-year growth rate published by FDOT. The area wide growth rate was calculated as 3.69%. City of Fort Pierce Traffic Impact Analysis guidelines, background traffic was projected to five years in the future, or 2023. Background traffic was combined with project traffic to determine the total future 2023 volumes expected at the study intersection.

Table 3 summarizes the levels of service (LOS) and delays reported by *Synchro* and *HCS* for the study intersections with anticipated 2023 traffic, including committed developments and project traffic. As shown in *Table 3*, the signalized intersections are projected to operate at an overall LOS D or better during the AM and PM peak hours. The unsignalized intersection approaches operate at an LOS B or better during the AM and PM peak hours. The volume to capacity ratios are projected to be less than 1.0. *Table 4* summarizes the 95th percentile queue for the study intersections compared to the existing storage provided. As shown in *Table 4*, the queue lengths do not exceed the provided storage, except for Okeechobee Road & McNeil Road during the PM peak hour for the northbound left movement. The queue is only exceeded by less than one vehicle and the project contributes five trips to the movement; therefore, no modifications will be made. As shown in this analysis, the existing geometry of the intersections are anticipated to be sufficient to accommodate project traffic in 2023, and no intersection improvements are expected to be warranted. *Figure 5* illustrates the project traffic at the intersections and roadway segments.

Signal timing, AADT data and trend growth-rate worksheets are included in *Appendix C*. Committed developments are included in *Appendix D.* The volume development worksheets for the study intersections are included in *Appendix E*. Synchro and HCS output sheets are included in *Appendix F*.

Table 3: LOS and Delay

Intersection	Signal Type	Overall Delay / LOS	EB	WB	NB	SB
AM PEAK HOUR						
Okeechobee Road & I-95 SB Off-Ramp	Signalized	16.4/B	B	A		D
Okeechobee Road & I-95 NB Off-Ramp	Signalized	26.7/C	B	A	D	
Okeechobee Road & Jenkins Road	Signalized	40.0/D	C	D	D	D
Okeechobee Road & McNeil Road	Signalized	36.7/D	D	B	E	E
Kirby Loop Road & McNeil Road	Unsignalized		B	A		
PM PEAK HOUR						
Okeechobee Road & I-95 SB Off-Ramp	Signalized	15.4/B	B	A		D
Okeechobee Road & I-95 NB Off-Ramp	Signalized	19.2/B	A	A	D	
Okeechobee Road & Jenkins Road	Signalized	31.3/C	C	C	E	D
Okeechobee Road & McNeil Road	Signalized	38.2/D	C	D	E	E
Kirby Loop Road & McNeil Road	Unsignalized			B		

Table 4: 95th Percentile Queue Lengths

95th Percentile Queue Lengths	
Okeechobee Road & McNeil Road	
Provided Storage	WBL
	200
AM Peak	43
PM Peak	106

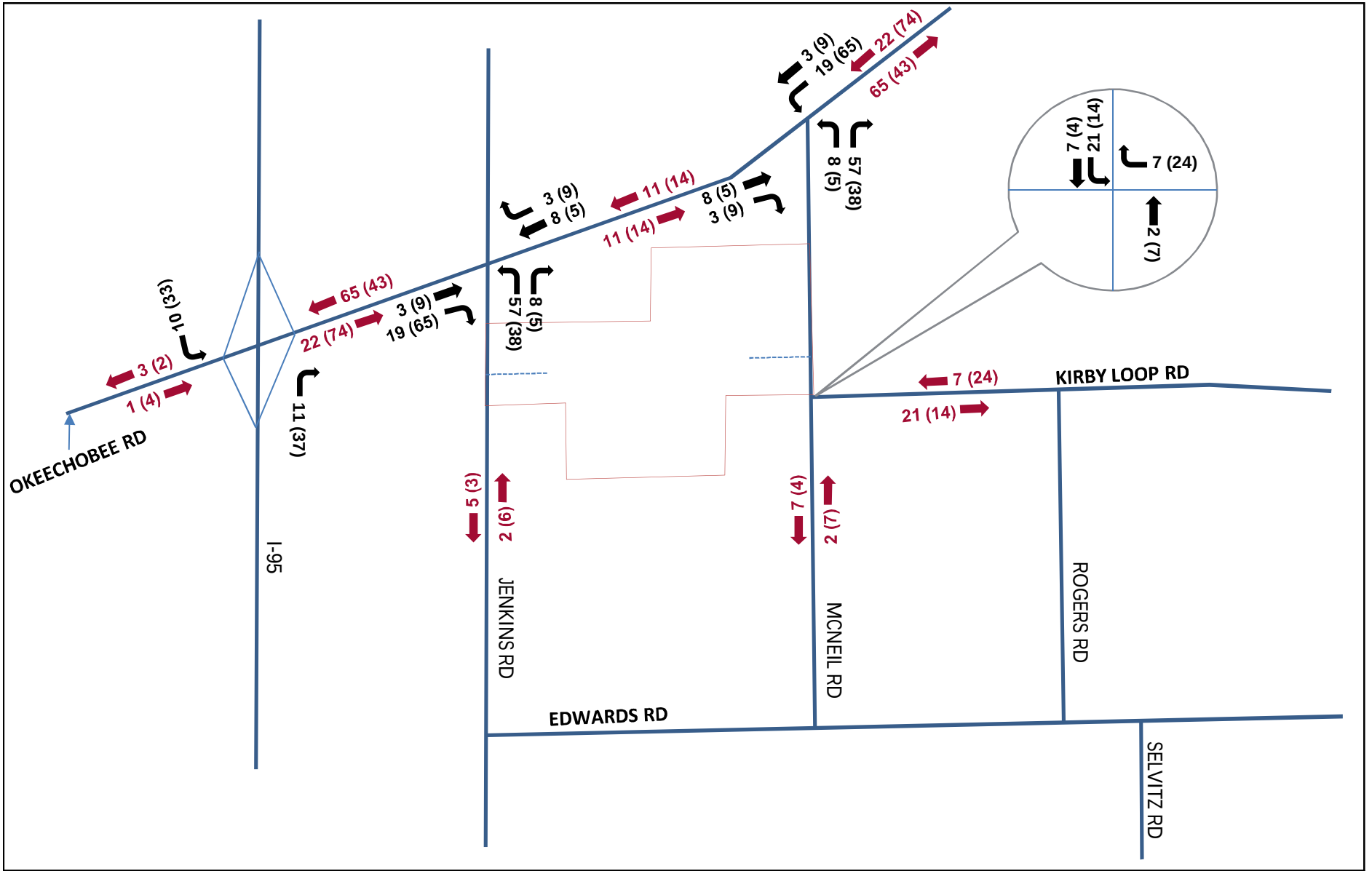


FIGURE 5
PROJECT TRAFFIC VOLUMES
NEILL FARMS

Kimley»Horn

ACCESS REVIEW

During the review and approval process for the proposed project, access review will be conducted by the City of Fort Pierce. *Figure 4* illustrates the anticipated peak hour turning volumes at the project driveways. According to the FDOT's Driveway Information Guide, exclusive right-turn lanes at unsignalized intersections are recommended for roadways with a posted speed limit of 45 mph or less when the volume of right turns per hour exceed 80 vehicles. As shown in *Figure 4*, neither of the project entrances is expected to generate 80 right turns per hour. However, given that pavement has already been constructed for the southbound right-turn lane at the McNeil Road driveway, it is assumed that the appropriate pavement markings will be installed to complete this turn lane.

The Jenkins Road volumes were analyzed to determine whether or not a southbound left-turn lane is warranted at the proposed project driveway. The anticipated through volumes along Jenkins Road at the project driveway were developed using the approach and departure volumes from the intersection of Okeechobee Road & Jenkins Road. The area-wide growth rate of 3.69% was applied to the 2018 volumes to determine the anticipated 2023 volumes. The volumes were compared to the warrant contained in the Pennsylvania Department of Transportation's (PennDOT) Publication 46. This warrant considers the left-turn volume, the adjacent volume ("advancing" volume), the conflicting volume ("opposing" volume), and the posted speed limit to determine whether the percentage of left turns justifies the presence of an exclusive left-turn lane.

The advancing volume was considered to be the sum of the southbound left-turn and through volumes and the opposing volume was considered to be the sum of the northbound through and right-turn volumes. The highest southbound left-turn volume is anticipated to be 75 vehicles, which is projected to occur during the PM peak hour and constitutes approximately 13.56 percent of the total advancing volume. The opposing volume during this hour is 563 vehicles. These volumes were compared to the thresholds defined for a two-lane highway with a speed limit of 45 mph. The volume development worksheet and left-turn lane warrant worksheet are included in *Appendix G* for the Jenkins Road driveway. The results of the analysis show that a southbound left-turn lane is warranted on Jenkins Road at the proposed project driveway.

The McNeil Road volumes were also analyzed to determine whether or not a northbound left turn lane is warranted at the proposed project driveway. The northbound and southbound through movements were taken from the collected turning movement counts for the intersection of McNeil

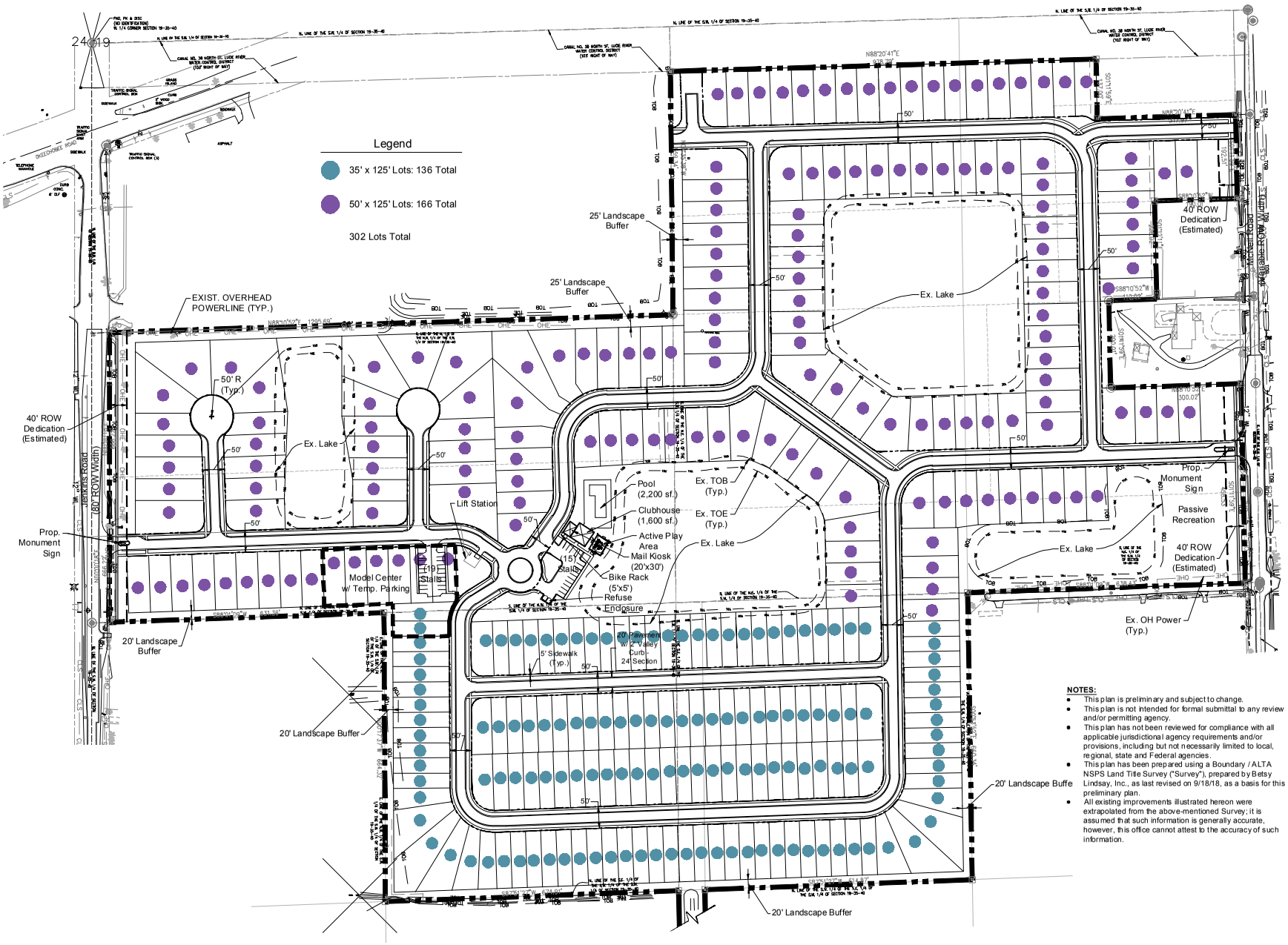
Road & Kirby Loop Road. The area-wide growth rate of 3.69% was applied to the 2019 volumes to determine the anticipated 2023 volumes. The highest northbound left-turn volume is anticipated to be 31 vehicles, which is project to occur during the PM peak hour and constitutes approximately 14.5 percent of the total advancing volume. The opposing volume during this hour is 240 vehicles. These volumes were compared to the thresholds defined for two-lane roadways with speeds up to 35 mph. The volume development worksheet and left-turn lane warrant for McNeil Road is included in *Appendix H.* The results of the analysis show that a northbound left-turn lane is not warranted at the proposed project driveway on McNeil Road.

CONCLUSION

Neill Farms property is located south of Okeechobee Road (SR 70), between Jenkins Road and McNeil Road in Fort Pierce, Florida. The proposed development plan includes the construction of a residential subdivision with 290 single-family homes.

Based on the analysis undertaken, the existing geometry of the study intersections are anticipated to be sufficient to accommodate future traffic in 2023, including committed developments and project traffic. A left-turn lane is expected to be warranted at the project driveway on Jenkins Road. Although the projected volumes do not warrant right-turn lanes at either driveway, it is assumed that the appropriate pavement markings will be installed to complete the right-turn lane at the McNeil Road driveway, since the pavement has already been constructed.

APPENDIX A: SITE INFORMATION



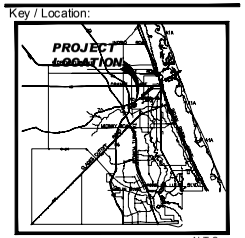
NOTES:

- This plan is preliminary and subject to change.
- This plan is not intended for formal submittal to any review and/or permitting agency.
- This plan has not been reviewed for compliance with all applicable jurisdictional agency requirements and/or provisions, including but not necessarily limited to local, regional, state and Federal agencies.
- This plan has been prepared using a Boundary / ALTA NSPS Land Title Survey ("Survey"), prepared by Betsy Lindsay, Inc., as last revised on 9/18/18, as a basis for this preliminary plan.
- All existing improvements illustrated hereon were extrapolated from the above-mentioned Survey; it is assumed that such information is generally accurate, however, this office cannot attest to the accuracy of such information.

lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	Ryan Homes 1460 Centrepark Boulevard #340 West Palm Beach, FL 33401
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994

Neill Farms

City of Fort Pierce, FL

Conceptual Site Plan

Date	By	Description
10.16.18	J.J.	Initial Draft for Client review
01.03.19	J.J.	Updated Site Plan

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet
Manager	BN	1 of 1
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_ConceptSitePlan 1.2.19.dwg	

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APPENDIX B: TURNING MOVEMENT COUNTS AND PSCF

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

OKEECHOBEE ROAD & S JENKINS ROAD
FT PIERCE, FLORIDA
COUNTED BY: G. CAMPUSANO, M. MALONE &
S. SALVO, SIGNALIZED

Site Code : 00180129
Start Date: 07/10/18
File I.D. : OKEEJENK
Page : 1

ALL VEHICLES

	S JENKINS ROAD From North				OKEECHOBEE ROAD From East				S JENKINS ROAD From South				OKEECHOBEE ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 07/10/18																	
07:00	0	58	20	15	16	11	101	11	2	22	26	0	0	1	163	35	481
07:15	1	33	34	8	2	19	148	3	0	17	27	0	10	10	198	43	553
07:30	3	23	23	11	2	4	165	8	0	56	33	4	16	8	232	51	639
07:45	2	22	44	8	1	6	154	6	0	63	29	4	22	16	344	45	766
Hr Total	6	136	121	42	21	40	568	28	2	158	115	8	48	35	937	174	2439
08:00	6	35	32	8	0	2	181	5	0	57	23	2	12	20	240	41	664
08:15	4	27	40	5	5	4	152	8	0	36	16	3	9	11	212	38	570
08:30	3	35	28	17	0	4	149	1	1	51	21	6	12	7	231	23	589
08:45	3	24	28	13	1	3	164	5	0	54	27	4	8	17	242	30	623
Hr Total	16	121	128	43	6	13	646	19	1	198	87	15	41	55	925	132	2446
---------- * BREAK * ----------																	
16:00	0	40	27	13	3	7	228	13	0	43	29	12	25	17	190	22	669
16:15	2	30	25	13	1	3	208	8	0	45	26	9	19	25	184	28	626
16:30	0	61	24	16	1	3	279	7	0	63	17	7	29	22	192	37	758
16:45	2	42	39	11	0	3	231	15	0	65	19	7	32	11	227	33	737
Hr Total	4	173	115	53	5	16	946	43	0	216	91	35	105	75	793	120	2790
17:00	1	41	38	14	1	2	334	33	0	68	12	4	29	8	193	52	830
17:15	5	46	52	16	0	1	274	26	0	76	28	12	46	18	221	46	867
17:30	2	44	18	16	1	1	265	23	2	72	34	9	35	14	229	37	802
17:45	2	40	53	26	1	9	268	7	0	50	34	9	27	8	216	41	791
Hr Total	10	171	161	72	3	13	1141	89	2	266	108	34	137	48	859	176	3290
TOTAL	36	601	525	210	35	82	3301	179	5	838	401	92	331	213	3514	602	10965

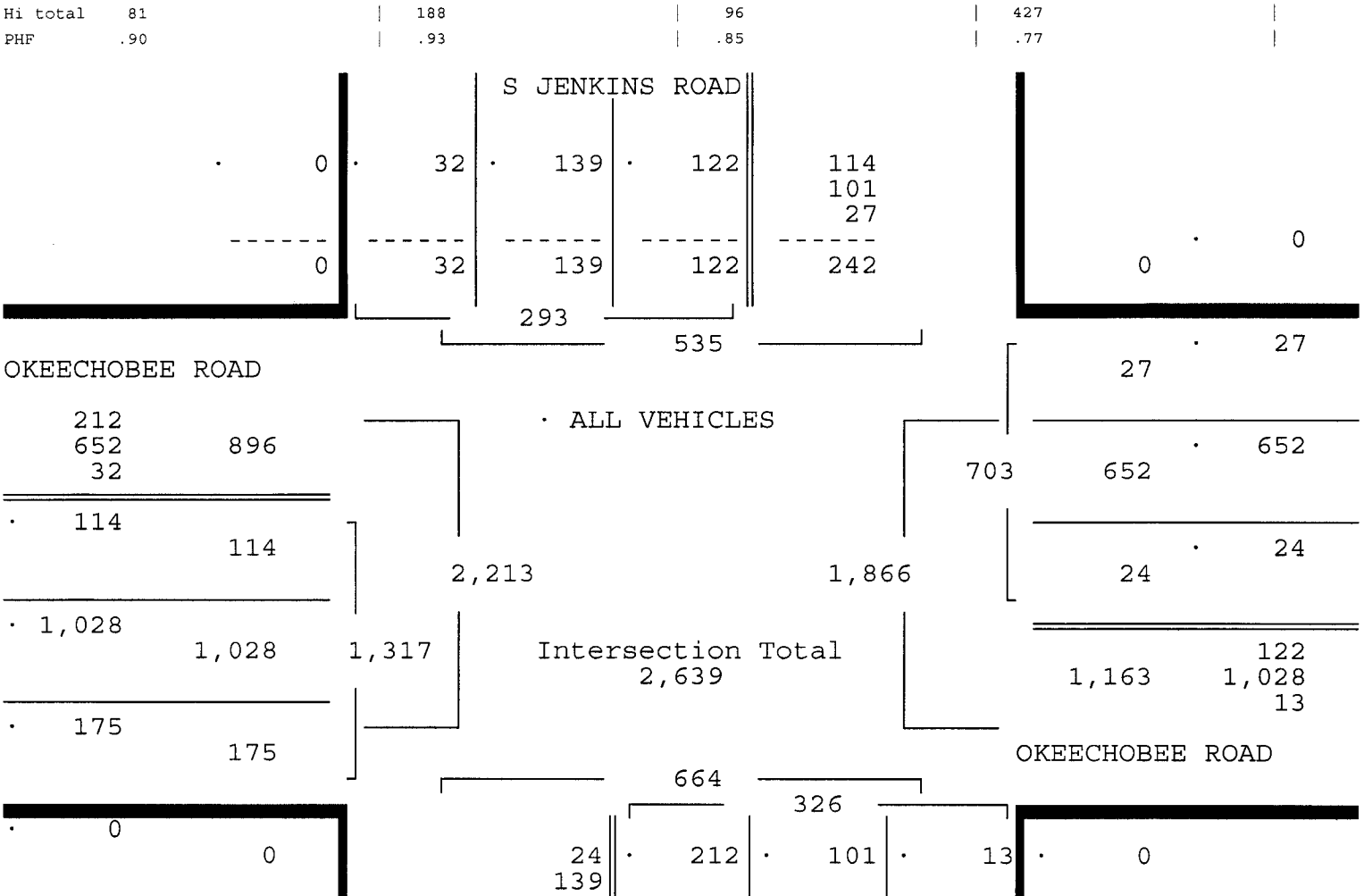
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

OKEECHOBEE ROAD & S JENKINS ROAD
FT PIERCE, FLORIDA
COUNTED BY: G. CAMPUSANO, M. MALONE &
S. SALVO, SIGNALIZED

Site Code : 00180129
Start Date: 07/10/18
File I.D. : OKEEJENK

ALL VEHICLES

	S JENKINS ROAD From North				OKEECHOBEE ROAD From East				S JENKINS ROAD From South				OKEECHOBEE ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 07/10/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 07/10/18																	
Peak start 07:30					07:30				07:30				07:30				
Volume	15	107	139	32	8	16	652	27	0	212	101	13	59	55	1028	175	
Percent	5%	37%	47%	11%	1%	2%	93%	4%	0%	65%	31%	4%	4%	4%	78%	13%	
Pk total	293				703				326				1317				
Highest	08:00				08:00				07:45				07:45				
Volume	6	35	32	8	0	2	181	5	0	63	29	4	22	16	344	45	
Hi total	81				188				96				427				
PHF	.90				.93				.85				.77				



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OKEECHOBEE ROAD & S JENKINS ROAD
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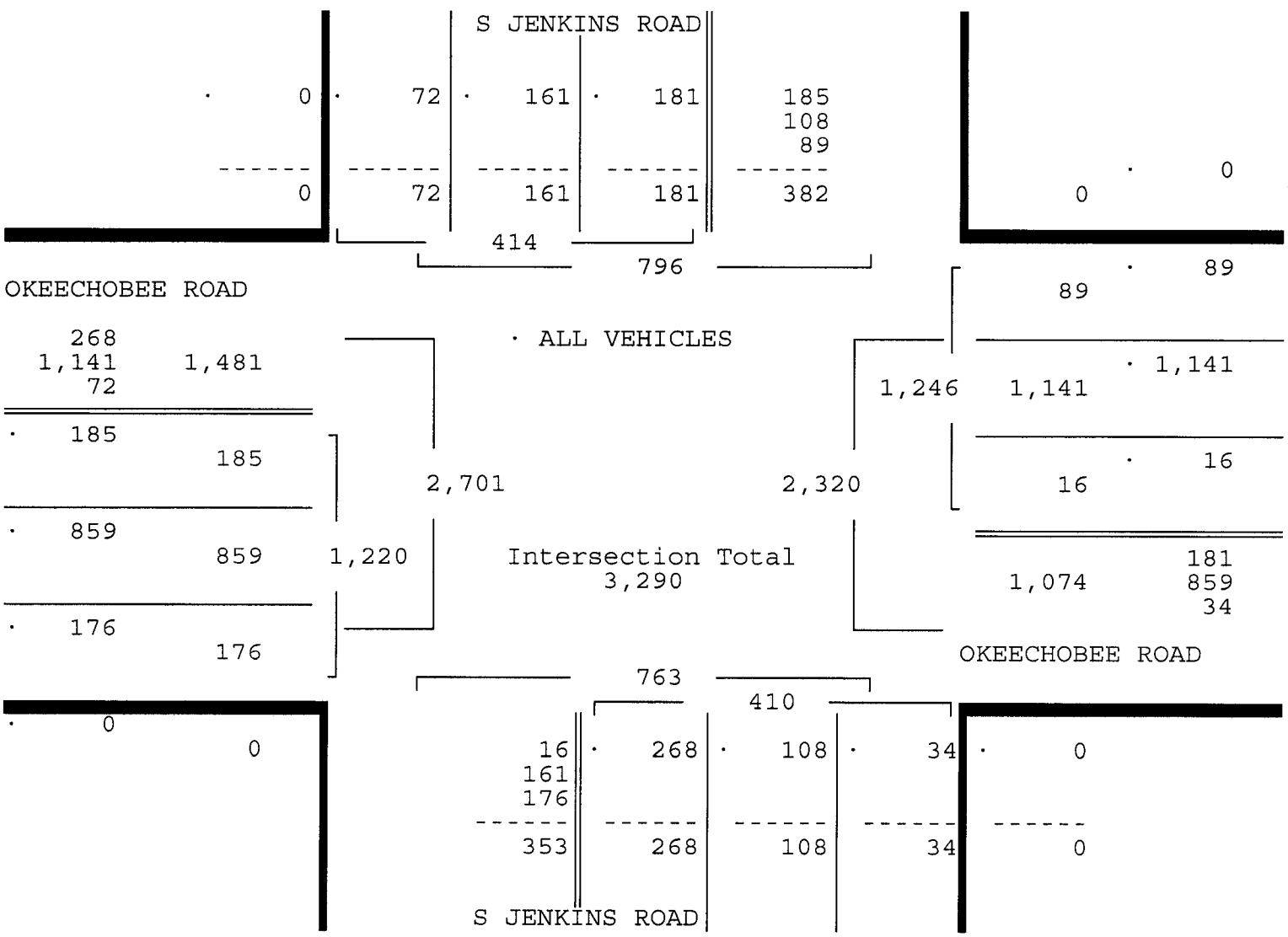
ALL VEHICLES

	S JENKINS ROAD From North				OKEECHOBEE ROAD From East				S JENKINS ROAD From South				OKEECHOBEE ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 07/10/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 07/10/18																	
Peak start	17:00				17:00				17:00				17:00				
Volume	10	171	161	72	3	13	1141	89	2	266	108	34	137	48	859	176	
Percent	2%	41%	39%	17%	0%	1%	92%	7%	0%	65%	26%	8%	11%	4%	70%	14%	
Pk total	414				1246				410				1220				
Highest	17:45				17:00				17:30				17:15				
Volume	2	40	53	26	1	2	334	33	2	72	34	9	46	18	221	46	
Hi total	121				370				117				331				
PHF	.86				.84				.88				.92				



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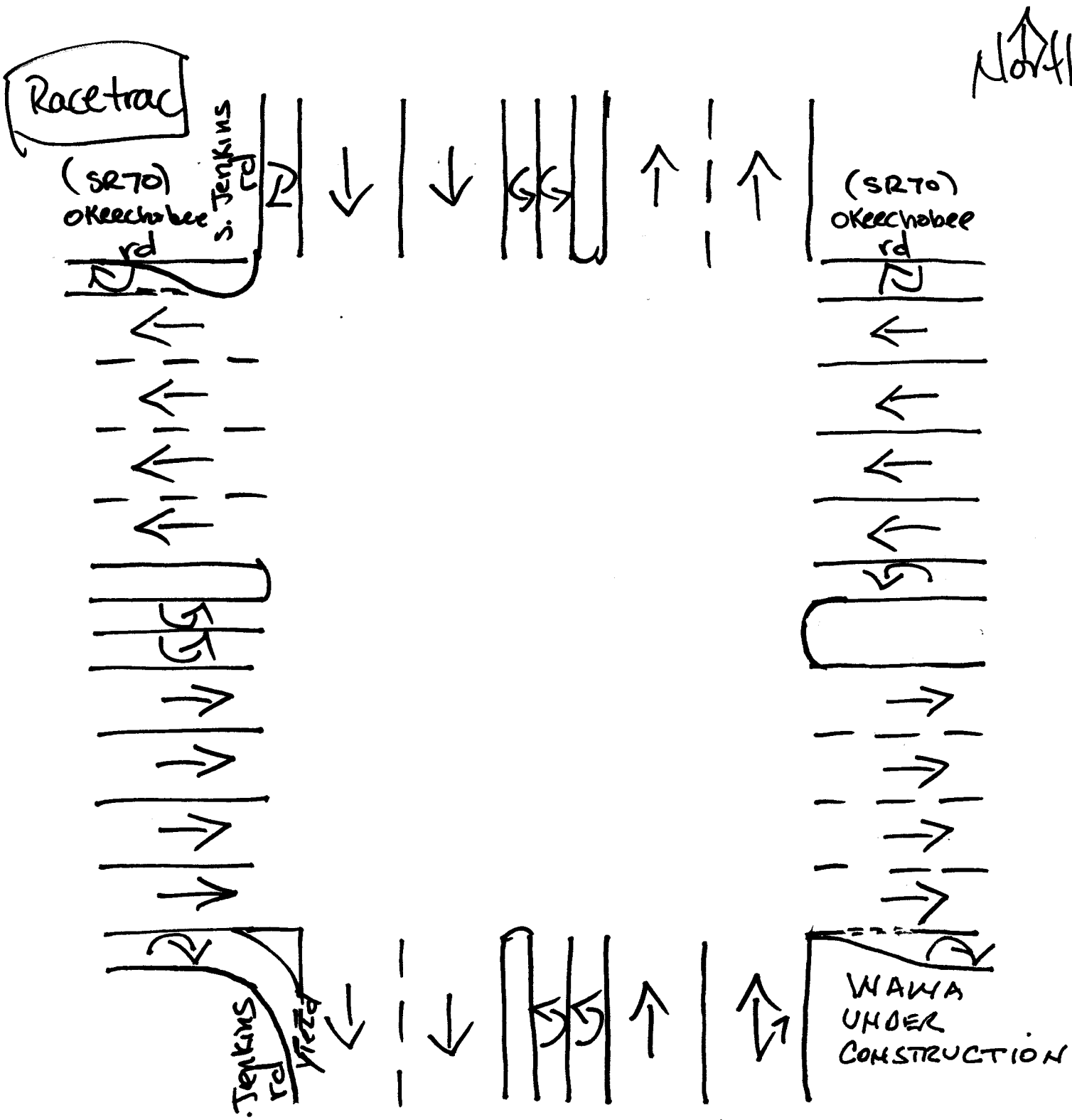
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

OKEECHOBEE ROAD & S JENKINS ROAD
FT PIERCE, FLORIDA
COUNTED BY: G. CAMPUSANO, M. MALONE &
S. SALVO, SIGNALIZED

Site Code : 00180129
Start Date: 07/10/18
File I.D. : OKEEJENK
Page : 1

PEDESTRIANS & BIKES

	S JENKINS ROAD From North				OKEECHOBEE ROAD From East				S JENKINS ROAD From South				OKEECHOBEE ROAD From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 07/10/18																	
* BREAK *																	
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
08:30	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:45	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	1	4
Hr Total	0	1	0	4	0	0	0	0	0	0	0	0	0	0	0	1	6
* BREAK *																	
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
TOTAL	0	1	0	4	0	0	0	0	0	0	0	0	0	0	0	2	7



FT. Pierce, Florida

JULY 10, 2018

drawn by: Luis Palomino

signalized

Traffic Survey Specialists, Inc.

Delray Beach, Florida

Phone (561) 272-3255 www.trafficsurveyspecialists.com

OKEECHOBEE ROAD & SB I-95 (WEST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : sb95 & sr70
Site Code : 190098
Start Date : 5/7/2019
Page No : 1

Groups Printed- ALL VEHICLES

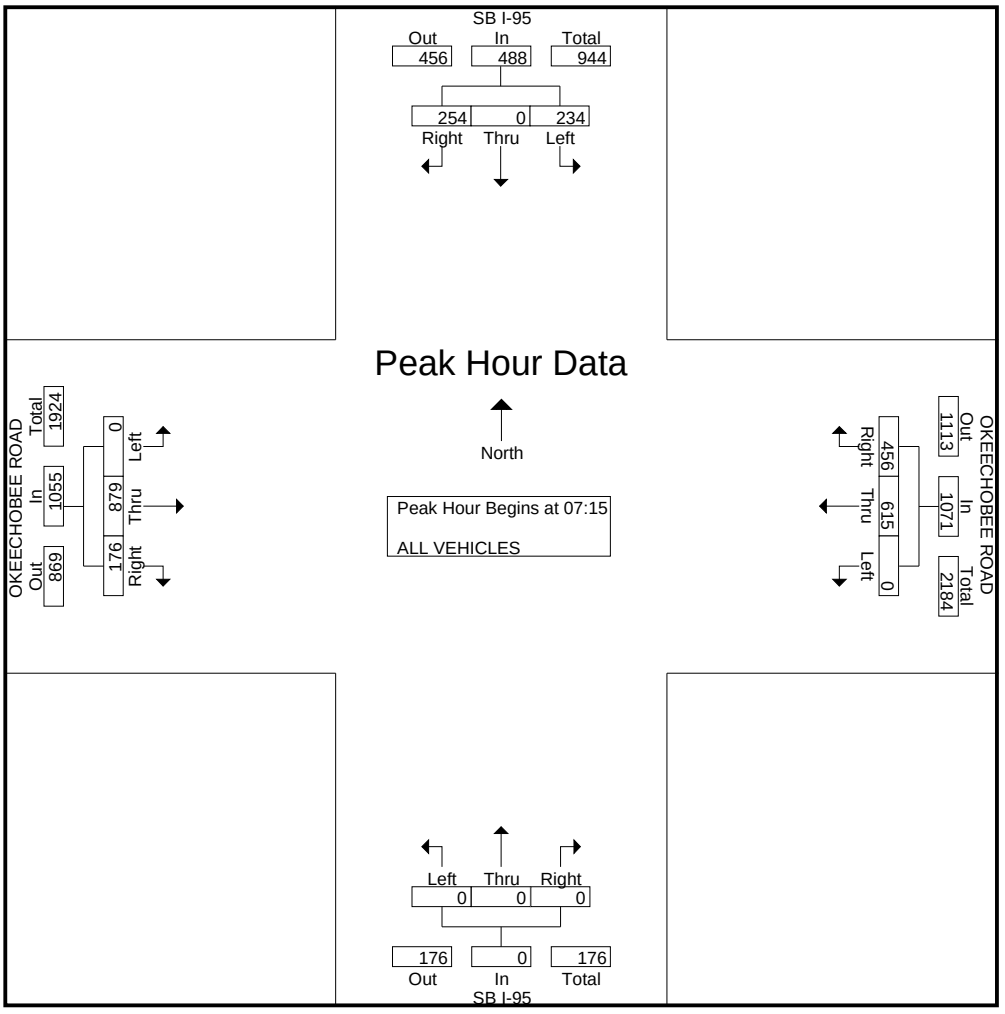
	SB I-95 From North				OKEECHOBEE ROAD From East				SB I-95 From South				OKEECHOBEE ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	51	0	73	0	0	124	99	0	0	0	0	0	0	197	48	592
07:15	0	60	0	60	0	0	154	104	0	0	0	0	0	0	186	47	611
07:30	0	57	0	81	0	0	155	138	0	0	0	0	0	0	237	44	712
07:45	0	62	0	59	0	0	157	117	0	0	0	0	0	0	264	37	696
Total	0	230	0	273	0	0	590	458	0	0	0	0	0	0	884	176	2611
08:00	0	55	0	54	0	0	149	97	0	0	0	0	0	0	192	48	595
08:15	0	42	0	69	0	0	151	99	0	0	0	0	0	0	207	36	604
08:30	0	31	0	56	0	0	131	97	0	0	0	0	0	0	204	48	567
08:45	0	36	0	71	0	0	153	80	0	0	0	0	0	0	210	28	578
Total	0	164	0	250	0	0	584	373	0	0	0	0	0	0	813	160	2344
16:00	0	48	0	89	0	0	168	143	0	0	0	0	0	0	213	65	726
16:15	0	45	0	85	0	0	196	152	0	0	0	0	0	0	218	45	741
16:30	0	39	0	84	0	0	178	155	0	0	0	0	0	0	270	65	791
16:45	0	41	0	64	0	0	185	158	0	0	0	0	0	0	218	57	723
Total	0	173	0	322	0	0	727	608	0	0	0	0	0	0	919	232	2981
17:00	0	48	0	64	0	0	192	150	0	0	0	0	0	0	241	73	768
17:15	0	42	0	80	0	0	205	172	0	0	0	0	0	0	190	53	742
17:30	0	43	0	59	0	0	159	141	0	0	0	0	0	0	225	54	681
17:45	0	33	0	67	0	0	144	102	0	0	0	0	0	0	195	29	570
Total	0	166	0	270	0	0	700	565	0	0	0	0	0	0	851	209	2761
Grand Total	0	733	0	1115	0	0	2601	2004	0	0	0	0	0	0	3467	777	10697
Apprch %	0	39.7	0	60.3	0	0	56.5	43.5	0	0	0	0	0	0	81.7	18.3	
Total %	0	6.9	0	10.4	0	0	24.3	18.7	0	0	0	0	0	0	32.4	7.3	

Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

OKEECHOBEE ROAD & SB I-95 (WEST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : sb95 & sr70
Site Code : 190098
Start Date : 5/7/2019
Page No : 2

	SB I-95 From North					OKEECHOBEE ROAD From East					SB I-95 From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15																					
07:15	0	60	0	60	120	0	0	154	104	258	0	0	0	0	0	0	0	186	47	233	611
07:30	0	57	0	**81**	**138**	0	0	155	**138**	**293**	0	0	0	0	0	0	0	237	44	281	**712**
07:45	0	**62**	0	59	121	0	0	**157**	117	274	0	0	0	0	0	0	0	**264**	37	**301**	696
08:00	0	55	0	54	109	0	0	149	97	246	0	0	0	0	0	0	0	192	**48**	240	595
Total Volume	0	234	0	254	488	0	0	615	456	1071	0	0	0	0	0	0	0	879	176	1055	2614
% App. Total	0	48	0	52		0	0	57.4	42.6		0	0	0	0		0	0	83.3	16.7		
PHF	.000	.944	.000	.784	.884	.000	.000	.979	.826	.914	.000	.000	.000	.000	.000	.000	.000	.832	.917	.876	.918



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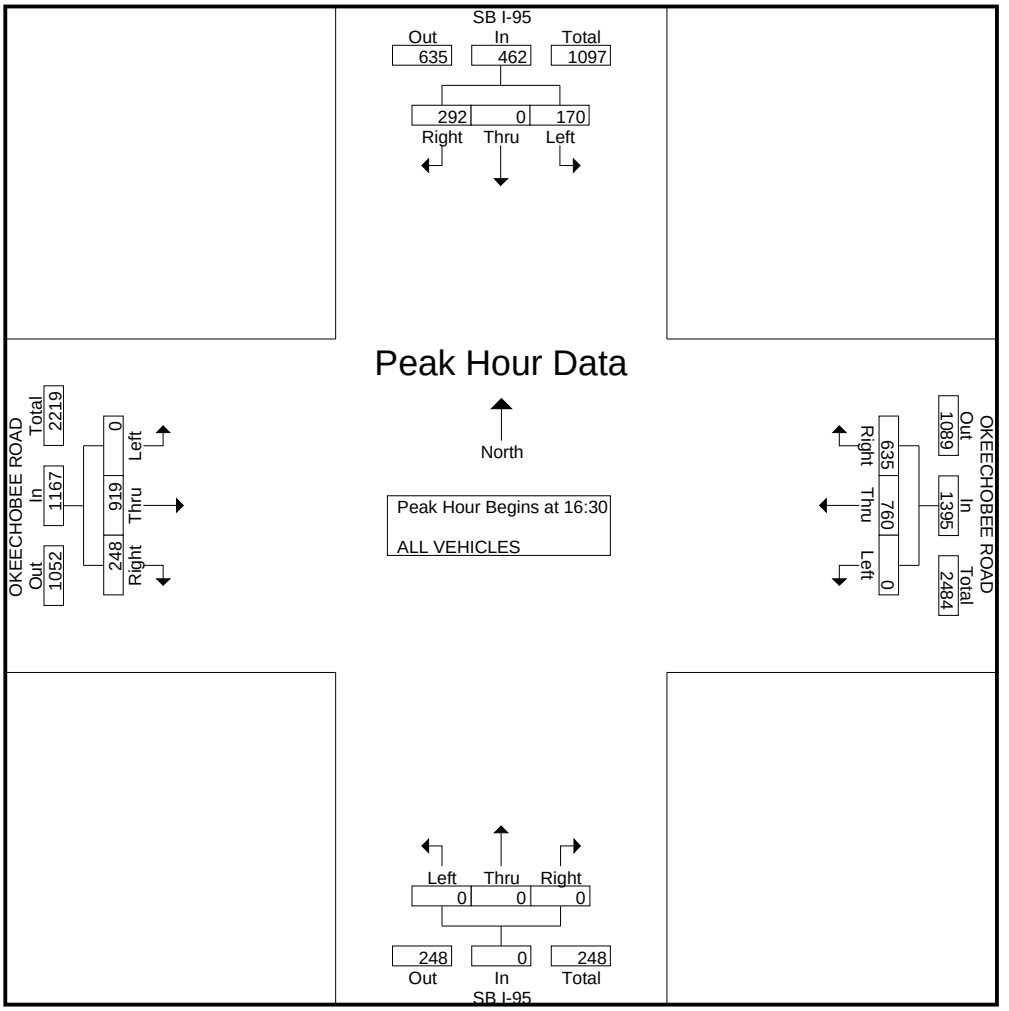
OKEECHOBEE ROAD & SB I-95 (WEST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : sb95 & sr70
Site Code : 190098
Start Date : 5/7/2019
Page No : 3

	SB I-95 From North					OKEECHOBEE ROAD From East					SB I-95 From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	39	0	**84**	**123**	0	0	178	155	333	0	0	0	0	0	0	0	**270**	65	**335**	**791**
16:45	0	41	0	64	105	0	0	185	158	343	0	0	0	0	0	0	0	218	57	275	723
17:00	0	**48**	0	64	112	0	0	192	150	342	0	0	0	0	0	0	0	241	**73**	314	768
17:15	0	42	0	80	122	0	0	**205**	**172**	**377**	0	0	0	0	0	0	0	190	53	243	742
Total Volume	0	170	0	292	462	0	0	760	635	1395	0	0	0	0	0	0	0	919	248	1167	3024
% App. Total	0	36.8	0	63.2		0	0	54.5	45.5		0	0	0	0		0	0	78.7	21.3		
PHF	.000	.885	.000	.869	.939	.000	.000	.927	.923	.925	.000	.000	.000	.000	.000	.000	.000	.851	.849	.871	.956



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OKEECHOBEE ROAD & NB I-95 (EAST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : nb95 & sr70
Site Code : 190098
Start Date : 4/18/2019
Page No : 1

Groups Printed- ALL VEHICLES

	TO NB I-95 From North				OKEECHOBEE ROAD From East				TO / FROM NB I-95 From South				OKEECHOBEE ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	0	0	0	0	0	181	32	0	42	0	137	0	0	170	78	640
07:15	0	0	0	0	0	0	200	58	0	58	0	162	0	0	183	63	724
07:30	0	0	0	0	0	0	241	51	0	52	0	196	0	0	221	73	834
07:45	0	0	0	0	0	0	224	51	0	50	0	263	0	0	231	95	914
Total	0	0	0	0	0	0	846	192	0	202	0	758	0	0	805	309	3112
08:00	0	0	0	0	0	0	193	51	0	53	0	193	0	0	170	77	737
08:15	0	0	0	0	0	0	190	43	0	60	0	155	0	0	167	82	697
08:30	0	0	0	0	0	0	177	40	0	51	0	129	0	0	154	81	632
08:45	0	0	0	0	0	0	192	31	0	41	0	149	0	0	149	97	659
Total	0	0	0	0	0	0	752	165	0	205	0	626	0	0	640	337	2725
16:00	0	0	0	0	0	0	271	63	0	40	0	101	0	0	176	85	736
16:15	0	0	0	0	0	0	298	70	0	50	0	105	0	0	180	83	786
16:30	0	0	0	0	0	0	289	53	0	44	0	136	0	0	211	98	831
16:45	0	0	0	0	0	0	294	65	0	49	0	114	0	0	175	84	781
Total	0	0	0	0	0	0	1152	251	0	183	0	456	0	0	742	350	3134
17:00	0	0	0	0	0	0	297	74	0	45	0	138	0	0	209	80	843
17:15	0	0	0	0	0	0	329	74	0	48	0	160	0	0	164	68	843
17:30	0	0	0	0	0	0	262	55	0	38	0	150	0	0	182	86	773
17:45	0	0	0	0	0	0	217	38	0	29	0	121	0	0	151	77	633
Total	0	0	0	0	0	0	1105	241	0	160	0	569	0	0	706	311	3092
Grand Total	0	0	0	0	0	0	3855	849	0	750	0	2409	0	0	2893	1307	12063
Apprch %	0	0	0	0	0	0	82	18	0	23.7	0	76.3	0	0	68.9	31.1	
Total %	0	0	0	0	0	0	32	7	0	6.2	0	20	0	0	24	10.8	

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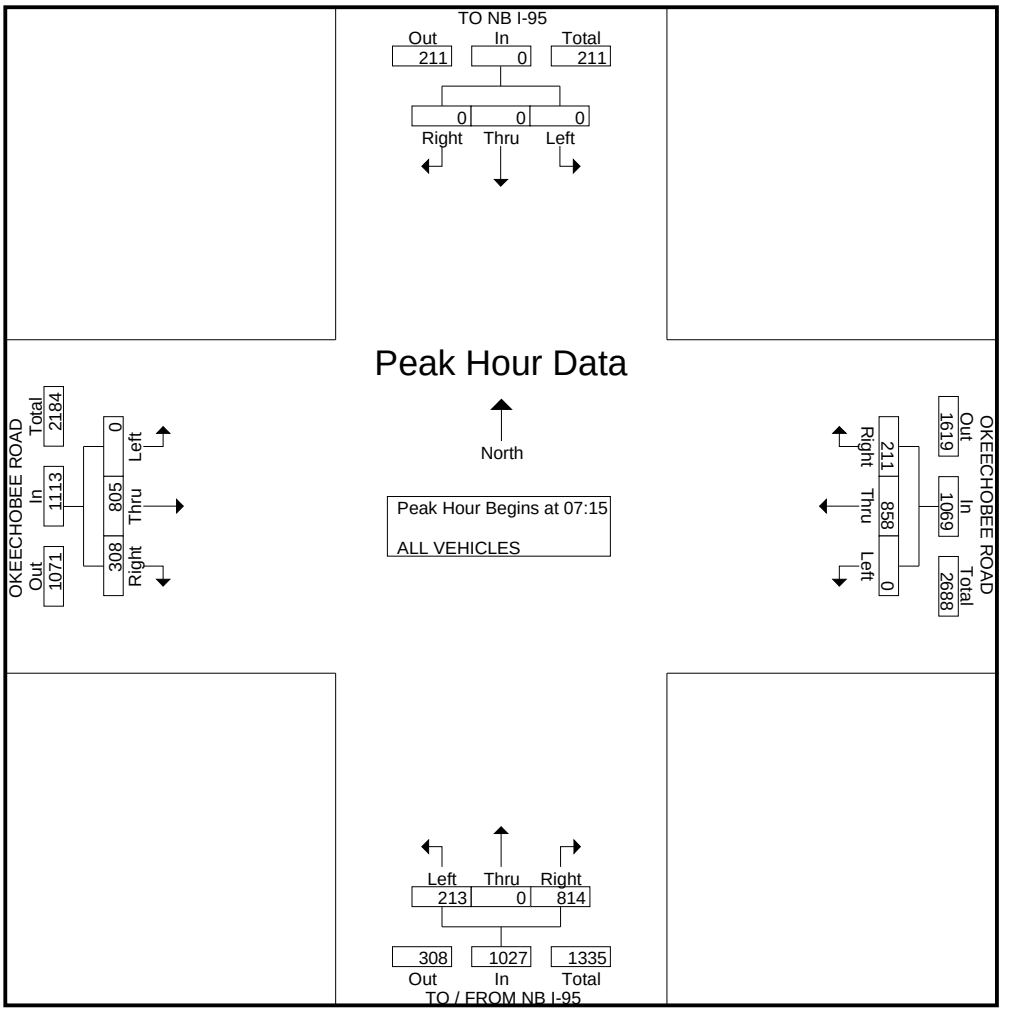
OKEECHOBEE ROAD & NB I-95 (EAST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : nb95 & sr70
Site Code : 190098
Start Date : 4/18/2019
Page No : 2

	TO NB I-95 From North					OKEECHOBEE ROAD From East					TO / FROM NB I-95 From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15																					
07:15	0	0	0	0	0	0	0	200	**58**	258	0	**58**	0	162	220	0	0	183	63	246	724
07:30	0	0	0	0	0	0	0	**241**	51	**292**	0	52	0	196	248	0	0	221	73	294	834
07:45	0	0	0	0	0	0	0	224	51	275	0	50	0	**263**	**313**	0	0	**231**	**95**	**326**	**914**
08:00	0	0	0	0	0	0	0	193	51	244	0	53	0	193	246	0	0	170	77	247	737
Total Volume	0	0	0	0	0	0	0	858	211	1069	0	213	0	814	1027	0	0	805	308	1113	3209
% App. Total	0	0	0	0		0	0	80.3	19.7		0	20.7	0	79.3		0	0	72.3	27.7		
PHF	.000	.000	.000	.000	.000	.000	.000	.890	.909	.915	.000	.918	.000	.774	.820	.000	.000	.871	.811	.854	.878



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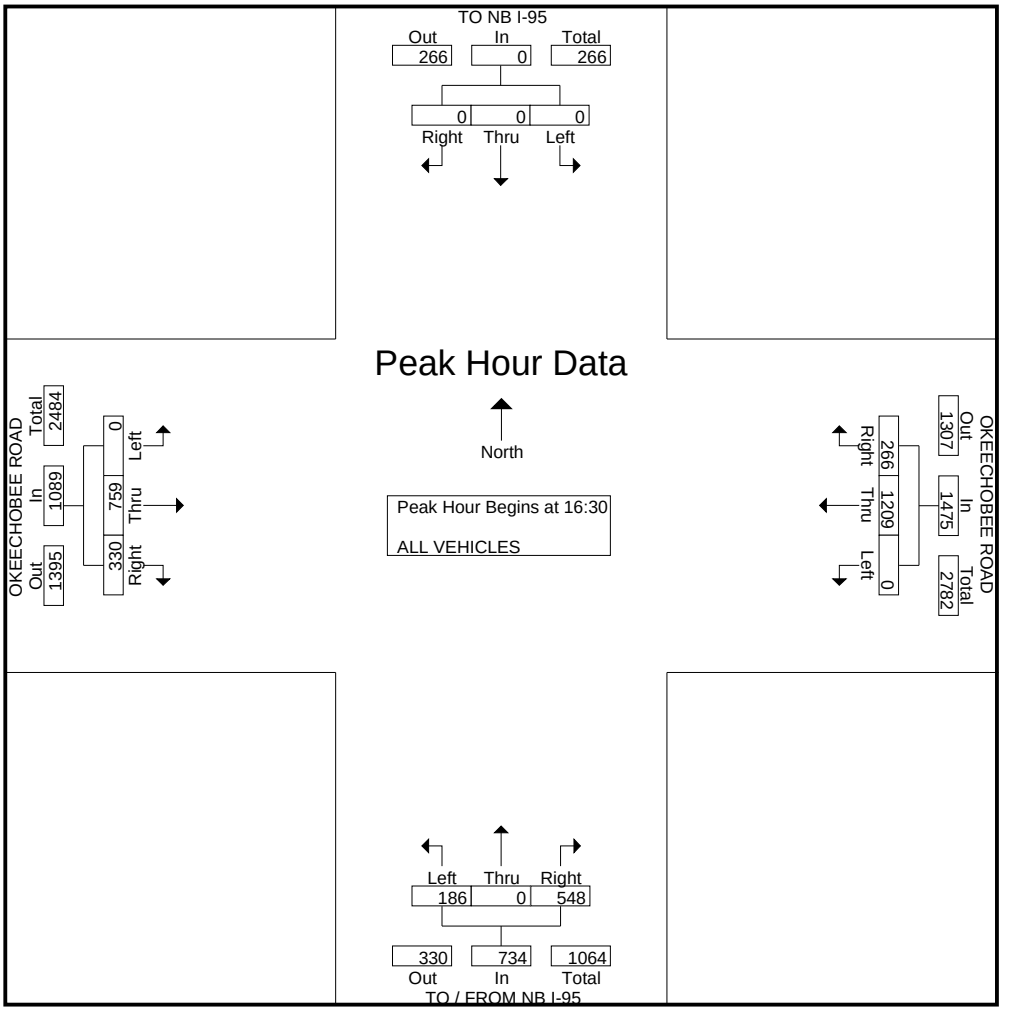
OKEECHOBEE ROAD & NB I-95 (EAST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : nb95 & sr70
Site Code : 190098
Start Date : 4/18/2019
Page No : 3

	TO NB I-95 From North					OKEECHOBEE ROAD From East					TO / FROM NB I-95 From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	0	0	0	0	0	0	289	53	342	0	44	0	136	180	0	0	**211**	**98**	**309**	831
16:45	0	0	0	0	0	0	0	294	65	359	0	**49**	0	114	163	0	0	175	84	259	781
17:00	0	0	0	0	0	0	0	297	**74**	371	0	45	0	138	183	0	0	209	80	289	**843**
17:15	0	0	0	0	0	0	0	**329**	74	**403**	0	48	0	**160**	**208**	0	0	164	68	232	843
Total Volume	0	0	0	0	0	0	0	1209	266	1475	0	186	0	548	734	0	0	759	330	1089	3298
% App. Total	0	0	0	0		0	0	82	18		0	25.3	0	74.7		0	0	69.7	30.3		
PHF	.000	.000	.000	.000	.000	.000	.000	.919	.899	.915	.000	.949	.000	.856	.882	.000	.000	.899	.842	.881	.978



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OKEECHOBEE ROAD & MCNEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : okee & mcneil
Site Code : 190098
Start Date : 5/7/2019
Page No : 1

Groups Printed- ALL VEHICLES

	MC NEIL ROAD From North				OKEECHOBEE ROAD/SR70 From East				MC NEIL ROAD From South				OKEECHOBEE ROAD/SR70 From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	27	11	9	0	3	129	17	0	13	8	10	1	6	211	15	460
07:15	0	31	13	25	0	5	140	24	0	11	8	6	0	3	233	18	517
07:30	0	47	20	21	0	3	199	15	0	13	8	16	3	8	291	12	656
07:45	1	38	14	15	0	10	158	17	0	10	14	20	4	3	398	11	713
Total	1	143	58	70	0	21	626	73	0	47	38	52	8	20	1133	56	2346
08:00	0	34	7	15	0	11	165	22	0	16	6	14	0	9	304	14	617
08:15	0	43	9	11	0	5	187	26	0	6	6	15	1	14	238	10	571
08:30	0	41	9	18	0	9	174	22	0	9	7	8	3	14	225	9	548
08:45	0	43	7	15	1	7	184	37	0	7	16	8	1	9	219	7	561
Total	0	161	32	59	1	32	710	107	0	38	35	45	5	46	986	40	2297
16:00	0	79	18	24	0	20	237	43	0	10	25	11	10	19	194	13	703
16:15	0	74	18	15	1	12	283	45	0	13	23	10	5	20	249	10	778
16:30	0	51	13	25	1	15	268	46	0	24	21	10	9	13	218	15	729
16:45	0	60	14	17	1	14	263	38	0	25	11	11	5	19	244	12	734
Total	0	264	63	81	3	61	1051	172	0	72	80	42	29	71	905	50	2944
17:00	0	72	16	20	0	16	306	49	0	34	26	11	9	12	235	17	823
17:15	0	73	21	16	0	11	304	64	0	16	15	10	5	29	239	11	814
17:30	0	60	23	26	0	8	232	41	0	21	24	6	4	26	249	13	733
17:45	0	67	15	21	0	6	192	41	0	20	26	4	6	27	223	5	653
Total	0	272	75	83	0	41	1034	195	0	91	91	31	24	94	946	46	3023
Grand Total	1	840	228	293	4	155	3421	547	0	248	244	170	66	231	3970	192	10610
Apprch %	0.1	61.7	16.7	21.5	0.1	3.8	82.9	13.3	0	37.5	36.9	25.7	1.5	5.2	89	4.3	
Total %	0	7.9	2.1	2.8	0	1.5	32.2	5.2	0	2.3	2.3	1.6	0.6	2.2	37.4	1.8	

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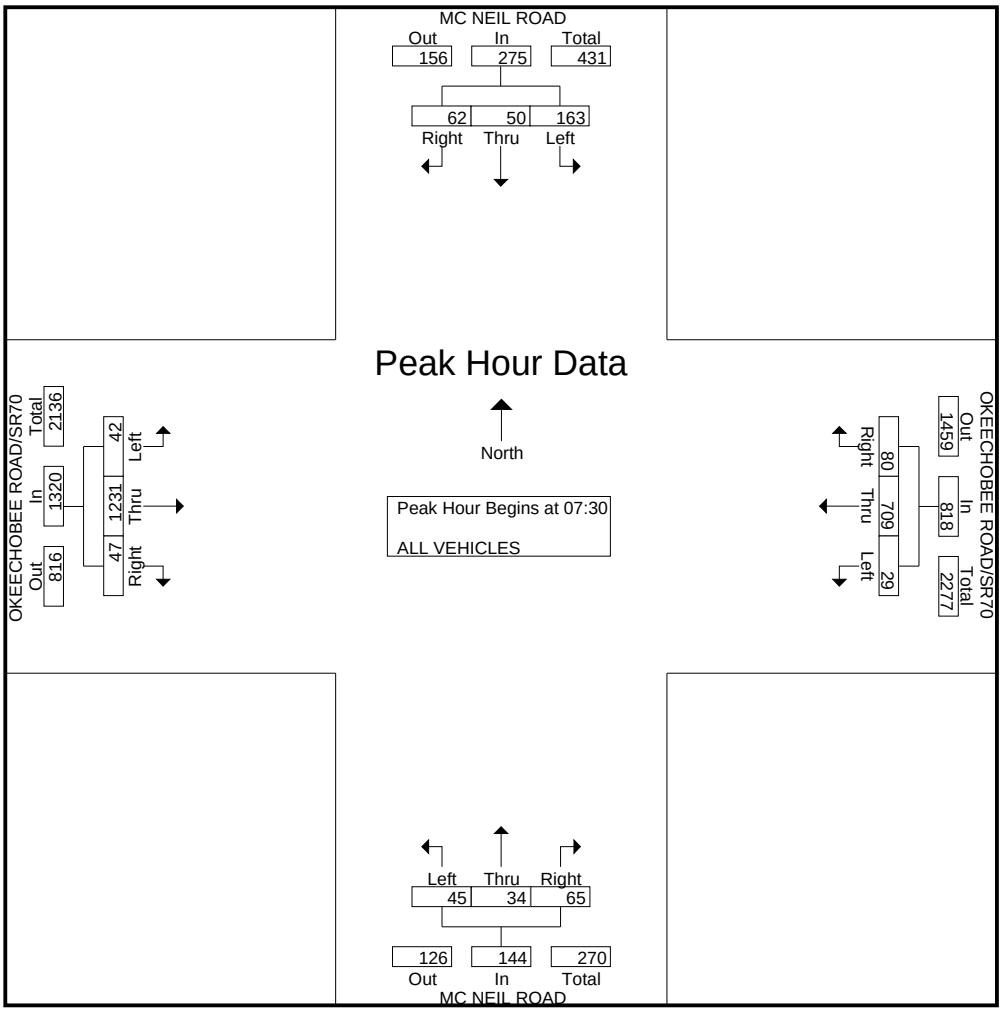
OKEECHOBEE ROAD & MCNEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : okee & mcneil
Site Code : 190098
Start Date : 5/7/2019
Page No : 2

	MC NEIL ROAD From North					OKEECHOBEE ROAD/SR70 From East					MC NEIL ROAD From South					OKEECHOBEE ROAD/SR70 From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	**47**	**20**	**21**	**88**	0	3	**199**	15	217	0	13	8	16	37	3	8	291	12	314	656
07:45	**1**	38	14	15	68	0	10	158	17	185	0	10	**14**	**20**	**44**	**4**	3	**398**	11	**416**	**713**
08:00	0	34	7	15	56	0	**11**	165	22	198	0	**16**	6	14	36	0	9	304	**14**	327	617
08:15	0	43	9	11	63	0	5	187	**26**	**218**	0	6	6	15	27	1	**14**	238	10	263	571
Total Volume	1	162	50	62	275	0	29	709	80	818	0	45	34	65	144	8	34	1231	47	1320	2557
% App. Total	0.4	58.9	18.2	22.5		0	3.5	86.7	9.8		0	31.2	23.6	45.1		0.6	2.6	93.3	3.6		
PHF	.250	.862	.625	.738	.781	.000	.659	.891	.769	.938	.000	.703	.607	.813	.818	.500	.607	.773	.839	.793	.897



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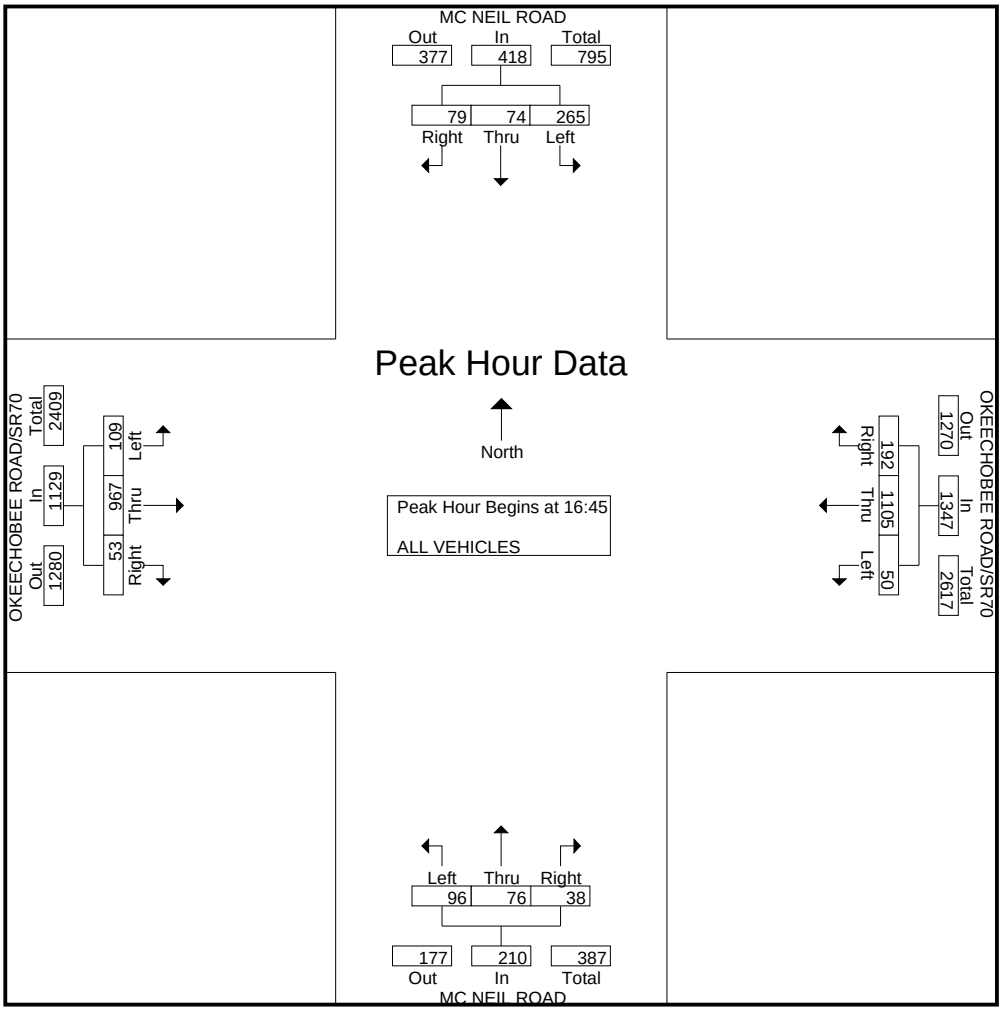
OKEECHOBEE ROAD & MCNEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : okee & mcneil
Site Code : 190098
Start Date : 5/7/2019
Page No : 3

	MC NEIL ROAD From North					OKEECHOBEE ROAD/SR70 From East					MC NEIL ROAD From South					OKEECHOBEE ROAD/SR70 From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:45																					
16:45	0	60	14	17	91	**1**	14	263	38	316	0	25	11	**11**	47	5	19	244	12	280	734
17:00	0	72	16	20	108	0	**16**	**306**	49	371	0	**34**	**26**	11	**71**	**9**	12	235	**17**	273	**823**
17:15	0	**73**	21	16	**110**	0	11	304	**64**	**379**	0	16	15	10	41	5	**29**	239	11	284	814
17:30	0	60	**23**	**26**	109	0	8	232	41	281	0	21	24	6	51	4	26	**249**	13	**292**	733
Total Volume	0	265	74	79	418	1	49	1105	192	1347	0	96	76	38	210	23	86	967	53	1129	3104
% App. Total	0	63.4	17.7	18.9		0.1	3.6	82	14.3		0	45.7	36.2	18.1		2	7.6	85.7	4.7		
PHF	.000	.908	.804	.760	.950	.250	.766	.903	.750	.889	.000	.706	.731	.864	.739	.639	.741	.971	.779	.967	.943



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KIRBY LOOP ROAD & MC NEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
NOT SIGNALIZED

File Name : mcneil & kirby
Site Code : 190098
Start Date : 5/7/2019
Page No : 1

Groups Printed- ALL VEHICLES

	MC NEIL ROAD From North				KIRBY LOOP ROAD From East				MC NEIL ROAD From South				KIRBY LOOP ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	16	12	0	0	3	0	8	0	0	26	0	0	0	0	0	65
07:15	0	16	22	0	0	1	0	8	0	0	18	3	0	0	0	0	68
07:30	0	11	27	0	0	4	0	4	0	0	32	4	0	1	0	0	83
07:45	0	9	20	0	0	1	0	5	0	0	38	1	0	1	0	0	75
Total	0	52	81	0	0	9	0	25	0	0	114	8	0	2	0	0	291
08:00	0	10	22	0	0	2	0	7	0	0	25	1	0	0	1	0	68
08:15	0	7	11	0	0	1	0	6	0	0	22	1	0	0	0	0	48
08:30	0	6	22	0	0	1	1	4	0	0	19	0	0	1	0	0	54
08:45	0	5	15	1	0	0	1	6	0	0	26	2	0	0	0	0	56
Total	0	28	70	1	0	4	2	23	0	0	92	4	0	1	1	0	226
16:00	0	14	34	0	0	2	0	9	0	0	31	1	0	1	0	0	92
16:15	0	7	34	0	0	2	0	6	0	0	40	0	0	0	0	0	89
16:30	0	11	26	0	0	3	0	12	0	0	38	2	0	0	0	0	92
16:45	0	13	28	0	0	2	0	25	0	0	24	2	0	0	0	0	94
Total	0	45	122	0	0	9	0	52	0	0	133	5	0	1	0	0	367
17:00	0	12	33	0	0	2	1	27	0	1	45	2	0	0	0	0	123
17:15	0	8	30	0	0	7	0	12	0	0	32	2	0	0	0	0	91
17:30	0	9	34	0	0	4	0	11	0	0	39	1	0	0	0	0	98
17:45	0	7	21	0	0	3	0	9	0	0	40	2	0	0	0	0	82
Total	0	36	118	0	0	16	1	59	0	1	156	7	0	0	0	0	394
Grand Total	0	161	391	1	0	38	3	159	0	1	495	24	0	4	1	0	1278
Apprch %	0	29.1	70.7	0.2	0	19	1.5	79.5	0	0.2	95.2	4.6	0	80	20	0	
Total %	0	12.6	30.6	0.1	0	3	0.2	12.4	0	0.1	38.7	1.9	0	0.3	0.1	0	

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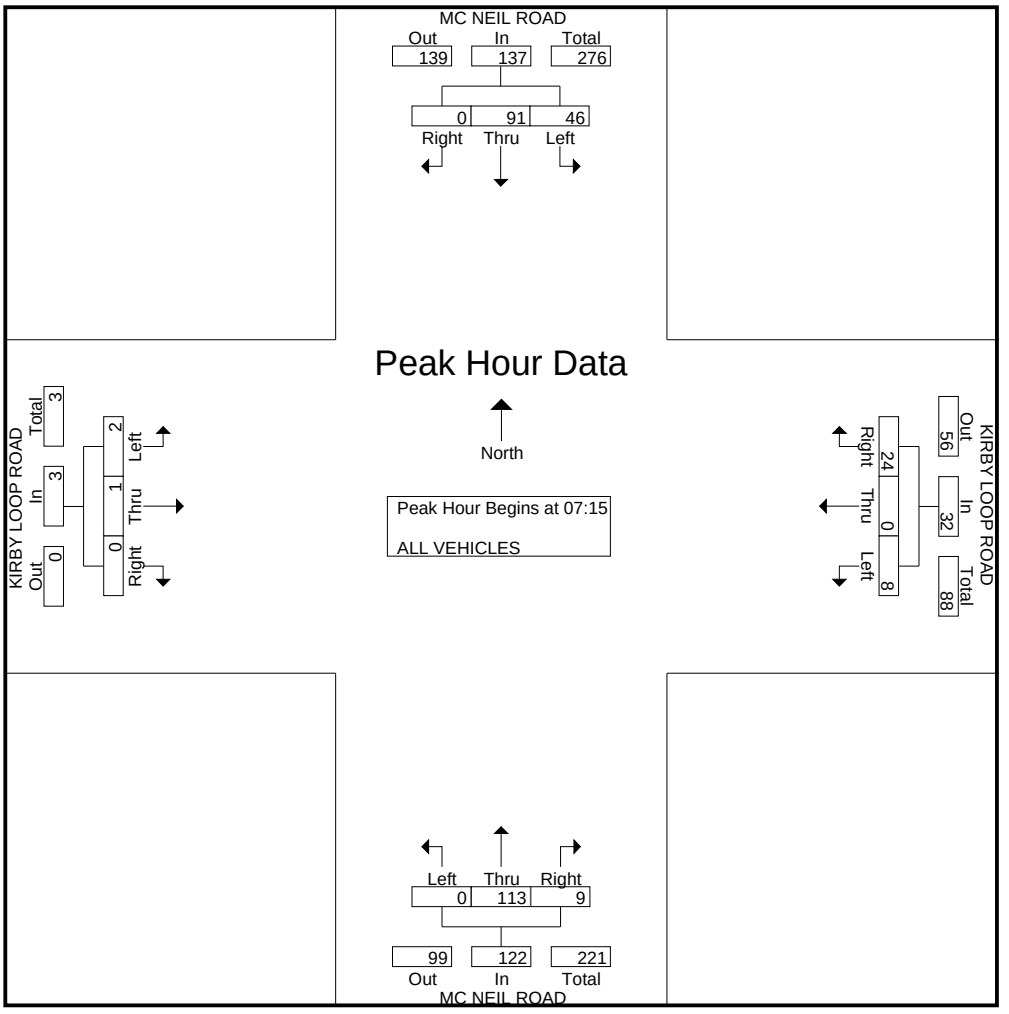
KIRBY LOOP ROAD & MC NEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
NOT SIGNALIZED

File Name : mcneil & kirby
Site Code : 190098
Start Date : 5/7/2019
Page No : 2

	MC NEIL ROAD From North					KIRBY LOOP ROAD From East					MC NEIL ROAD From South					KIRBY LOOP ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15																					
07:15	0	**16**	22	0	**38**	0	1	0	**8**	**9**	0	0	18	3	21	0	0	0	0	0	68
07:30	0	11	**27**	0	38	0	**4**	0	4	8	0	0	32	**4**	36	0	**1**	0	0	**1**	**83**
07:45	0	9	20	0	29	0	1	0	5	6	0	0	**38**	1	**39**	0	1	0	0	1	75
08:00	0	10	22	0	32	0	2	0	7	9	0	0	25	1	26	0	0	**1**	0	1	68
Total Volume	0	46	91	0	137	0	8	0	24	32	0	0	113	9	122	0	2	1	0	3	294
% App. Total	0	33.6	66.4	0		0	25	0	75		0	0	92.6	7.4		0	66.7	33.3	0		
PHF	.000	.719	.843	.000	.901	.000	.500	.000	.750	.889	.000	.000	.743	.563	.782	.000	.500	.250	.000	.750	.886



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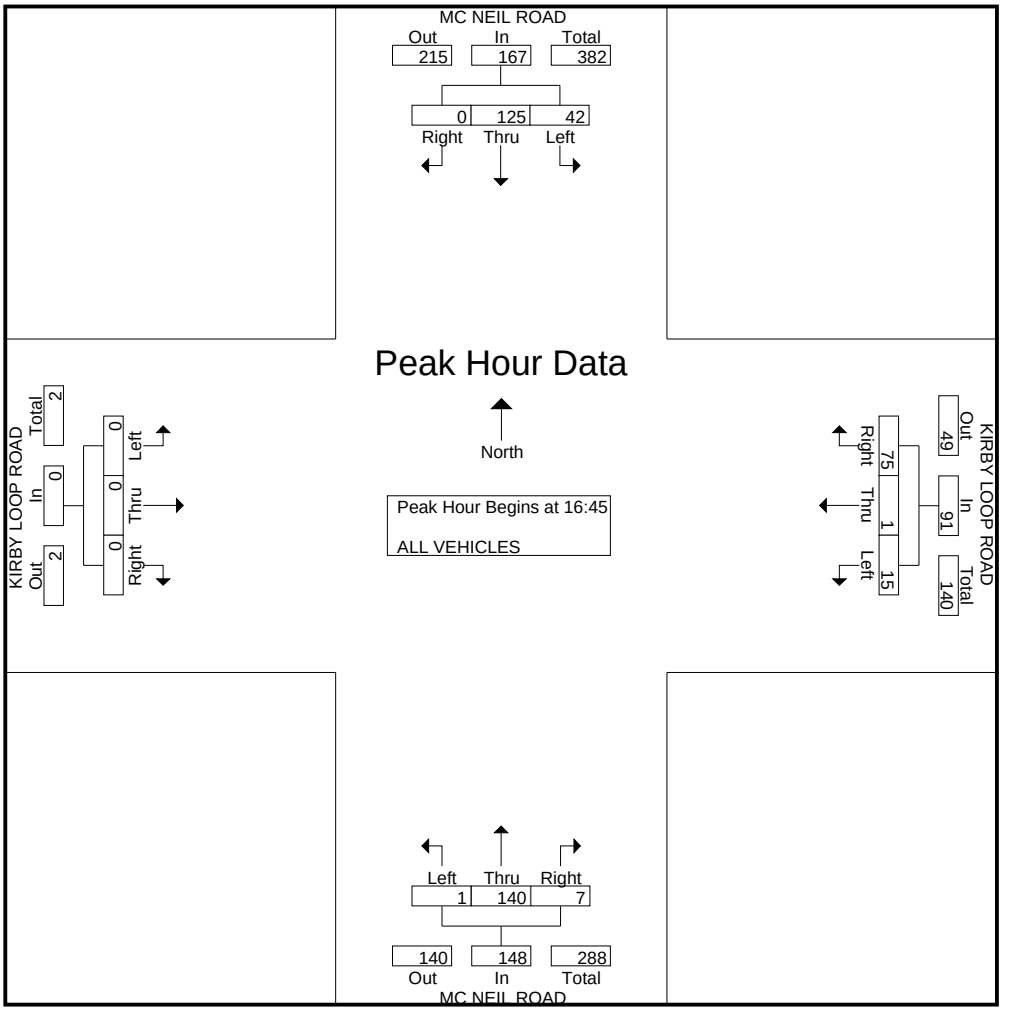
KIRBY LOOP ROAD & MC NEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
NOT SIGNALIZED

File Name : mcneil & kirby
Site Code : 190098
Start Date : 5/7/2019
Page No : 3

	MC NEIL ROAD From North					KIRBY LOOP ROAD From East					MC NEIL ROAD From South					KIRBY LOOP ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:45																					
16:45	0	**13**	28	0	41	0	2	0	25	27	0	0	24	**2**	26	0	0	0	0	0	94
17:00	0	12	33	0	**45**	0	2	**1**	**27**	**30**	0	**1**	**45**	2	**48**	0	0	0	0	0	**123**
17:15	0	8	30	0	38	0	**7**	0	12	19	0	0	32	2	34	0	0	0	0	0	91
17:30	0	9	**34**	0	43	0	4	0	11	15	0	0	39	1	40	0	0	0	0	0	98
Total Volume	0	42	125	0	167	0	15	1	75	91	0	1	140	7	148	0	0	0	0	0	406
% App. Total	0	25.1	74.9	0		0	16.5	1.1	82.4		0	0.7	94.6	4.7		0	0	0	0		
PHF	.000	.808	.919	.000	.928	.000	.536	.250	.694	.758	.000	.250	.778	.875	.771	.000	.000	.000	.000	.000	.825



St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	1,950	2017	790	98	C	0.251	97	C	0.249
DARWIN BLVD	BECKER RD to PAAR DR	235	7,500	2018	630	748	F	1.187	660	F	1.048
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,500	2018	920	748	C	0.860	660	C	0.759
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	12,500	2018	920	608	C	0.699	597	C	0.686
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	11,000	2018	920	618	C	0.710	574	C	0.660
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	6,636	2016	880	400	C	0.482	345	C	0.416
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,700	2017	880	275	C	0.331	288	C	0.347
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,717	2016	600	266	C	0.887	214	C	0.713
DELAWARE AVE	33RD ST to 25TH ST	500	3,345	2017	1,710	222	C	0.288	254	C	0.330
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	2,700	2017	1,220	82	C	0.149	140	C	0.255
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	9,983	2016	790	536	D	0.678	550	D	0.696
DELAWARE AVE	13TH ST to 10TH ST	664	7,497	2017	750	504	D	0.672	417	D	0.556
DELAWARE AVE	10TH ST to 7TH ST	664	7,497	2017	600	504	D	0.840	417	D	0.695
DELAWARE AVE	7TH ST to US 1	665	7,117	2016	750	457	D	0.609	426	D	0.568
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	11,000	2018	830	708	C	0.908	613	C	0.786
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	13,000	2018	880	862	D	0.980	813	C	0.980
EASY ST	US 1 to BUCHANAN DR	106	5,400	2018	750	404	D	0.539	324	C	0.876
EASY ST	BUCHANAN DR to YUCCA DR	106	5,400	2018	540	404	D	0.748	324	D	0.600
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,000	2019	630	535	C	0.892	558	C	0.930
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,000	2019	700	535	C	0.811	558	C	0.845
EDWARDS RD	SELVITZ RD to 25TH ST	110	15,000	2019	880	804	C	0.969	792	C	0.954
EDWARDS RD	25TH ST to SUNRISE BLVD	108	17,000	2019	1,630	893	D	0.548	883	D	0.542
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	15,000	2019	1,630	744	D	0.456	725	C	0.993
EDWARDS RD	OLEANDER AVE to US 1	173	10,500	2019	1,630	578	C	0.792	504	C	0.690
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	2,100	2019	750	145	C	0.392	142	C	0.384

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Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	SLASH PINE TRL to US 1	114	5,509	2016	920	356	C	0.409	341	C	0.392
INDRIO RD	US 1 to OLD DIXIE HWY	672	933	2016	750	65	C	0.176	88	C	0.238
JENNINGS RD	US 1 to LENNARD RD	673	4,567	2016	2,100	302	C	0.150	246	C	0.122
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2019	880	529	C	0.637	568	C	0.684
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,120	2017	920	604	C	0.694	606	C	0.697
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,120	2017	630	604	D	0.959	606	D	0.962
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,120	2017	920	604	C	0.694	606	C	0.697
JOHNSTON RD	ANGLE RD to L20	674	2,500	2016	1,070	170	B	0.447	164	B	0.432
JOHNSTON RD	L20 to INDRIO RD	675	2,133	2017	1,070	135	B	0.355	132	B	0.347
JOHNSTON RD	INDRIO RD to INDIAN RIVER C.L.	135	7,435	2016	1,070	449	C	0.591	449	C	0.591
JUANITA AVE	53RD ST to 25TH ST	122	2,688	2017	750	173	C	0.468	158	C	0.427
JUANITA AVE	25TH ST to US 1	120	3,415	2017	750	191	C	0.516	187	C	0.505
KEEN RD	ANGLE RD to ST LUCIE BLVD	129	3,100	2019	630	187	C	0.312	218	C	0.363
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	12,800	2017	830	453	C	0.546	516	C	0.622
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	12,800	2017	660	453	C	0.686	516	C	0.782
KINGS HWY	GRAHAM RD to PICOS RD	940076	9,500	2017	660	341	C	0.517	428	C	0.648
KINGS HWY	PICOS RD to ORANGE AVE	940076	9,500	2017	830	341	C	0.411	428	C	0.516
KINGS HWY	ORANGE AVE to ANGLE RD	940077	18,400	2017	870	734	C	0.844	810	C	0.931
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	12,900	2017	830	550	C	0.663	582	C	0.701
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	15,300	2017	830	749	C	0.902	793	C	0.955
KITTERMAN RD	OLEANDER AVE to US 1	124	3,400	2018	750	223	C	0.603	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,267	2017	750	129	C	0.349	131	C	0.354
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,347	2016	630	287	C	0.478	352	C	0.587
LENNARD RD	US 1 to MELALEUCA BLVD	325	19,524	2017	1,710	1,128	D	0.660	1,082	D	0.633
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	19,524	2017	1,630	1,128	D	0.692	1,082	D	0.664

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Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
LENNARD RD	JENNINGS RD to TIFFANY AVE	325	19,524	2017	1,710	1,128	D	0.660	1,082	D	0.633
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,766	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,363	2016	790	382	C	0.979	373	C	0.956
LYNGATE DR	VETERANS MEMORIAL PKWY to US 1	306	10,825	2016	920	684	C	0.786	616	C	0.708
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	7,027	2016	880	482	C	0.581	422	C	0.508
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	9,200	2017	790	486	D	0.615	505	D	0.639
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	9,200	2017	540	486	D	0.900	505	D	0.935
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	367	2017	540	32	C	0.119	34	C	0.126
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	300	2015	540	29	C	0.107	22	C	0.081
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	9,400	2018	920	621	C	0.714	560	C	0.644
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	21,000	2018	880	1,076	F	1.223	1,128	F	1.282
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	21,000	2018	790	1,076	F	1.362	1,128	F	1.428
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	5,800	2017	760	289	C	0.431	284	C	0.424
MIDWAY RD	SHINN RD to MCCARTY RD	940732	5,800	2017	630	289	C	0.482	284	C	0.473
MIDWAY RD	MCCARTY RD to I-95	940732	5,800	2017	700	289	C	0.438	284	C	0.430
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	16,500	2017	2,100	848	C	0.422	804	C	0.400
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	20,000	2018	2,100	1,131	C	0.563	1,222	C	0.608
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	21,000	2018	920	1,076	F	1.170	1,128	F	1.226
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	22,000	2018	920	1,081	F	1.175	1,085	F	1.179
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	22,000	2018	790	1,081	F	1.287	1,085	F	1.292
MIDWAY RD	25TH ST to OLEANDER AVE	130	18,727	2016	790	1,022	F	1.217	939	F	1.118
MIDWAY RD	OLEANDER AVE to US 1	242	15,421	2016	790	814	E	0.969	806	E	0.960
MIDWAY RD	US 1 to WALLACE ST	940023	3,800	2017	790	193	C	0.495	326	C	0.836
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,800	2017	920	193	C	0.222	326	C	0.375
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,800	2017	630	193	C	0.322	326	C	0.543

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						Volume	LOS	V/C	Volume	LOS	V/C
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,730	2017	920	164	C	0.189	157	C	0.180
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	4,620	2016	880	314	C	0.378	301	C	0.363
NEBRASKA AVE	25TH ST to 13TH ST	684	3,800	2017	1,710	236	C	0.306	199	C	0.258
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	7,217	2016	700	385	C	0.583	336	C	0.509
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,100	2017	540	243	C	0.900	237	C	0.878
OHIO AVE	COLONIAL RD to US 1	686	4,100	2017	750	243	C	0.657	237	C	0.641
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,000	2019	1,010	485	B	0.480	486	B	0.481
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,000	2019	1,270	485	B	0.382	486	B	0.383
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,800	2017	1,740	178	B	0.102	203	B	0.117
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,800	2017	1,740	178	B	0.102	203	B	0.117
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	5,451	2017	1,810	No Data	No Data	No Data	No Data	No Data	No Data
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	11,600	2017	1,810	417	B	0.230	502	B	0.277
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	11,600	2017	2,010	417	C	0.207	502	C	0.250
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	29,500	2017	4,170	1,090	C	0.261	1,102	C	0.264
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	33,000	2017	4,170	1,137	C	0.273	1,164	C	0.279
OKEECHOBEE RD	I-95 to JENKINS RD	940029	34,500	2017	4,240	1,810	C	0.434	1,542	C	0.370
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	34,500	2017	4,040	1,810	C	0.456	1,542	C	0.388
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	31,500	2017	3,170	1,365	C	0.442	1,551	C	0.502
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	11,500	2016	2,100	631	C	0.314	631	C	0.314
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	11,500	2016	1,630	631	C	0.864	631	C	0.864
OKEECHOBEE RD	35TH ST to 25TH ST	689	13,083	2016	1,630	724	C	0.992	727	C	0.996
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	12,083	2016	1,630	719	C	0.985	674	C	0.923

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2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2018 - 01/06/2018	1.01	1.09
2	01/07/2018 - 01/13/2018	0.99	1.06
3	01/14/2018 - 01/20/2018	0.96	1.03
* 4	01/21/2018 - 01/27/2018	0.95	1.02
* 5	01/28/2018 - 02/03/2018	0.94	1.01
* 6	02/04/2018 - 02/10/2018	0.93	1.00
* 7	02/11/2018 - 02/17/2018	0.92	0.99
* 8	02/18/2018 - 02/24/2018	0.92	0.99
* 9	02/25/2018 - 03/03/2018	0.92	0.99
*10	03/04/2018 - 03/10/2018	0.92	0.99
*11	03/11/2018 - 03/17/2018	0.92	0.99
*12	03/18/2018 - 03/24/2018	0.93	1.00
*13	03/25/2018 - 03/31/2018	0.94	1.01
*14	04/01/2018 - 04/07/2018	0.94	1.01
*15	04/08/2018 - 04/14/2018	0.95	1.02
*16	04/15/2018 - 04/21/2018	0.96	1.03
17	04/22/2018 - 04/28/2018	0.98	1.05
18	04/29/2018 - 05/05/2018	0.99	1.06
19	05/06/2018 - 05/12/2018	1.01	1.09
20	05/13/2018 - 05/19/2018	1.02	1.10
21	05/20/2018 - 05/26/2018	1.02	1.10
22	05/27/2018 - 06/02/2018	1.02	1.10
23	06/03/2018 - 06/09/2018	1.01	1.09
24	06/10/2018 - 06/16/2018	1.01	1.09
25	06/17/2018 - 06/23/2018	1.02	1.10
26	06/24/2018 - 06/30/2018	1.03	1.11
27	07/01/2018 - 07/07/2018	1.03	1.11
28	07/08/2018 - 07/14/2018	1.04	1.12
29	07/15/2018 - 07/21/2018	1.05	1.13
30	07/22/2018 - 07/28/2018	1.06	1.14
31	07/29/2018 - 08/04/2018	1.06	1.14
32	08/05/2018 - 08/11/2018	1.07	1.15
33	08/12/2018 - 08/18/2018	1.07	1.15
34	08/19/2018 - 08/25/2018	1.08	1.16
35	08/26/2018 - 09/01/2018	1.08	1.16
36	09/02/2018 - 09/08/2018	1.09	1.17
37	09/09/2018 - 09/15/2018	1.09	1.17
38	09/16/2018 - 09/22/2018	1.08	1.16
39	09/23/2018 - 09/29/2018	1.07	1.15
40	09/30/2018 - 10/06/2018	1.05	1.13
41	10/07/2018 - 10/13/2018	1.04	1.12
42	10/14/2018 - 10/20/2018	1.03	1.11
43	10/21/2018 - 10/27/2018	1.03	1.11
44	10/28/2018 - 11/03/2018	1.03	1.11
45	11/04/2018 - 11/10/2018	1.02	1.10
46	11/11/2018 - 11/17/2018	1.02	1.10
47	11/18/2018 - 11/24/2018	1.02	1.10
48	11/25/2018 - 12/01/2018	1.02	1.10
49	12/02/2018 - 12/08/2018	1.01	1.09
50	12/09/2018 - 12/15/2018	1.01	1.09
51	12/16/2018 - 12/22/2018	0.99	1.06
52	12/23/2018 - 12/29/2018	0.98	1.05
53	12/30/2018 - 12/31/2018	0.96	1.03

* PEAK SEASON

2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9402 WEST-W OF I95

MOCF: 0.90

WEEK	DATES	SF	PSCF
1	01/01/2018 - 01/06/2018	1.00	1.11
2	01/07/2018 - 01/13/2018	0.98	1.09
3	01/14/2018 - 01/20/2018	0.97	1.08
4	01/21/2018 - 01/27/2018	0.95	1.06
* 5	01/28/2018 - 02/03/2018	0.93	1.03
* 6	02/04/2018 - 02/10/2018	0.91	1.01
* 7	02/11/2018 - 02/17/2018	0.89	0.99
* 8	02/18/2018 - 02/24/2018	0.89	0.99
* 9	02/25/2018 - 03/03/2018	0.89	0.99
*10	03/04/2018 - 03/10/2018	0.89	0.99
*11	03/11/2018 - 03/17/2018	0.89	0.99
*12	03/18/2018 - 03/24/2018	0.89	0.99
*13	03/25/2018 - 03/31/2018	0.90	1.00
*14	04/01/2018 - 04/07/2018	0.90	1.00
*15	04/08/2018 - 04/14/2018	0.91	1.01
*16	04/15/2018 - 04/21/2018	0.91	1.01
*17	04/22/2018 - 04/28/2018	0.95	1.06
18	04/29/2018 - 05/05/2018	0.99	1.10
19	05/06/2018 - 05/12/2018	1.02	1.13
20	05/13/2018 - 05/19/2018	1.06	1.18
21	05/20/2018 - 05/26/2018	1.06	1.18
22	05/27/2018 - 06/02/2018	1.06	1.18
23	06/03/2018 - 06/09/2018	1.06	1.18
24	06/10/2018 - 06/16/2018	1.06	1.18
25	06/17/2018 - 06/23/2018	1.07	1.19
26	06/24/2018 - 06/30/2018	1.08	1.20
27	07/01/2018 - 07/07/2018	1.10	1.22
28	07/08/2018 - 07/14/2018	1.11	1.23
29	07/15/2018 - 07/21/2018	1.13	1.26
30	07/22/2018 - 07/28/2018	1.12	1.24
31	07/29/2018 - 08/04/2018	1.11	1.23
32	08/05/2018 - 08/11/2018	1.10	1.22
33	08/12/2018 - 08/18/2018	1.09	1.21
34	08/19/2018 - 08/25/2018	1.09	1.21
35	08/26/2018 - 09/01/2018	1.09	1.21
36	09/02/2018 - 09/08/2018	1.08	1.20
37	09/09/2018 - 09/15/2018	1.08	1.20
38	09/16/2018 - 09/22/2018	1.07	1.19
39	09/23/2018 - 09/29/2018	1.06	1.18
40	09/30/2018 - 10/06/2018	1.06	1.18
41	10/07/2018 - 10/13/2018	1.05	1.17
42	10/14/2018 - 10/20/2018	1.04	1.16
43	10/21/2018 - 10/27/2018	1.03	1.14
44	10/28/2018 - 11/03/2018	1.03	1.14
45	11/04/2018 - 11/10/2018	1.02	1.13
46	11/11/2018 - 11/17/2018	1.01	1.12
47	11/18/2018 - 11/24/2018	1.01	1.12
48	11/25/2018 - 12/01/2018	1.00	1.11
49	12/02/2018 - 12/08/2018	1.00	1.11
50	12/09/2018 - 12/15/2018	1.00	1.11
51	12/16/2018 - 12/22/2018	0.99	1.10
52	12/23/2018 - 12/29/2018	0.98	1.09
53	12/30/2018 - 12/31/2018	0.97	1.08

* PEAK SEASON

APPENDIX C: SIGNAL TIMING, AADT AND AREA WIDE GROWTH-RATE

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at I-95 SB Off-ramp**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach		WBT				EBT		SB Off-ramp		
Initial		5				5		7		
Passage		3.0				3.0		5.0		
Max1		40.0				40.0		40.0		
Yellow		4.8				4.8		4.0		
Red		2.0				2.0		2.8		
Walk		5.0								
Ped Clear		13.0								
Recall		Min				Min				
LT Type								Prot		

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1		90				90		40	130	71
Split Pattern 2		90				90		40	130	30
Split Pattern 3		90				90		40	130	105
Split Pattern 4		70				70		30	100	5
Split Pattern 5		80				80		40	120	54

Schedule Implementation

Schedule Notes

Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
Start	End	Pattern	Start	End	Pattern			
0:00	6:30	Free	0:00	7:00	Free			
6:30	10:00	1	7:00	10:00	4			
10:00	15:00	2	10:00	18:00	5			
15:00	19:00	3	18:00	21:00	4			
19:00	21:00	4	21:00	0:00	Free			
21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at I-95 NB Off-ramp**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach		WBT		NB Off-ramp		EBT				
Initial		12		7		12				
Passage		3.0		5.0		3.0				
Max1		40.0		40.0		40.0				
Yellow		4.8		4.0		4.8				
Red		2.0		3.0		2.0				
Walk						5.0				
Ped Clear						16.0				
Recall		Min				Min				
LT Type				Prot						

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1		85		45		85			130	118
Split Pattern 2		90		40		90			130	80
Split Pattern 3		90		40		90			130	19
Split Pattern 4		65		35		65			100	35
Split Pattern 5		85		35		85			120	10

Schedule Implementation

Schedule Notes	Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
	Start	End	Pattern	Start	End	Pattern			
	0:00	6:30	Free	0:00	7:00	Free			
	6:30	9:00	1	7:00	10:00	4			
	9:00	15:00	2	10:00	18:00	5			
	15:00	19:00	3	18:00	21:00	4			
	19:00	21:00	4	21:00	0:00	Free			
	21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at Jenkins Road**

Part I — *Actuated Timing Information*

Non-coordinated Operation

Phase	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*		
Approach	EBLT	WBT	SBLT	NBT	WBLT	EBT	NBLT	SBT		
Initial	7	12	7	7	7	12	7	7		
Passage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		
Max1	25.0	50.0	25.0	25.0	25.0	50.0	25.0	25.0		
Yellow	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8		
Red	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5		
Walk		5.0		5.0		5.0				
Ped Clear		34.0		47.0		26.0				
Recall		Min				Min				
LT Type	Prot		Prot		Prot		Prot			

Part II — *Coordinated Timing Information*

Pattern Tables

PHASE	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*Cycle*	*Offset*
Split Pattern 1	21	46	32	31	21	46	32	31	130	12
Split Pattern 2	23	57	25	25	23	57	25	25	130	93
Split Pattern 3	25	52	28	25	15	62	28	25	130	36
Split Pattern 4	18	42	18	22	15	45	18	22	100	48
Split Pattern 5	18	57	20	25	18	57	20	25	120	38

Schedule Implementation

Schedule Notes

Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
Start	End	Pattern	Start	End	Pattern			
0:00	6:30	Free	0:00	7:00	Free			
6:30	10:00	1	7:00	10:00	4			
10:00	15:00	2	10:00	18:00	5			
15:00	19:00	3	18:00	21:00	4			
19:00	21:00	4	21:00	0:00	Free			
21:00	0:00	Free						

Part III — *Notes and Comments*

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at McNeil Road**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach	EBLT	WB	SB	NB	WBLT	EB				
Initial	5	12	7	7	5	12				
Passage	3.0	3.0	4.0	3.0	3.0	3.0				
Max1	20.0	50.0	35.0	30.0	20.0	50.0				
Yellow	4.8	4.8	3.7	3.7	4.8	4.8				
Red	2.0	2.0	2.5	2.5	2.0	2.0				
Walk		5.0		5.0		5.0				
Ped Clear		35.0		29.0		23.0				
Recall		Min				Min				
LT Type	Prot+Perm		Split	Split	Prot+Perm					

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1	15	51	34	30	15	51			130	76
Split Pattern 2	15	55	35	25	15	55			130	63
Split Pattern 3	17	51	36	26	17	51			130	109
Split Pattern 4	15	37	30	18	15	37			100	9
Split Pattern 5	15	50	34	21	15	50			120	114

Schedule Implementation

Schedule Notes

Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
Start	End	Pattern	Start	End	Pattern			
0:00	6:30	Free	0:00	7:00	Free			
6:30	10:00	1	7:00	10:00	4			
10:00	15:00	2	10:00	18:00	5			
15:00	19:00	3	18:00	21:00	4			
19:00	21:00	4	21:00	0:00	Free			
21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7056 - EDWARDS RD - W. OF SELVITZ RD (COUNTY 174)

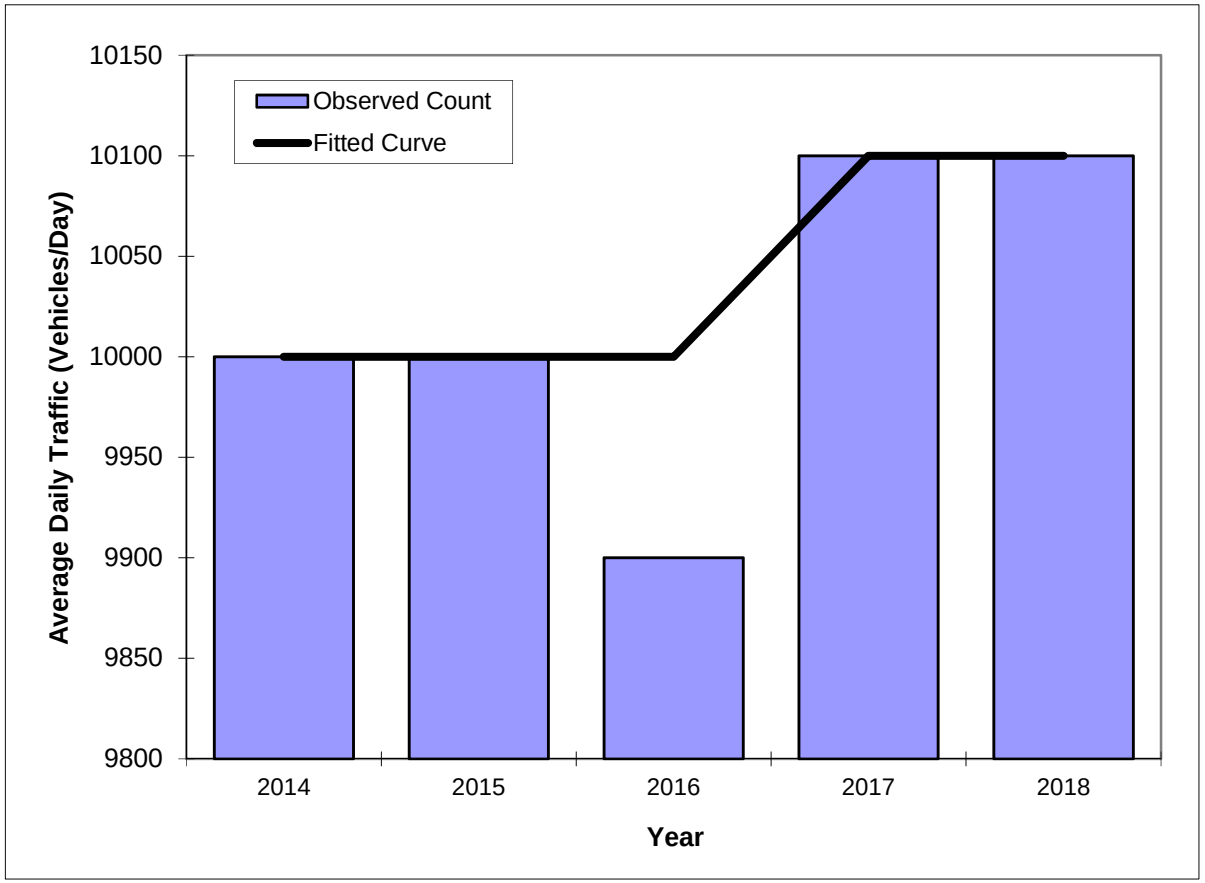
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10100 S	E 5000	W 5100	9.00	51.30	5.80
2017	10100 F	E 5000	W 5100	9.00	50.90	10.00
2016	9900 C	E 4900	W 5000	9.00	50.90	6.20
2015	10000 V	E 5000	W 5000	9.00	51.00	41.80
2014	10000 R	E 5000	W 5000	9.00	50.80	49.50
2013	10000 T	E 5000	W 5000	9.00	50.80	11.90
2012	10000 S	E 5000	W 5000	9.00	56.80	9.20
2011	10200 F	E 5100	W 5100	9.00	57.20	9.20
2010	10200 C	E 5100	W 5100	10.32	55.40	9.20
2009	8800 F	E 4500	W 4300	10.27	57.35	17.50
2008	9000 C	E 4600	W 4400	10.45	58.06	17.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Edawrds Rd -- E of McNeil Rd

County:	St Lucie
Station #:	947056
Highway:	Edawrds Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	10000	10000
2015	10000	10000
2016	9900	10000
2017	10100	10100
2018	10100	10100
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	10100
2023 Design Year Trend		
2023	N/A	10200
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	30
Trend R-squared:	32.1%
Trend Annual Historic Growth Rate:	0.20%
Trend Growth Rate (2018 to Design Year):	0.20%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

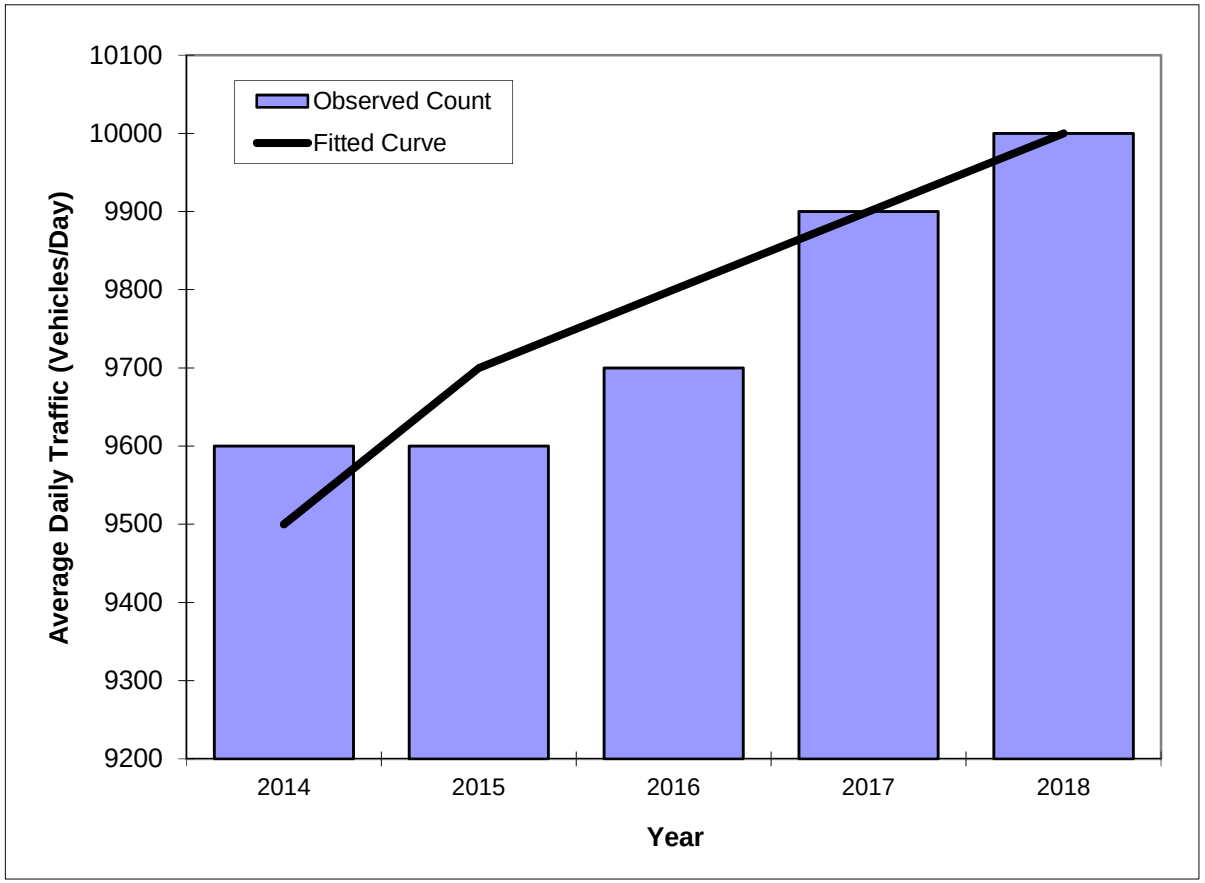
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70
2008	9100 C	N 4500	S 4600	10.45	58.06	6.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Jenkins Rd -- N of Okeechobee Rd

County:	St Lucie
Station #:	940273
Highway:	Jenkins Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	9600	9500
2015	9600	9700
2016	9700	9800
2017	9900	9900
2018	10000	10000
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	9900
2023 Design Year Trend		
2023	N/A	10500
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	110
Trend R-squared:	91.7%
Trend Annual Historic Growth Rate:	1.26%
Trend Growth Rate (2018 to Design Year):	0.79%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7027 - ON JENKINS RD SOUTH - S. OF OKEECHOBEE RD (COUNTY 133)

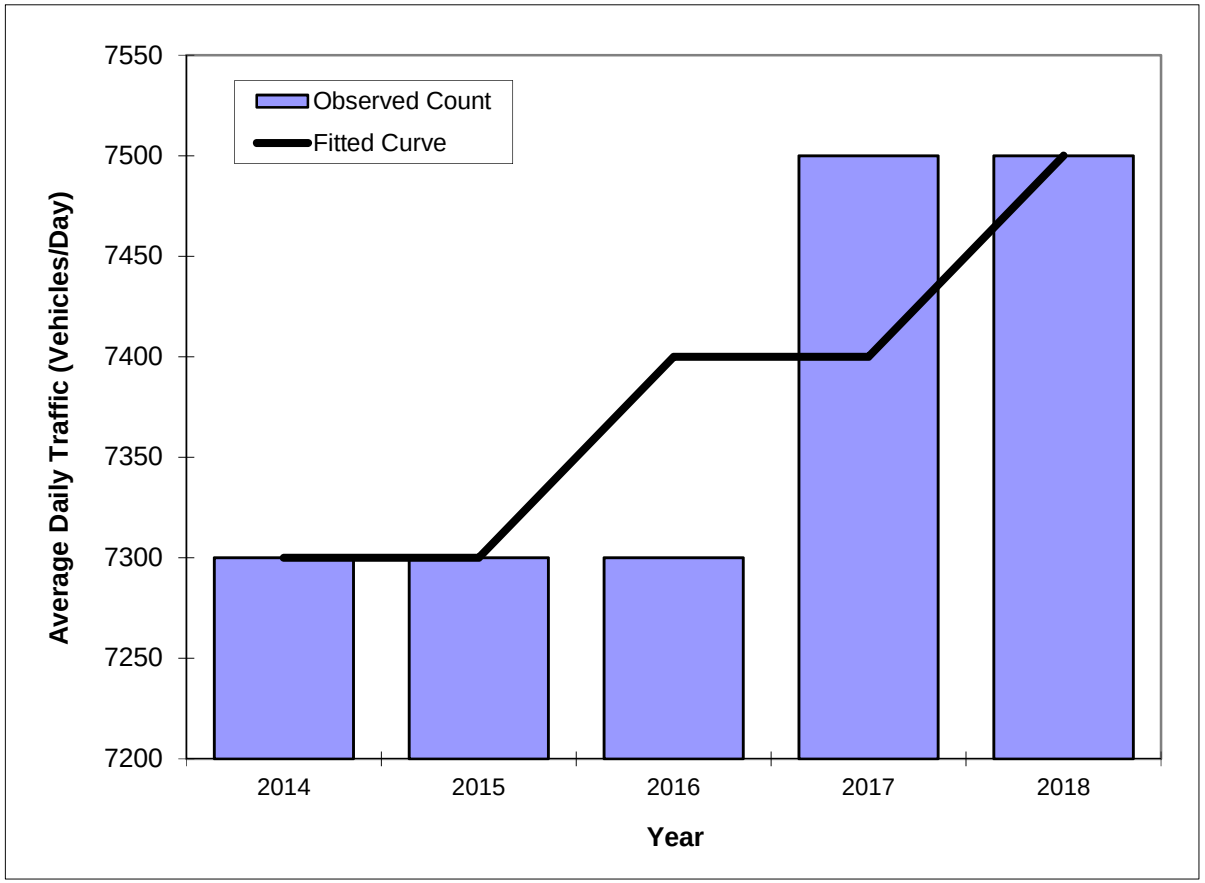
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	7500 S	N 3800	S 3700	9.00	51.30	16.70
2017	7500 F	N 3800	S 3700	9.00	50.90	16.70
2016	7300 C	N 3700	S 3600	9.00	50.90	16.70
2015	7300 S	N 3800	S 3500	9.00	51.00	41.80
2014	7300 F	N 3800	S 3500	9.00	50.80	49.50
2013	7300 C	N 3800	S 3500	9.00	50.80	11.90
2012	6400 F	N 3200	S 3200	9.00	56.80	7.10
2011	6400 C	N 3200	S 3200	9.00	57.20	16.40
2010	6500 F	N 3200	S 3300	10.32	55.40	16.40
2009	6500 C	N 3200	S 3300	10.27	57.35	16.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Jenkins Road -- S of Okeechobee Rd

County:	St Lucie
Station #:	947027
Highway:	Jenkins Road



Year	Traffic (ADT/AADT) Count*	Trend**
2014	7300	7300
2015	7300	7300
2016	7300	7400
2017	7500	7400
2018	7500	7500
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	7400
2023 Design Year Trend		
2023	N/A	7800
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	60
Trend R-squared:	75.0%
Trend Annual Historic Growth Rate:	0.82%
Trend Growth Rate (2018 to Design Year):	0.53%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0089 - MCNEIL RD- NORTH OFGARNER ST

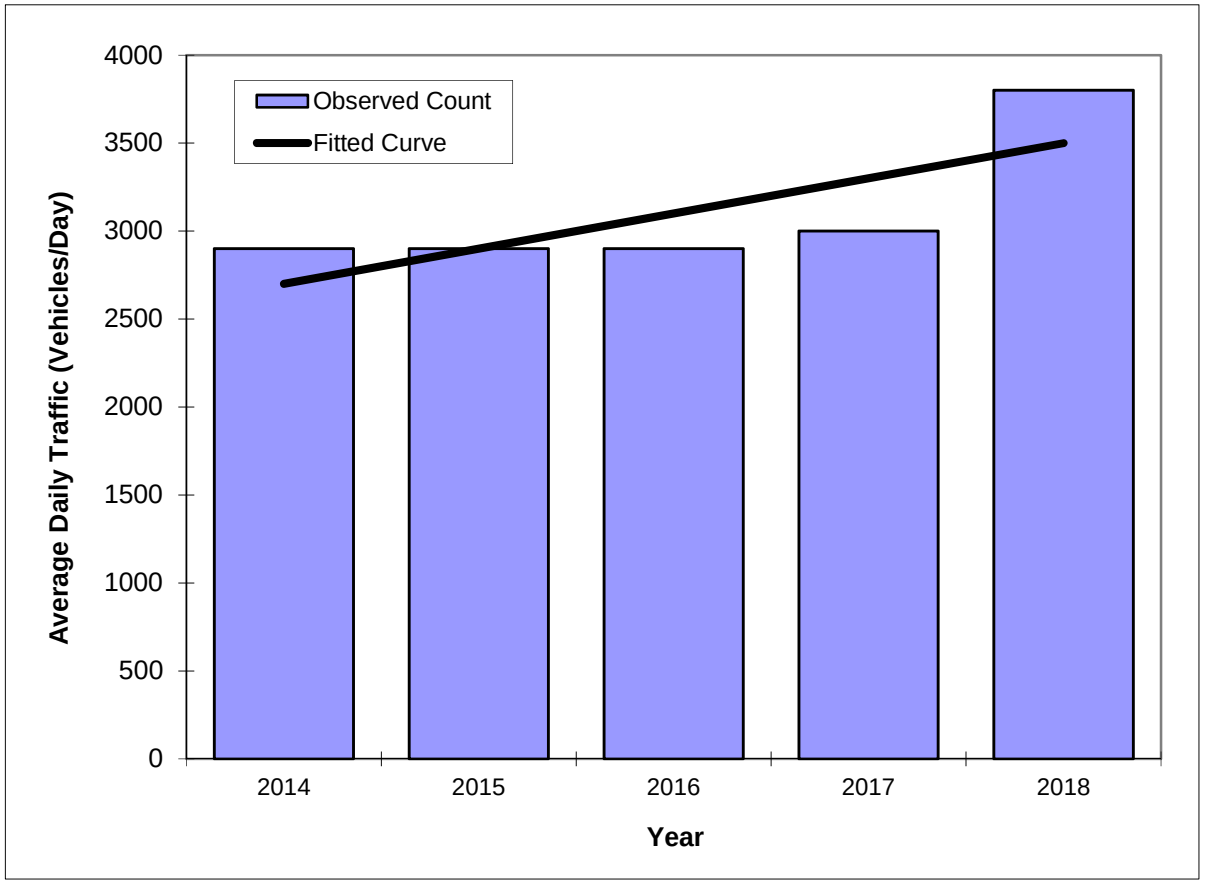
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	3800 C	N 1900	S 1900	9.00	51.30	5.80
2017	3000 V	0	0	9.00	50.90	10.00
2016	2900 R	0	0	9.00	50.90	6.20
2015	2900 T	0	0	9.00	51.00	41.80
2014	2900 S			9.00	50.80	49.50
2013	2900 F	0	0	9.00	50.80	11.90
2012	2900 C	N 0	S 0	9.00	56.80	7.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

McNeil Rd -- S of Kirby Loop Rd

County:	St Lucie
Station #:	940089
Highway:	McNeil Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	2900	2700
2015	2900	2900
2016	2900	3100
2017	3000	3300
2018	3800	3500
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	3300
2023 Design Year Trend		
2023	N/A	4400
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	190
Trend R-squared:	58.2%
Trend Annual Historic Growth Rate:	7.41%
Trend Growth Rate (2018 to Design Year):	3.78%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0029 - SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

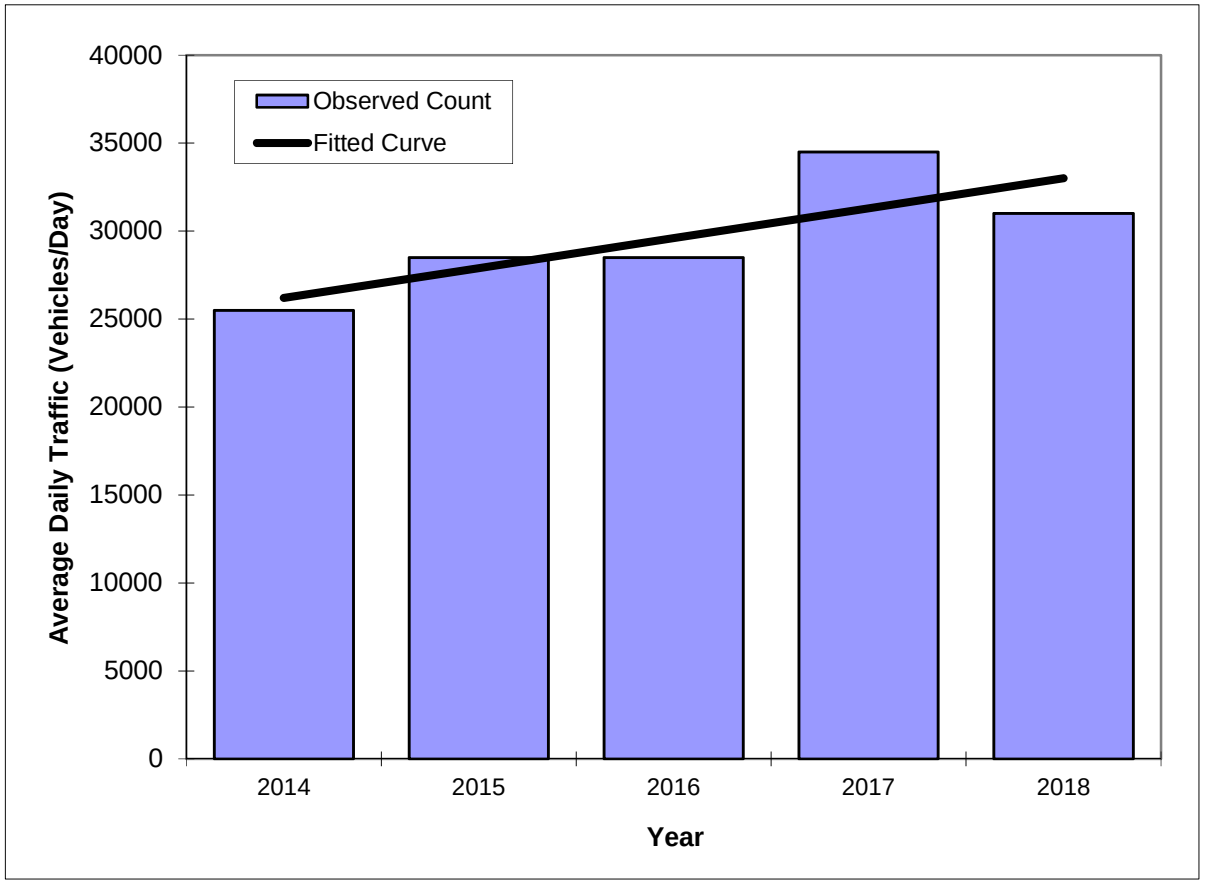
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 C	E 14000	W 11500	9.00	50.80	4.90
2012	28000 C	E 14000	W 14000	9.00	56.80	4.90
2011	30500 C	E 15500	W 15000	9.00	57.20	10.90
2010	30500 C	E 15500	W 15000	10.32	55.40	10.90
2009	26500 C	E 13000	W 13500	10.27	57.35	10.90
2008	29500 C	E 15500	W 14000	10.45	58.06	6.70
2007	33000 C	E 17000	W 16000	10.31	58.74	5.20
2006	31000 C	E 16000	W 15000	10.73	65.89	16.00
2005	26500 C	E 13500	W 13000	10.80	60.70	16.00
2004	28000 C	E 14000	W 14000	10.30	57.70	16.00
2003	27500 C	E 14000	W 13500	10.20	59.60	4.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Okeechobee Rd -- E of I-95/W of Jenkins

County:	St Lucie
Station #:	940029
Highway:	Okeechobee Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	25500	26200
2015	28500	27900
2016	28500	29600
2017	34500	31300
2018	31000	33000
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	31300
2023 Design Year Trend		
2023	N/A	41500
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	1,700
Trend R-squared:	63.9%
Trend Annual Historic Growth Rate:	6.49%
Trend Growth Rate (2018 to Design Year):	3.92%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0742 - SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

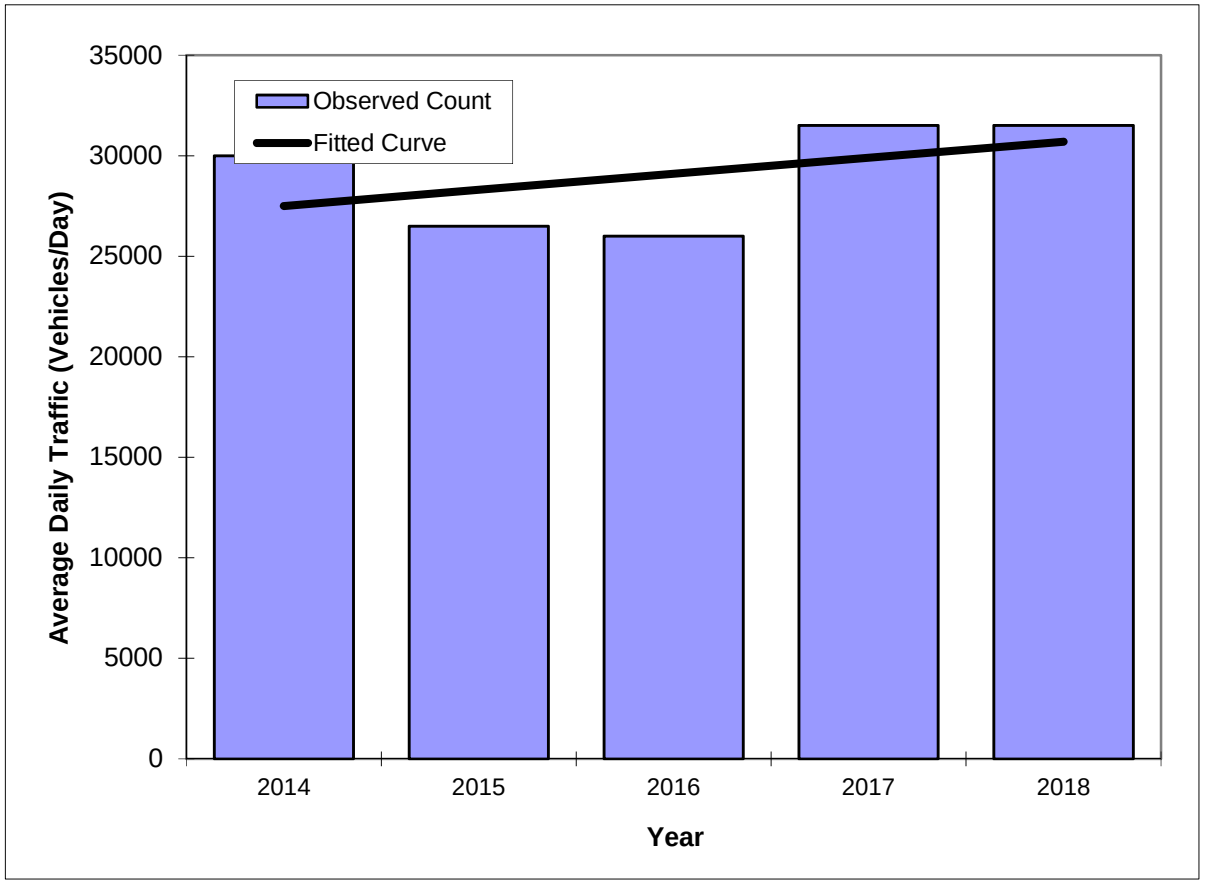
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 C	E 12500	W 14500	9.00	50.80	3.80
2012	33000 C	E 16500	W 16500	9.00	56.80	3.80
2008	32500 C	E 16500	W 16000	10.45	58.06	6.70
2007	31500 C	E 15000	W 16500	10.31	58.74	7.40
2006	35500 C	E 18500	W 17000	10.73	65.89	5.00
2005	32500 C	E 16500	W 16000	10.80	60.70	5.70
2004	30000 C	E 15500	W 14500	10.30	57.70	5.70
2003	31500 C	E 16500	W 15000	10.20	59.60	5.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Okeechobee Rd -- E of McNeil Road

County:	St Lucie
Station #:	940742
Highway:	Okeechobee Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	30000	27500
2015	26500	28300
2016	26000	29100
2017	31500	29900
2018	31500	30700
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	29900
2023 Design Year Trend		
2023	N/A	34700
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	800
Trend R-squared:	22.3%
Trend Annual Historic Growth Rate:	2.91%
Trend Growth Rate (2018 to Design Year):	2.03%
Printed:	14-May-19

Straight Line Growth Option

Road Segment	5 Year Growth Rate	2018 Volume	Yearly Growth
Edwards Road	0.20%	10,100	20.2
Jenkins Road N of Okeechobee Rd	1.26%	10,000	126
Jenkins Road S of Okeechobee Rd	0.82%	7,500	61.5
McNeil Road	7.41%	3,500	259.35
Okeechobee Road E of I-95	6.49%	33,000	2141.7
Okeechobee Road E of McNeil Rd	2.91%	30,700	893.37
Sum		94,800	3502.12
Area Wide Growth Rate = $\frac{\text{Total 2018 Volumes}}{\text{Total Growth}}$		3.69%	

APPENDIX D: COMMITTED DEVELOPMENTS

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Camping World Concurrency

Prepared for:

Mr. Brad Currie
EDC
469 NW Prima Vista Boulevard
Port St. Lucie, FL 34983

Prepared by:

O'Rourke Engineering & Planning
969 SE Federal Highway, Suite 402
Stuart, Florida 34994
772-781-7918

March 6, 2018
SR18021.0

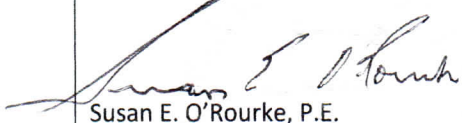
Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 3/06/2018 License #: 42684

Table 1 - Trip Generation

Table 1a- Daily

Description	Land Use Code	Intensity	Units	Daily Trip Generation	Directional Split		Gross Trips			Daily Net Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 28.75(X)	50%	50%	703	702	1405	703	702	1405
Automobile Care Center	942	15,035	SF	T = 16.28(X)	50%	50%	123	122	245	123	122	245
Recreational Vehicle Sales	842	17,750	SF	T = 5.00(X)	50%	50%	45	45	89	45	44	89
Total										**871**	**868**	**1739**

Source: ITE 10th Edition Trip Generation Rates

Table 1b- AM

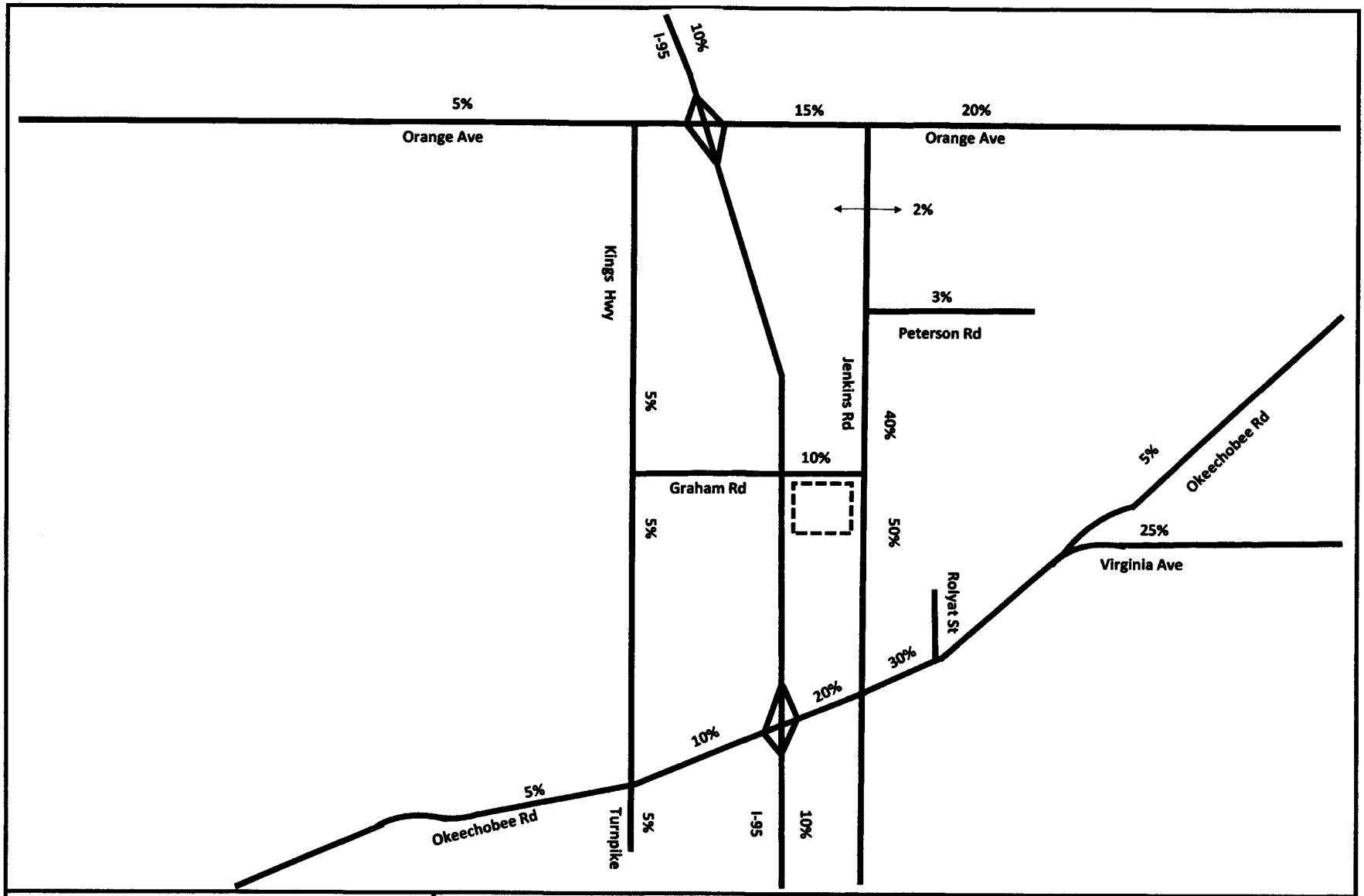
Description	Land Use Code	Intensity	Units	AM Trip Generation	Directional Split		Gross Trips			Net AM Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 0.34(X)	80%	20%	14	3	17	14	3	17
Automobile Care Center	942	15,035	SF	T = 1.96(X)	73%	27%	21	8	29	21	8	29
Recreational Vehicle Sales	842	17,750	SF	T = 0.46(X)	85%	15%	7	1	8	7	1	8
Total										**42**	**12**	**54**

Source: ITE 10th Edition Trip Generation Rates

Table 1c- PM

Description	Land Use Code	Intensity	Units	PM Trip Generation	Directional Split		Gross Trips			Net PM Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 2.02(X)	48%	52%	48	51	99	48	51	99
Automobile Care Center	942	15,035	SF	T = 2.26(X)	40%	60%	14	20	34	14	20	34
Recreational Vehicle Sales	842	17,750	SF	T = 0.77(X)	31%	69%	4	10	14	4	10	14
Total										**66**	**81**	**147**

Source: ITE 10th Edition Trip Generation Rates



NTS

O'ROURKE ENGINEERING & PLANNING

969 SE Federal Hwy, Suite 402
Stuart, Fl, 34994

Job Number: SR18021.0 | Date: 2/20/18

Legend

= Project Location

Figure 2

Percent Assignment

Camping World Concurrency

BENT CREEK
TRAFFIC IMPACT ANALYSIS

Prepared for

LENNAR HOMES

Prepared by

PINDER TROUTMAN CONSULTING, INC.
2324 South Congress Avenue, Suite 1H
West Palm Beach, FL 33406
(561) 434-1644

RECEIVED
JAN 26 2004
COMMUNITY DEVELOPMENT
ST. LUCIE COUNTY, FL

1/22/04

Andrea M. Troutman, P.E.
Florida Registration #45409

#PTC03-135
January 22, 2004

Exhibit 3
Bent Creek
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Residential Single Family	210	716 Dus	Ln (T) = 0.920Ln (X)+2.707	6,341
TOTALS				6,341

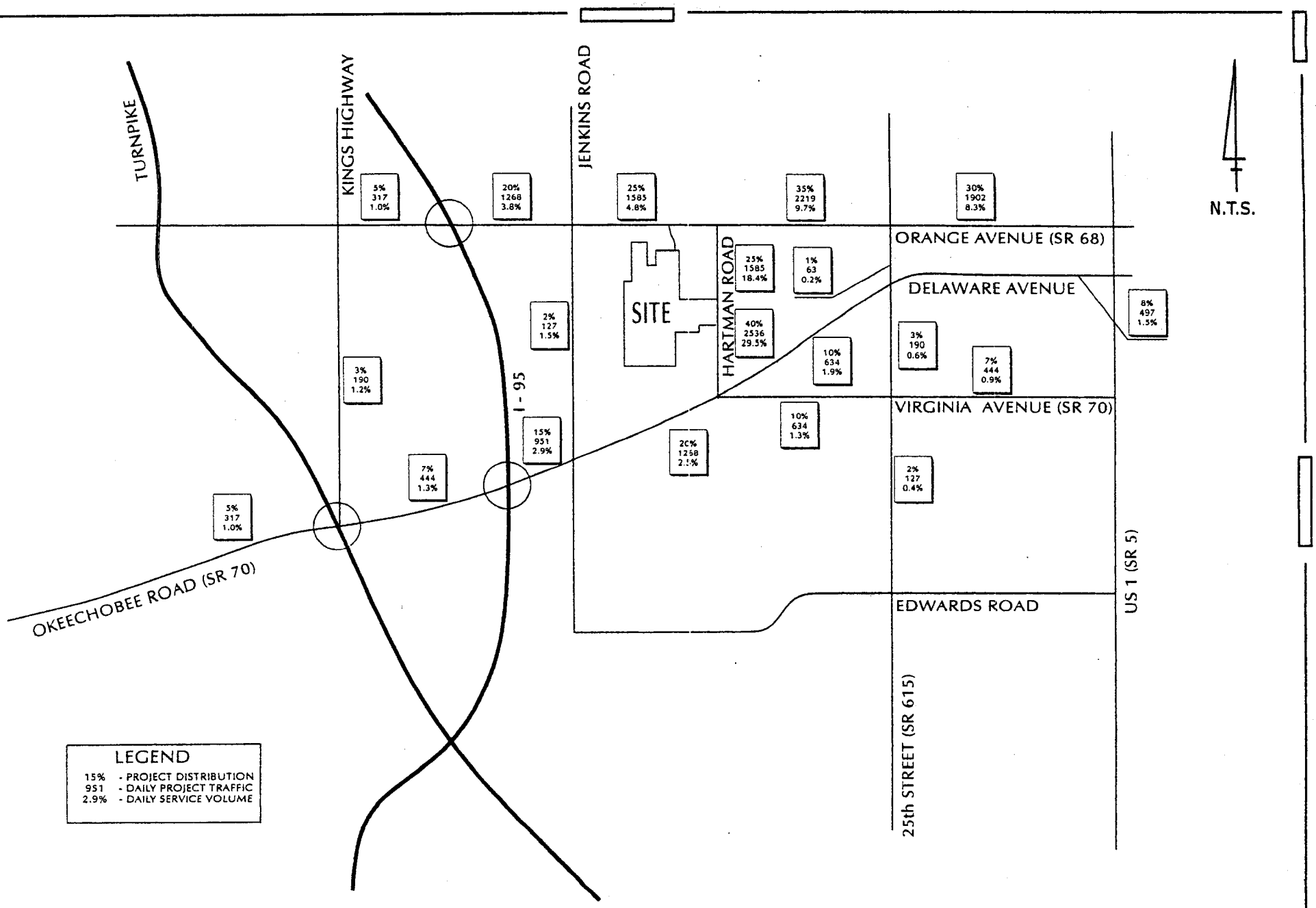
AM Peak Hour Trip Generation

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential Single Family	210	716 Dus	T=0.700(X)+9.477(25/75)	128	383	511
TOTALS				128	383	511

PM Peak Hour Trip Generation

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential Single Family	210	716 Dus	Ln (T) = 0.901Ln (X)+0.527(64/36)	405	228	633
TOTALS				405	228	633

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 6th Edition.



01/21/04
03-135

BENT CREEK

EXHIBIT 4
PROJECT TRAFFIC ASSIGNMENT

PTC

LBFH Project No. 03-0014

PRELIMINARY TRAFFIC REPORT

FOR THE

TEN MILE ESTATES

Residential Subdivision Project

RECEIVED
FEB 2 0 2004
COMMUNITY DEVELOPMENT
CITY OF MERIDIAN

Site Access

Access to the site will be from Ralls Road. This road is currently a dead-end road connected to Selvitz Road south of Edwards Road and north of Glades Cutoff Road.

Trip Generation and Distribution

Based on the Institute of Transportation Engineer's Trip Generation Manual, 6th Edition and a Land Use Code of 210 for "Single Family Detached Housing", the estimated trips generated for the subject property are slightly over 2,000 trips per day.

When applied to the existing roadway network serving the site via the Metropolitan Planning Organizations (MPO) Spring 2003 counts for the St. Lucie Urban Area the level of service for the network is unchanged.

The roadway links considered in this analysis were:

- Glades Cutoff Road (west of Selvitz Road);
- Edwards Road (west of Selvitz Road)

Summary

In summary, there is no anticipated impacts to the roadway network serving the project as a result of the project. However, we are looking at the possible need for a turn lane on Selvitz Road into the project for safety and sight issues.

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Commited Carriage Pointe Development								
Single Family Detached	200 DU	2000	148	37	111	198	125	73
Driveway Volumes		2000	148	37	111	198	125	73
Net New External Trips		2000	148	37	111	198	125	73

Land Use	Daily	AM Peak Hour	PM Peak Hour	Pass By
Single Family Detached	10 trips/DU	0.74 trips/DU (25% in, 75% out)	Ln(T) = 0.96*Ln(X)+0.20 (63% in, 37% out)	0.0%

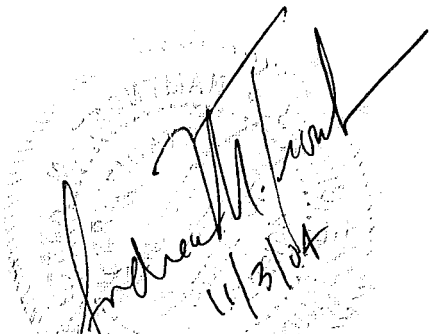
CELEBRATION POINTE (UNITED HOMES)
TRAFFIC IMPACT ANALYSIS

Prepared for

LBFH, INC.

Prepared by

PINDER TROUTMAN CONSULTING, INC.
2324 South Congress Avenue, Suite 1H
West Palm Beach, FL 33406
(561) 434-1644



Andrea M. Troutman, P.E.
Florida Registration #45409

#PTC03-254
February 23, 2004
Revised October 22, 2004
Revised November 3, 2004

Exhibit 3
Celebration Pointe (United Homes)
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Residential-Single	210	318 Dus	9.57 /DU	3,043
Residential-Townhomes	230	437 DUs	5.86 /DU	2,561
TOTALS		755 Dus		5,604

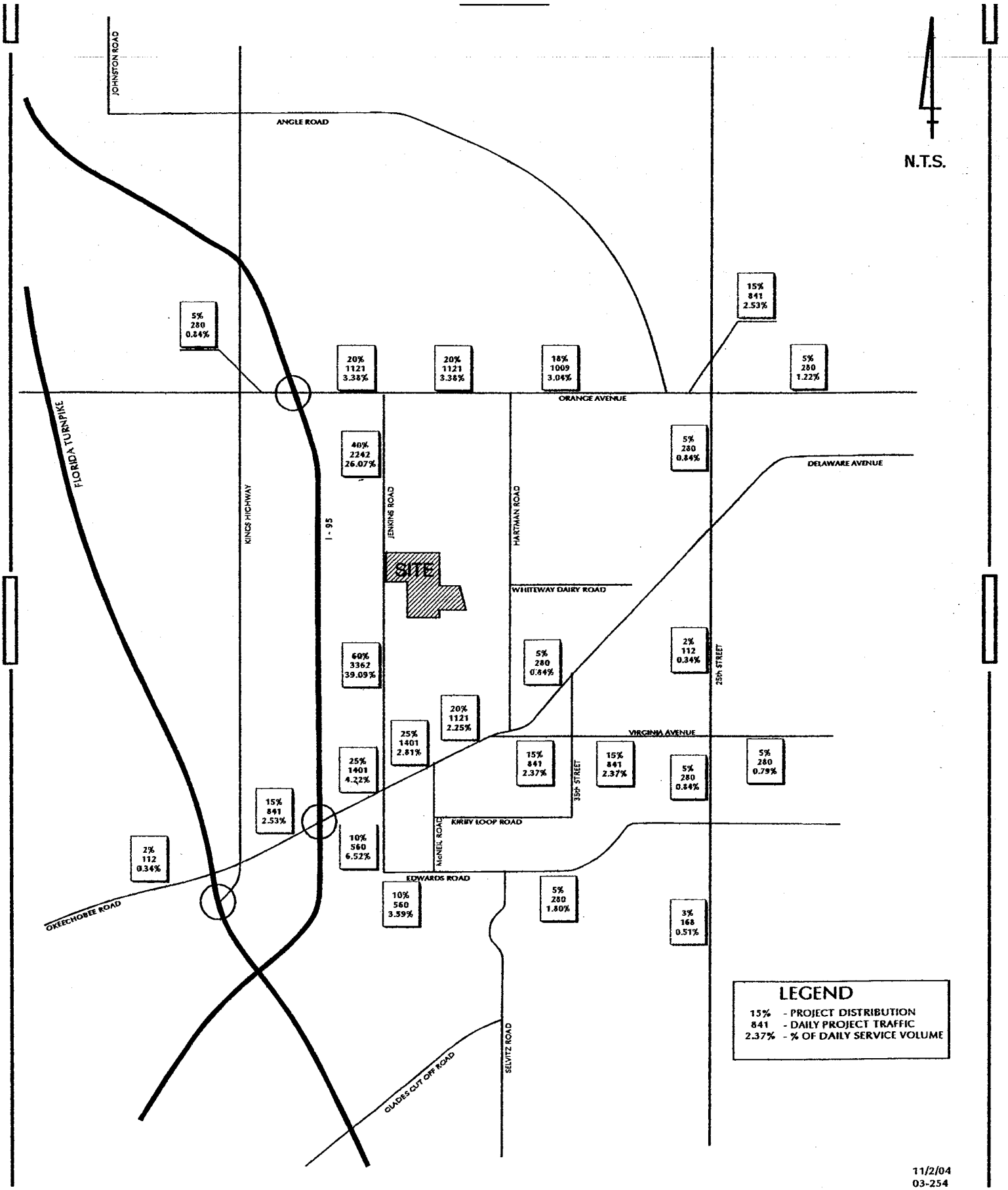
AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential-Single	210	318 Dus	0.75 /DU (25/75)	60	179	239
Residential-Townhomes	230	437 DUs	0.44 /DU(17/83)	33	159	192
TOTALS		755 Dus		93	338	431

PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential-Single	210	318 Dus	1.01 /DU (64/36)	205	116	321
Residential-Townhomes	230	437 DUs	0.54 /DU(67/33)	158	78	236
TOTALS		755 Dus		363	194	557

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 6th Edition.



11/2/04
03-254

CELEBRATION POINTE (UNITED HOMES)

EXHIBIT 4 PROJECT TRAFFIC ASSIGNMENT

PTC

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS

FOR

53 Acre KOA Campground

Prepared for:

Mr. Brian Bacher
1821 N. US Highway 1
Ft. Pierce, FL 34946

Prepared by:

Susan E. O'Rourke, P.E., Inc.
969 SE Federal Highway, Suite 402
Stuart, Florida 34994
772-781-7918

July 14, 2017

SR17062.0

Prepared by: Susan E. O'Rourke, P.E., Inc. Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 07/14/2017 License #: 42684

969 SE Federal Highway
Suite 402
Stuart, FL 34994

772.781.7918

SEORourke@comcast.net

Table 1: Project Trip Generation

Daily

Land Use	ITE Code	Intensity	Daily Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	260*	399 Occupied Sites	T = 3.16(X)	50%	50%	631	630	1261
TOTAL						**631**	**630**	**1,261**

* LU Code for Recreational Homes used in absence of daily data for LU Code 416

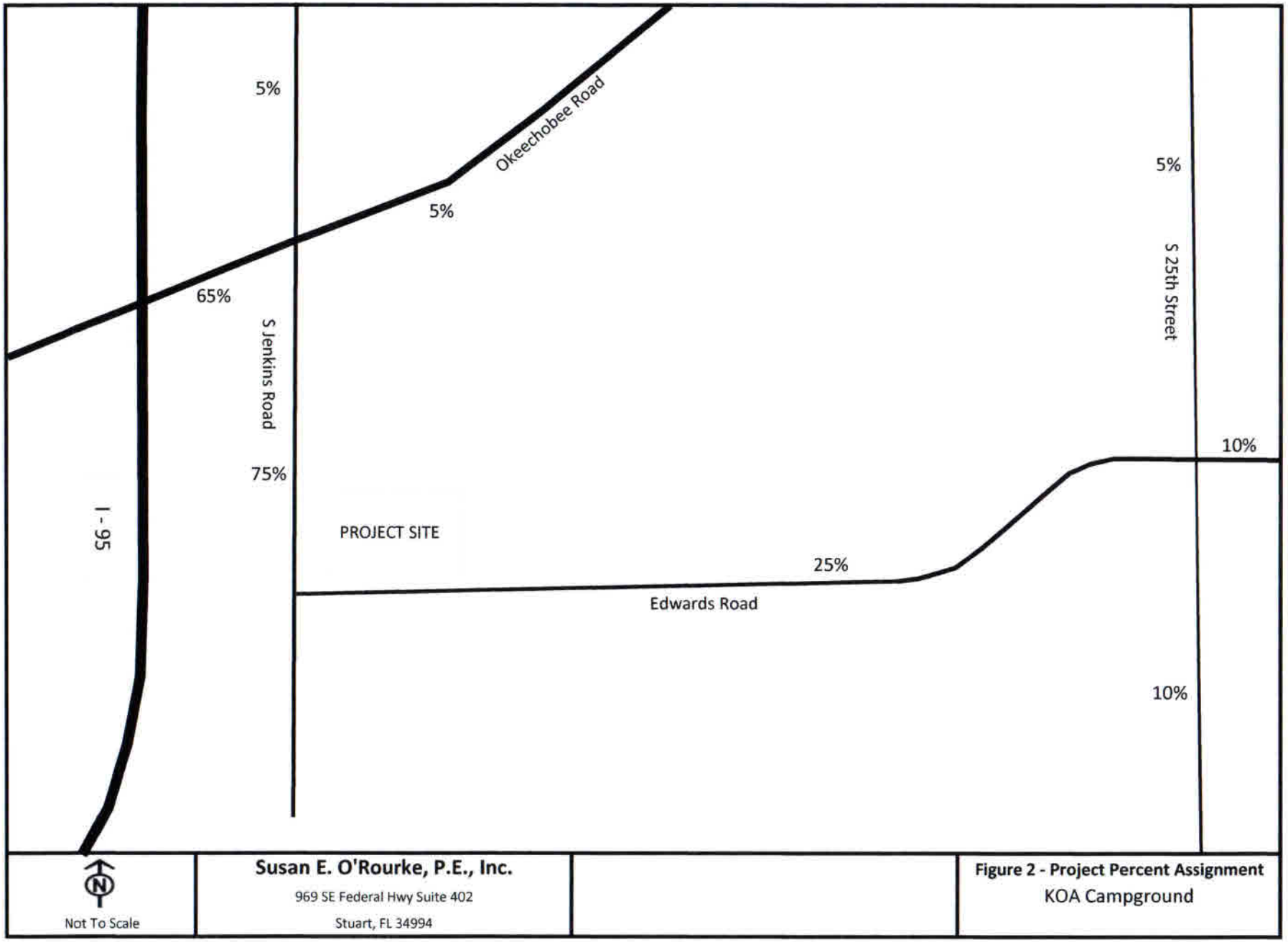
AM

Land Use	ITE Code	Intensity	AM Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	416	399 Occupied Sites	Ln(T) = 0.16 Ln(X) + 2.93	36%	64%	18	31	49
TOTAL						**18**	**31**	**49**

PM

Land Use	ITE Code	Intensity	PM Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	416	399 Occupied Sites	T = .27(X)	65%	35%	70	38	108
TOTAL						**70**	**38**	**108**

Source: ITE Trip Generation 9th Edition


5%
Okeechobee Road
5%
5%
S 25th Street
65%
S Jenkins Road
10%
75%
PROJECT SITE
I - 95
25%
Edwards Road
10%
N
Not To Scale
Susan E. O'Rourke, P.E., Inc.
969 SE Federal Hwy Suite 402
Stuart, FL 34994
Figure 2 - Project Percent Assignment
KOA Campground

APPENDIX E: VOLUME DEVELOPMENT WORKSHEETS

VOLUME DEVELOPMENT SHEET
NEILL FARMS
OKEECHOBEE ROAD & I-95 SOUTH OFF-RAMP
SIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.13	1.13
Buildout Year =	2023	2023
Years =	4	4

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	0	0	234	0	254	0	879	176	0	615	456
Peak Season Volume	0	0	0	264	0	287	0	993	199	0	695	515
Traffic Volume Growth	0	0	0	41	0	45	0	155	31	0	108	80
Committed Celebration Pointe												
Inbound Traffic Assignment								15.0%				
Inbound Traffic Volumes								15				
Outbound Traffic Assignment											15.0%	
Outbound Traffic Volumes											56	
Project Traffic	0	0	0	0	0	0	0	15	0	0	56	0
Committed Bent Creek												
Inbound Traffic Assignment								7.0%				
Inbound Traffic Volumes								27				
Outbound Traffic Assignment											7.0%	
Outbound Traffic Volumes											36	
Project Traffic	0	0	0	0	0	0	0	27	0	0	36	0
Committed Carriage Pointe												
Inbound Traffic Assignment				20.0%								
Inbound Traffic Volumes				7								
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	7	0	0	0	0	0	0	0	0
Total Committed Projects	0	0	0	7	0	0	0	42	0	0	92	0
1.0% Traffic Volume Growth	0	0	0	11	0	12	0	40	8	0	28	21
Committed + 1.0% Growth	0	0	0	18	0	12	0	82	8	0	120	21
Max (Committed + 1.0% or Historic Growth)	0	0	0	41	0	45	0	155	31	0	120	80
Background Traffic Volumes	0	0	0	305	0	332	0	1,148	230	0	815	595
Project Traffic												
Inbound Traffic Assignment				18.0%				2.0%				
Inbound Traffic Volumes				10				1				
Outbound Traffic Assignment											2.0%	
Outbound Traffic Volumes											3	
Project Traffic	0	0	0	10	0	0	0	1	0	0	3	0
Total Traffic w/o RTOR	0	0	0	315	0	332	0	1,149	230	0	818	595
RTOR Reduction												
TOTAL TRAFFIC	0	0	0	315	0	332	0	1,149	230	0	818	595

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	0	0	170	0	292	0	919	248	0	760	635
Peak Season Volume	0	0	0	192	0	330	0	1,038	280	0	859	718
Traffic Volume Growth	0	0	0	30	0	51	0	162	44	0	134	112
Committed Celebration Pointe												
Inbound Traffic Assignment								15.0%				
Inbound Traffic Volumes								60				
Outbound Traffic Assignment											15.0%	
Outbound Traffic Volumes											32	
Project Traffic	0	0	0	0	0	0	0	60	0	0	32	0
Committed Bent Creek												
Inbound Traffic Assignment								7.0%				
Inbound Traffic Volumes								16				
Outbound Traffic Assignment											7.0%	
Outbound Traffic Volumes											44	
Project Traffic	0	0	0	0	0	0	0	16	0	0	44	0
Committed Carriage Pointe												
Inbound Traffic Assignment				20.0%								
Inbound Traffic Volumes				25								
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	25	0	0	0	0	0	0	0	0
Total Committed Projects	0	0	0	25	0	0	0	76	0	0	76	0
1.0% Traffic Volume Growth	0	0	0	8	0	13	0	42	11	0	35	29
Committed + 1.0% Growth	0	0	0	33	0	13	0	118	11	0	111	29
Max (Committed + 1.0% or Historic Growth)	0	0	0	33	0	51	0	162	44	0	134	112
Background Traffic Volumes	0	0	0	225	0	381	0	1,200	324	0	993	830
Project Traffic												
Inbound Traffic Assignment				18.0%				2.0%				
Inbound Traffic Volumes				33				4				
Outbound Traffic Assignment											2.0%	
Outbound Traffic Volumes											2	
Project Traffic	0	0	0	33	0	0	0	4	0	0	2	0
Total Traffic w/o RTOR	0	0	0	258	0	381	0	1,204	324	0	995	830
RTOR Reduction												
TOTAL TRAFFIC	0	0	0	258	0	381	0	1,204	324	0	995	830

VOLUME DEVELOPMENT SHEET
NEILL FARMS
OKEECHOBEE ROAD & I-95 NORTH OFF-RAMP
SIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.09	1.09
Buildout Year =	2023	2023
Years =	4	4

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	213	0	814	0	0	0	0	805	308	0	858	211
Peak Season Volume	232	0	887	0	0	0	0	877	336	0	935	230
Traffic Volume Growth	36	0	138	0	0	0	0	137	52	0	146	36
Committed Celebration Pointe												
Inbound Traffic Assignment								15.0%				
Inbound Traffic Volumes								15				
Outbound Traffic Assignment											15.0%	
Outbound Traffic Volumes											56	
Project Traffic	0	0	0	0	0	0	0	15	0	0	56	0
Committed Bent Creek												
Inbound Traffic Assignment			8.0%					7.0%				
Inbound Traffic Volumes			31					27				
Outbound Traffic Assignment											7.0%	
Outbound Traffic Volumes											36	
Project Traffic	0	0	31	0	0	0	0	27	0	0	36	0
Committed Camping World												
Inbound Traffic Assignment			10.0%					10.0%				
Inbound Traffic Volumes			4					4				
Outbound Traffic Assignment											10.0%	
Outbound Traffic Volumes											1	
Project Traffic	0	0	4	0	0	0	0	4	0	0	1	0
Total Committed Projects	0	0	35	0	0	0	0	46	0	0	93	0
1.0% Traffic Volume Growth	9	0	36	0	0	0	0	36	14	0	38	9
Committed + 1.0% Growth	9	0	71	0	0	0	0	82	14	0	131	9
Max (Committed + 1.0% or Historic Growth)	36	0	138	0	0	0	0	137	52	0	146	36
Background Traffic Volumes	268	0	1,025	0	0	0	0	1,014	388	0	1,081	266
Project Traffic												
Inbound Traffic Assignment			20.0%					2.0%				
Inbound Traffic Volumes			11					1				
Outbound Traffic Assignment											2.0%	
Outbound Traffic Volumes											3	
Project Traffic	0	0	11	0	0	0	0	1	0	0	3	0
Total Traffic w/o RTOR	268	0	1,036	0	0	0	0	1,015	388	0	1,084	266
RTOR Reduction												
TOTAL TRAFFIC	268	0	1,036	0	0	0	0	1,015	388	0	1,084	266

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	186	0	548	0	0	0	0	759	330	0	1,209	266
Peak Season Volume	203	0	597	0	0	0	0	827	360	0	1,318	290
Traffic Volume Growth	32	0	93	0	0	0	0	129	56	0	206	45
Committed Celebration Pointe												
Inbound Traffic Assignment								15.0%				
Inbound Traffic Volumes								60				
Outbound Traffic Assignment											15.0%	
Outbound Traffic Volumes											32	
Project Traffic	0	0	0	0	0	0	0	60	0	0	32	0
Committed Bent Creek												
Inbound Traffic Assignment			8.0%					7.0%				
Inbound Traffic Volumes			18					16				
Outbound Traffic Assignment											7.0%	
Outbound Traffic Volumes											44	
Project Traffic	0	0	18	0	0	0	0	16	0	0	44	0
Committed Camping World												
Inbound Traffic Assignment			10.0%					10.0%				
Inbound Traffic Volumes			7					7				
Outbound Traffic Assignment											10.0%	
Outbound Traffic Volumes											8	
Project Traffic	0	0	7	0	0	0	0	7	0	0	8	0
Total Committed Projects	0	0	25	0	0	0	0	83	0	0	84	0
1.0% Traffic Volume Growth	8	0	24	0	0	0	0	34	15	0	54	12
Committed + 1.0% Growth	8	0	49	0	0	0	0	117	15	0	138	12
Max (Committed + 1.0% or Historic Growth)	32	0	93	0	0	0	0	129	56	0	206	45
Background Traffic Volumes	235	0	690	0	0	0	0	956	416	0	1,524	335
Project Traffic												
Inbound Traffic Assignment			20.0%					2.0%				
Inbound Traffic Volumes			37					4				
Outbound Traffic Assignment											2.0%	
Outbound Traffic Volumes											2	
Project Traffic	0	0	37	0	0	0	0	4	0	0	2	0
Total Traffic w/o RTOR	235	0	727	0	0	0	0	960	416	0	1,526	335
RTOR Reduction												
TOTAL TRAFFIC	235	0	727	0	0	0	0	960	416	0	1,526	335

VOLUME DEVELOPMENT SHEET
NEILL FARMS
OKEECHOBEE ROAD & JENKINS ROAD
SIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.12	1.12
Buildout Year =	2023	2023
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 07/10/2018	212	101	13	122	139	32	114	1,028	175	24	652	27
Peak Season Volume	237	113	15	137	156	36	128	1,151	196	27	730	30
Traffic Volume Growth	47	22	3	27	31	7	25	229	39	5	145	6
Committed Celebration Pointe												
Inbound Traffic Assignment		10.0%					25.0%		25.0%			
Inbound Traffic Volumes		10					26		26			
Outbound Traffic Assignment				25.0%	10.0%	25.0%						
Outbound Traffic Volumes				93	37	93						
Project Traffic	0	10	0	93	37	93	26	0	26	0	0	0
Committed Bent Creek												
Inbound Traffic Assignment			3.0%	2.0%				15.0%				
Inbound Traffic Volumes			11	8				57				
Outbound Traffic Assignment										3.0%	15.0%	2.0%
Outbound Traffic Volumes										15	77	10
Project Traffic	0	0	11	8	0	0	0	57	0	15	77	10
Committed Camping World												
Inbound Traffic Assignment							20.0%					30.0%
Inbound Traffic Volumes							8					13
Outbound Traffic Assignment				30.0%		20.0%						
Outbound Traffic Volumes				4		2						
Project Traffic	0	0	0	4	0	2	8	0	0	0	0	13
Committed KOA												
Inbound Traffic Assignment					5.0%			65.0%			5.0%	
Inbound Traffic Volumes					1			12			1	
Outbound Traffic Assignment	65.0%	5.0%	5.0%									
Outbound Traffic Volumes	20	2	2									
Project Traffic	20	2	2	0	1	0	0	12	0	0	1	0
Committed Carriage Pointe												
Inbound Traffic Assignment									20.0%			
Inbound Traffic Volumes									7			
Outbound Traffic Assignment	20.0%											
Outbound Traffic Volumes	22											
Project Traffic	22	0	0	0	0	0	0	0	7	0	0	0
Total Committed Projects	42	12	13	105	38	95	34	69	33	15	78	23
1.0% Traffic Volume Growth	12	6	1	7	8	2	7	59	10	1	37	2
Committed + 1.0% Growth	54	18	14	112	46	97	41	128	43	16	115	25
Max (Committed + 1.0% or Historic Growth)	54	22	14	112	46	97	41	229	43	16	145	25
Background Traffic Volumes	291	135	29	249	202	133	169	1,380	239	43	875	55
Project Traffic												
Inbound Traffic Assignment								5.0%	35.0%	5.0%		
Inbound Traffic Volumes								3	19	3		
Outbound Traffic Assignment	35.0%		5.0%								5.0%	
Outbound Traffic Volumes	57		8								8	
Project Traffic	57	0	8	0	0	0	0	3	19	3	8	0
Total Traffic w/o RTOR	348	135	37	249	202	133	169	1,383	258	46	883	55
RTOR Reduction												
TOTAL TRAFFIC	348	135	37	249	202	133	169	1,383	258	46	883	55

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 07/10/2018	268	108	34	181	161	72	185	859	176	16	1,141	89
Peak Season Volume	300	121	38	203	180	81	207	962	197	18	1,278	100
Traffic Volume Growth	60	24	8	40	36	16	41	191	39	4	254	20
Committed Celebration Pointe												
Inbound Traffic Assignment		10.0%					25.0%		25.0%			
Inbound Traffic Volumes		40					100		100			
Outbound Traffic Assignment				25.0%	10.0%	25.0%						
Outbound Traffic Volumes				54	22	54						
Project Traffic	0	40	0	54	22	54	100	0	100	0	0	0
Committed Bent Creek												
Inbound Traffic Assignment			3.0%	2.0%				15.0%				
Inbound Traffic Volumes			7	5				34				
Outbound Traffic Assignment										3.0%	15.0%	2.0%
Outbound Traffic Volumes										19	95	13
Project Traffic	0	0	7	5	0	0	0	34	0	19	95	13
Committed Camping World												
Inbound Traffic Assignment							20.0%					30.0%
Inbound Traffic Volumes							13					20
Outbound Traffic Assignment				30.0%		20.0%						
Outbound Traffic Volumes				24		16						
Project Traffic	0	0	0	24	0	16	13	0	0	0	0	20
Committed KOA												
Inbound Traffic Assignment					5.0%			65.0%			5.0%	
Inbound Traffic Volumes					4			46			4	
Outbound Traffic Assignment	65.0%	5.0%	5.0%									
Outbound Traffic Volumes	25	2	2									
Project Traffic	25	2	2	0	4	0	0	46	0	0	4	0
Committed Carriage Pointe												
Inbound Traffic Assignment									20.0%			
Inbound Traffic Volumes									25			
Outbound Traffic Assignment	20.0%											
Outbound Traffic Volumes	15											
Project Traffic	15	0	0	0	0	0	0	0	25	0	0	0
Total Committed Projects	40	42	9	83	26	70	113	80	125	19	99	33
1.0% Traffic Volume Growth	15	6	2	10	9	4	11	49	10	1	65	5
Committed + 1.0% Growth	55	48	11	93	35	74	124	129	135	20	164	38
Max (Committed + 1.0% or Historic Growth)	60	48	11	93	36	74	124	191	135	20	254	38
Background Traffic Volumes	360	169	49	296	216	155	331	1,153	332	38	1,532	138
Project Traffic												
Inbound Traffic Assignment								5.0%	35.0%	5.0%		
Inbound Traffic Volumes								9	65	9		
Outbound Traffic Assignment	35.0%		5.0%								5.0%	
Outbound Traffic Volumes	38		5								5	
Project Traffic	38	0	5	0	0	0	0	9	65	9	5	0
Total Traffic w/o RTOR	398	169	54	296	216	155	331	1,162	397	47	1,537	138
RTOR Reduction												
TOTAL TRAFFIC	398	169	54	296	216	155	331	1,162	397	47	1,537	138

VOLUME DEVELOPMENT SHEET
NEILL FARMS
OKEECHOBEE ROAD & MCNEIL ROAD
SIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.09	1.09
Buildout Year =	2023	2023
Years =	4	4

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	45	34	65	163	50	62	47	1,231	42	29	709	80
Peak Season Volume	49	37	71	178	55	68	51	1,342	46	32	773	87
Traffic Volume Growth	8	6	11	28	9	11	8	209	7	5	121	14
Committed Celebration Pointe												
Inbound Traffic Assignment	5.0%										20.0%	
Inbound Traffic Volumes	5										21	
Outbound Traffic Assignment								20.0%	5.0%			
Outbound Traffic Volumes								74	19			
Project Traffic	5	0	0	0	0	0	0	74	19	0	21	0
Committed Bent Creek												
Inbound Traffic Assignment								20.0%				
Inbound Traffic Volumes								77				
Outbound Traffic Assignment											20.0%	
Outbound Traffic Volumes											102	
Project Traffic	0	0	0	0	0	0	0	77	0	0	102	0
Committed Camping World												
Inbound Traffic Assignment											30.0%	
Inbound Traffic Volumes											13	
Outbound Traffic Assignment								30.0%				
Outbound Traffic Volumes								4				
Project Traffic	0	0	0	0	0	0	0	4	0	0	13	0
Total Committed Projects	5	0	0	0	0	0	0	155	19	0	136	0
1.0% Traffic Volume Growth	2	2	3	7	2	3	2	54	2	1	31	4
Committed + 1.0% Growth	7	2	3	7	2	3	2	209	21	1	167	4
Max (Committed + 1.0% or Historic Growth)	8	6	11	28	9	11	8	209	21	5	167	14
Background Traffic Volumes	57	43	82	206	64	79	59	1,551	67	37	940	101
Project Traffic												
Inbound Traffic Assignment									5.0%	35.0%	5.0%	
Inbound Traffic Volumes									3	19	3	
Outbound Traffic Assignment	5.0%		35.0%					5.0%				
Outbound Traffic Volumes	8		57					8				
Project Traffic	8	0	57	0	0	0	0	8	3	19	3	0
Total Traffic w/o RTOR	65	43	139	206	64	79	59	1,559	70	56	943	101
RTOR Reduction												
TOTAL TRAFFIC	65	43	139	206	64	79	59	1,559	70	56	943	101

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	96	76	38	265	74	79	109	967	53	50	1,105	192
Peak Season Volume	105	83	41	289	81	86	119	1,054	58	55	1,204	209
Traffic Volume Growth	16	13	6	45	13	13	19	164	9	9	188	33
Committed Celebration Pointe												
Inbound Traffic Assignment	5.0%										20.0%	
Inbound Traffic Volumes	20										80	
Outbound Traffic Assignment								20.0%	5.0%			
Outbound Traffic Volumes								43	11			
Project Traffic	20	0	0	0	0	0	0	43	11	0	80	0
Committed Bent Creek												
Inbound Traffic Assignment								20.0%				
Inbound Traffic Volumes								46				
Outbound Traffic Assignment											20.0%	
Outbound Traffic Volumes											127	
Project Traffic	0	0	0	0	0	0	0	46	0	0	127	0
Committed Camping World												
Inbound Traffic Assignment											30.0%	
Inbound Traffic Volumes											20	
Outbound Traffic Assignment								30.0%				
Outbound Traffic Volumes								24				
Project Traffic	0	0	0	0	0	0	0	24	0	0	20	0
Total Committed Projects	20	0	0	0	0	0	0	113	11	0	227	0
1.0% Traffic Volume Growth	4	3	2	12	3	3	5	43	2	2	49	8
Committed + 1.0% Growth	24	3	2	12	3	3	5	156	13	2	276	8
Max (Committed + 1.0% or Historic Growth)	24	13	6	45	13	13	19	164	13	9	276	33
Background Traffic Volumes	129	96	47	334	94	99	138	1,218	71	64	1,480	242
Project Traffic												
Inbound Traffic Assignment									5.0%	35.0%	5.0%	
Inbound Traffic Volumes									9	65	9	
Outbound Traffic Assignment	5.0%		35.0%					5.0%				
Outbound Traffic Volumes	5		38					5				
Project Traffic	5	0	38	0	0	0	0	5	9	65	9	0
Total Traffic w/o RTOR	134	96	85	334	94	99	138	1,223	80	129	1,489	242
RTOR Reduction												
TOTAL TRAFFIC	134	96	85	334	94	99	138	1,223	80	129	1,489	242

VOLUME DEVELOPMENT SHEET
NEILL FARMS
MCNEIL ROAD & KIRBY LOOP ROAD
UNSIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.09	1.09
Buildout Year =	2023	2023
Years =	4	4

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	113	0	46	91	0	2	1	0	8	0	24
Peak Season Volume	0	123	0	50	99	0	2	1	0	9	0	26
Traffic Volume Growth	0	19	0	8	15	0	0	0	0	1	0	4
Committed Development from TPS												
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		5										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					19							
Project Traffic	0	5	0	0	19	0	0	0	0	0	0	0
Total Committed Projects	0	5	0	0	19	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	5	0	2	4	0	0	0	0	0	0	1
Committed + 1.0% Growth	0	10	0	2	23	0	0	0	0	0	0	1
Max (Committed + 1.0% or Historic Growth)	0	19	0	8	23	0	0	0	0	1	0	4
Background Traffic Volumes	0	142	0	58	122	0	2	1	0	10	0	30
Project Traffic												
Inbound Traffic Assignment		4.0%										13.0%
Inbound Traffic Volumes		2										7
Outbound Traffic Assignment				13.0%	4.0%							
Outbound Traffic Volumes				21	7							
Project Traffic	0	2	0	21	7	0	0	0	0	0	0	7
Total Traffic w/o RTOR	0	144	0	79	129	0	2	1	0	10	0	37
RTOR Reduction												
TOTAL TRAFFIC	0	144	0	79	129	0	2	1	0	10	0	37

PM Peak Hour

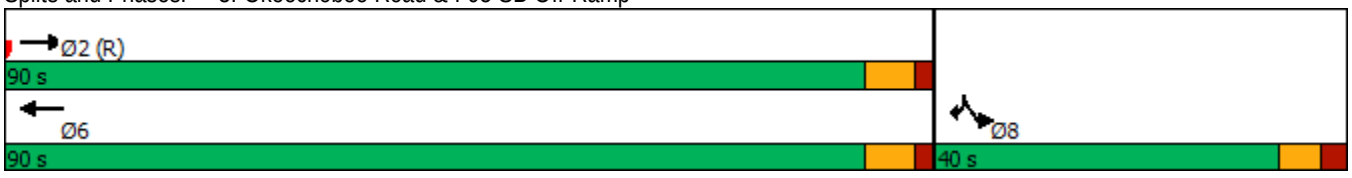
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	1	140	7	42	125	0	0	0	0	15	1	75
Peak Season Volume	1	153	8	46	136	0	0	0	0	16	1	82
Traffic Volume Growth	0	24	1	7	21	0	0	0	0	2	0	13
Committed Development from TPS												
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		20										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					11							
Project Traffic	0	20	0	0	11	0	0	0	0	0	0	0
Total Committed Projects	0	20	0	0	11	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	6	0	2	6	0	0	0	0	1	0	3
Committed + 1.0% Growth	0	26	0	2	17	0	0	0	0	1	0	3
Max (Committed + 1.0% or Historic Growth)	0	26	1	7	21	0	0	0	0	2	0	13
Background Traffic Volumes	1	179	9	53	157	0	0	0	0	18	1	95
Project Traffic												
Inbound Traffic Assignment		4.0%										13.0%
Inbound Traffic Volumes		7										24
Outbound Traffic Assignment				13.0%	4.0%							
Outbound Traffic Volumes				14	4							
Project Traffic	0	7	0	14	4	0	0	0	0	0	0	24
Total Traffic w/o RTOR	1	186	9	67	161	0	0	0	0	18	1	119
RTOR Reduction												
TOTAL TRAFFIC	1	186	9	67	161	0	0	0	0	18	1	119

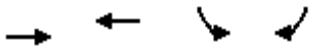
APPENDIX F: SYNCHRO AND HCS OUTPUT SHEETS

Lane Group	EBT	WBT	SBL	SBR
Lane Configurations				
Traffic Volume (vph)	1149	818	315	332
Future Volume (vph)	1149	818	315	332
Turn Type	NA	NA	Prot	Prot
Protected Phases	2	6	8	8
Permitted Phases				
Detector Phase	2	6	8	8
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	24.8	24.8
Total Split (s)	90.0	90.0	40.0	40.0
Total Split (%)	69.2%	69.2%	30.8%	30.8%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	2.8	2.8
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	None	Max	Max
Act Effct Green (s)	83.2	83.2	33.2	33.2
Actuated g/C Ratio	0.64	0.64	0.26	0.26
v/c Ratio	0.37	0.26	0.26	0.30
Control Delay	11.4	6.4	39.3	4.4
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.4	6.4	39.3	4.4
LOS	B	A	D	A
Approach Delay	11.4	6.4	21.4	
Approach LOS	B	A	C	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 71 (55%), Referenced to phase 2:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.37	
Intersection Signal Delay: 12.4	Intersection LOS: B
Intersection Capacity Utilization 55.3%	ICU Level of Service B
Analysis Period (min) 15	

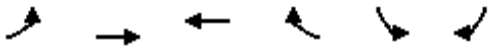
Splits and Phases: 3: Okeechobee Road & I-95 SB Off-Ramp





Lane Group	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	1209	861	332	349
v/c Ratio	0.37	0.26	0.26	0.30
Control Delay	11.4	6.4	39.3	4.4
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.4	6.4	39.3	4.4
Queue Length 50th (ft)	164	42	79	0
Queue Length 95th (ft)	192	64	108	31
Internal Link Dist (ft)	1268	1322	1192	
Turn Bay Length (ft)				
Base Capacity (vph)	3254	3254	1274	1181
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.37	0.26	0.26	0.30

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑		↰↰↰	↱↱↱
Traffic Volume (vph)	0	1149	818	0	315	332
Future Volume (vph)	0	1149	818	0	315	332
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.8	6.8		6.8	6.8
Lane Util. Factor		0.91	0.91		0.94	0.76
Frt		1.00	1.00		1.00	0.85
Flt Protected		1.00	1.00		0.95	1.00
Satd. Flow (prot)		5085	5085		4990	3610
Flt Permitted		1.00	1.00		0.95	1.00
Satd. Flow (perm)		5085	5085		4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	0	1209	861	0	332	349
RTOR Reduction (vph)	0	0	0	0	0	260
Lane Group Flow (vph)	0	1209	861	0	332	89
Turn Type		NA	NA		Prot	Prot
Protected Phases		2	6		8	8
Permitted Phases						
Actuated Green, G (s)		83.2	83.2		33.2	33.2
Effective Green, g (s)		83.2	83.2		33.2	33.2
Actuated g/C Ratio		0.64	0.64		0.26	0.26
Clearance Time (s)		6.8	6.8		6.8	6.8
Vehicle Extension (s)		3.0	3.0		3.0	3.0
Lane Grp Cap (vph)		3254	3254		1274	921
v/s Ratio Prot		c0.24	0.17		c0.07	0.02
v/s Ratio Perm						
v/c Ratio		0.37	0.26		0.26	0.10
Uniform Delay, d1		11.1	10.1		38.6	37.0
Progression Factor		1.00	0.61		1.00	1.00
Incremental Delay, d2		0.3	0.0		0.5	0.2
Delay (s)		11.4	6.3		39.1	37.2
Level of Service		B	A		D	D
Approach Delay (s)		11.4	6.3		38.1	
Approach LOS		B	A		D	

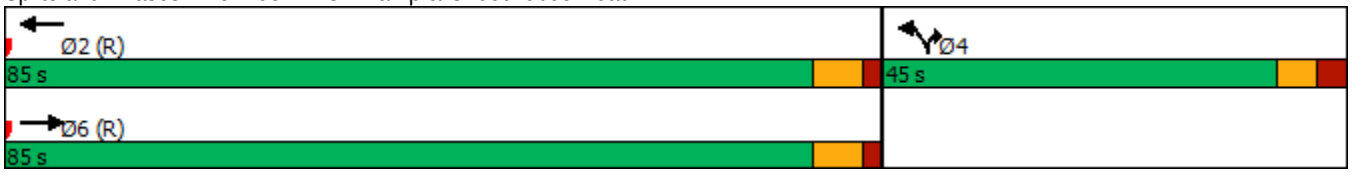
Intersection Summary			
HCM 2000 Control Delay	16.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.6
Intersection Capacity Utilization	55.3%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBT	WBT	NBL	NBR
Lane Configurations				
Traffic Volume (vph)	1015	1084	268	1036
Future Volume (vph)	1015	1084	268	1036
Turn Type	NA	NA	Prot	Prot
Protected Phases	6	2	4	4
Permitted Phases				
Detector Phase	6	2	4	4
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	25.0	25.0
Total Split (s)	85.0	85.0	45.0	45.0
Total Split (%)	65.4%	65.4%	34.6%	34.6%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	7.0	7.0
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	None
Act Effct Green (s)	79.5	79.5	36.7	36.7
Actuated g/C Ratio	0.61	0.61	0.28	0.28
v/c Ratio	0.34	0.37	0.20	0.92
Control Delay	12.7	10.1	35.6	47.8
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	12.7	10.1	35.6	47.8
LOS	B	B	D	D
Approach Delay	12.7	10.1	45.3	
Approach LOS	B	B	D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 118 (91%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.92	
Intersection Signal Delay: 24.4	Intersection LOS: C
Intersection Capacity Utilization 55.3%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 5: I-95 NB Off-Ramp & Okeechobee Road



Lane Group	EBT	WBT	NBL	NBR
Lane Group Flow (vph)	1068	1141	282	1091
v/c Ratio	0.34	0.37	0.20	0.92
Control Delay	12.7	10.1	35.6	47.8
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	12.7	10.1	35.6	47.8
Queue Length 50th (ft)	198	113	63	314
Queue Length 95th (ft)	243	143	87	#403
Internal Link Dist (ft)	1322	1214	977	
Turn Bay Length (ft)				
Base Capacity (vph)	3108	3108	1458	1222
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.34	0.37	0.19	0.89

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1015	0	0	1084	268	1036
Future Volume (vph)	1015	0	0	1084	268	1036
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.8			6.8	7.0	7.0
Lane Util. Factor	0.91			0.91	0.94	0.76
Frt	1.00			1.00	1.00	0.85
Flt Protected	1.00			1.00	0.95	1.00
Satd. Flow (prot)	5085			5085	4990	3610
Flt Permitted	1.00			1.00	0.95	1.00
Satd. Flow (perm)	5085			5085	4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1068	0	0	1141	282	1091
RTOR Reduction (vph)	0	0	0	0	0	170
Lane Group Flow (vph)	1068	0	0	1141	282	921
Turn Type	NA			NA	Prot	Prot
Protected Phases	6			2	4	4
Permitted Phases						
Actuated Green, G (s)	79.5			79.5	36.7	36.7
Effective Green, g (s)	79.5			79.5	36.7	36.7
Actuated g/C Ratio	0.61			0.61	0.28	0.28
Clearance Time (s)	6.8			6.8	7.0	7.0
Vehicle Extension (s)	3.0			3.0	3.0	3.0
Lane Grp Cap (vph)	3109			3109	1408	1019
v/s Ratio Prot	0.21			c0.22	0.06	c0.26
v/s Ratio Perm						
v/c Ratio	0.34			0.37	0.20	0.90
Uniform Delay, d1	12.4			12.6	35.5	44.9
Progression Factor	0.98			0.76	1.00	1.00
Incremental Delay, d2	0.3			0.3	0.1	11.1
Delay (s)	12.5			9.9	35.6	56.0
Level of Service	B			A	D	E
Approach Delay (s)	12.5			9.9	51.8	
Approach LOS	B			A	D	

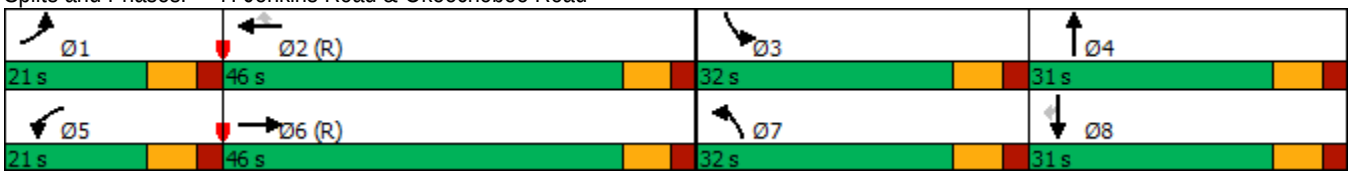
Intersection Summary			
HCM 2000 Control Delay	26.7	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.54		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.8
Intersection Capacity Utilization	55.3%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	169	1383	258	46	883	55	348	135	249	202	133
Future Volume (vph)	169	1383	258	46	883	55	348	135	249	202	133
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			Free			2					8
Detector Phase	1	6		5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.3	25.3		12.3	25.3	25.3	12.3	25.3	12.3	25.3	25.3
Total Split (s)	21.0	46.0		21.0	46.0	46.0	32.0	31.0	32.0	31.0	31.0
Total Split (%)	16.2%	35.4%		16.2%	35.4%	35.4%	24.6%	23.8%	24.6%	23.8%	23.8%
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max		None	C-Max	C-Max	None	Max	None	Max	Max
Act Effct Green (s)	11.7	46.1	130.0	8.9	40.7	40.7	19.1	33.2	15.2	29.3	29.3
Actuated g/C Ratio	0.09	0.35	1.00	0.07	0.31	0.31	0.15	0.26	0.12	0.23	0.23
v/c Ratio	0.58	0.64	0.17	0.40	0.46	0.10	0.73	0.20	0.65	0.27	0.29
Control Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
LOS	E	C	A	D	E	A	E	C	E	D	A
Approach Delay		26.2			54.0			52.5		43.1	
Approach LOS		C			D			D		D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 12 (9%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.73	
Intersection Signal Delay: 39.3	Intersection LOS: D
Intersection Capacity Utilization 64.1%	ICU Level of Service C
Analysis Period (min) 15	

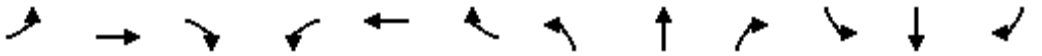
Splits and Phases: 7: Jenkins Road & Okeechobee Road



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	178	1456	272	48	929	58	366	181	262	213	140
v/c Ratio	0.58	0.64	0.17	0.40	0.46	0.10	0.73	0.20	0.65	0.27	0.29
Control Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
Queue Length 50th (ft)	69	274	0	40	224	6	154	54	110	78	0
Queue Length 95th (ft)	m92	357	m0	84	261	35	199	91	151	121	42
Internal Link Dist (ft)		1214			2765			1635		248	
Turn Bay Length (ft)	700		325	425		500	315		475		575
Base Capacity (vph)	361	2270	1583	186	2006	604	652	892	652	798	480
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.49	0.64	0.17	0.26	0.46	0.10	0.56	0.20	0.40	0.27	0.29

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	169	1383	258	46	883	55	348	135	37	249	202	133
Future Volume (vph)	169	1383	258	46	883	55	348	135	37	249	202	133
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	4.0	7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Lane Util. Factor	0.97	0.86	1.00	1.00	0.86	1.00	0.97	0.95		0.97	0.95	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.97		1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3433	6408	1583	1770	6408	1583	3433	3425		3433	3539	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	3433	6408	1583	1770	6408	1583	3433	3425		3433	3539	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	178	1456	272	48	929	58	366	142	39	262	213	140
RTOR Reduction (vph)	0	0	0	0	0	40	0	18	0	0	0	108
Lane Group Flow (vph)	178	1456	272	48	929	18	366	163	0	262	213	32
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			Free			2						8
Actuated Green, G (s)	11.7	44.6	130.0	7.8	40.7	40.7	19.1	33.2		15.2	29.3	29.3
Effective Green, g (s)	11.7	44.6	130.0	7.8	40.7	40.7	19.1	33.2		15.2	29.3	29.3
Actuated g/C Ratio	0.09	0.34	1.00	0.06	0.31	0.31	0.15	0.26		0.12	0.23	0.23
Clearance Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	308	2198	1583	106	2006	495	504	874		401	797	356
v/s Ratio Prot	c0.05	c0.23		0.03	0.14		c0.11	0.05		0.08	c0.06	
v/s Ratio Perm			c0.17			0.01						0.02
v/c Ratio	0.58	0.66	0.17	0.45	0.46	0.04	0.73	0.19		0.65	0.27	0.09
Uniform Delay, d1	56.8	36.3	0.0	59.0	35.9	31.0	53.0	37.8		54.9	41.5	39.8
Progression Factor	0.97	0.71	1.00	0.78	1.55	1.00	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	2.1	1.2	0.2	2.9	0.7	0.1	5.2	0.5		3.8	0.8	0.5
Delay (s)	57.2	27.0	0.2	48.9	56.2	31.2	58.1	38.3		58.7	42.3	40.3
Level of Service	E	C	A	D	E	C	E	D		E	D	D
Approach Delay (s)		26.0			54.5			51.6			48.8	
Approach LOS		C			D			D			D	

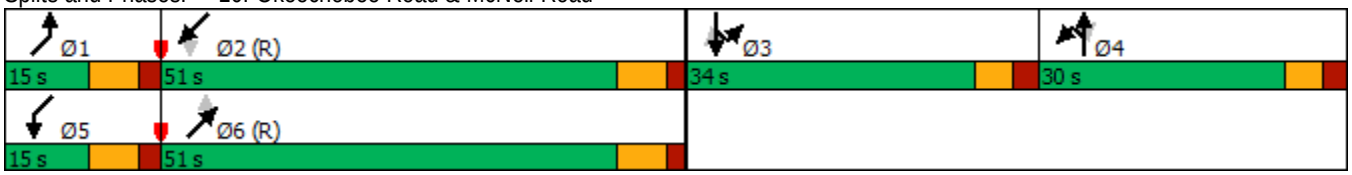
Intersection Summary			
HCM 2000 Control Delay	40.0	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	29.2
Intersection Capacity Utilization	64.1%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Configurations											
Traffic Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943
Future Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA
Protected Phases	4	4		3	3		1	6		5	2
Permitted Phases			4			3	6		Free	2	
Detector Phase	4	4	4	3	3	3	1	6		5	2
Switch Phase											
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	5.0	12.0		5.0	12.0
Minimum Split (s)	24.2	24.2	24.2	24.2	24.2	24.2	11.8	24.8		24.8	24.8
Total Split (s)	30.0	30.0	30.0	34.0	34.0	34.0	15.0	51.0		15.0	51.0
Total Split (%)	23.1%	23.1%	23.1%	26.2%	26.2%	26.2%	11.5%	39.2%		11.5%	39.2%
Yellow Time (s)	3.7	3.7	3.7	3.7	3.7	3.7	4.8	4.8		4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8
Lead/Lag	Lag	Lag	Lag	Lead	Lead	Lead	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max		None	C-Max
Act Effct Green (s)	10.5	10.5	10.5	16.4	16.4	16.4	78.6	72.4	130.0	78.4	72.3
Actuated g/C Ratio	0.08	0.08	0.08	0.13	0.13	0.13	0.60	0.56	1.00	0.60	0.56
v/c Ratio	0.48	0.30	0.56	0.67	0.66	0.26	0.20	0.58	0.05	0.30	0.39
Control Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
LOS	E	E	B	E	E	A	C	D	A	B	B
Approach Delay		37.7			53.5			44.3			18.3
Approach LOS		D			D			D			B

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 18 (14%), Referenced to phase 2:SWTL and 6:NETL, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.67	
Intersection Signal Delay: 36.3	Intersection LOS: D
Intersection Capacity Utilization 64.8%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 10: Okeechobee Road & McNeil Road



Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Group Flow (vph)	68	45	146	141	143	83	62	1641	74	59	1099
v/c Ratio	0.48	0.30	0.56	0.67	0.66	0.26	0.20	0.58	0.05	0.30	0.39
Control Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
Queue Length 50th (ft)	56	36	0	121	123	0	44	539	0	17	189
Queue Length 95th (ft)	102	74	64	186	187	4	m74	591	m0	43	278
Internal Link Dist (ft)		1194			146			2765			1040
Turn Bay Length (ft)	175		175				200		100	200	
Base Capacity (vph)	324	341	409	359	368	449	328	2832	1583	210	2796
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.21	0.13	0.36	0.39	0.39	0.18	0.19	0.58	0.05	0.28	0.39

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943	101
Future Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943	101
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8	4.0	6.8	6.8	
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00	1.00	0.91	1.00	1.00	0.91	
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.99	
Flt Protected	0.95	1.00	1.00	0.95	0.97	1.00	0.95	1.00	1.00	0.95	1.00	
Satd. Flow (prot)	1770	1863	1583	1681	1724	1583	1770	5085	1583	1770	5012	
Flt Permitted	0.95	1.00	1.00	0.95	0.97	1.00	0.21	1.00	1.00	0.09	1.00	
Satd. Flow (perm)	1770	1863	1583	1681	1724	1583	394	5085	1583	177	5012	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	68	45	146	217	67	83	62	1641	74	59	993	106
RTOR Reduction (vph)	0	0	134	0	0	73	0	0	0	0	7	0
Lane Group Flow (vph)	68	45	12	141	143	10	62	1641	74	59	1092	0
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA	
Protected Phases	4	4		3	3		1	6		5	2	
Permitted Phases			4			3	6		Free	2		
Actuated Green, G (s)	10.5	10.5	10.5	16.4	16.4	16.4	77.2	71.0	130.0	77.0	70.9	
Effective Green, g (s)	10.5	10.5	10.5	16.4	16.4	16.4	77.2	71.0	130.0	77.0	70.9	
Actuated g/C Ratio	0.08	0.08	0.08	0.13	0.13	0.13	0.59	0.55	1.00	0.59	0.55	
Clearance Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	142	150	127	212	217	199	299	2777	1583	179	2733	
v/s Ratio Prot	c0.04	0.02		c0.08	0.08		0.01	c0.32		c0.02	0.22	
v/s Ratio Perm			0.01			0.01	0.11		c0.05	0.18		
v/c Ratio	0.48	0.30	0.09	0.67	0.66	0.05	0.21	0.59	0.05	0.33	0.40	
Uniform Delay, d1	57.1	56.3	55.3	54.2	54.1	50.0	11.6	19.8	0.0	13.7	17.2	
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	2.04	2.20	1.00	1.00	1.00	
Incremental Delay, d2	2.5	1.1	0.3	7.6	7.0	0.1	0.3	0.8	0.0	1.1	0.4	
Delay (s)	59.7	57.4	55.7	61.8	61.2	50.1	23.9	44.2	0.0	14.8	17.6	
Level of Service	E	E	E	E	E	D	C	D	A	B	B	
Approach Delay (s)		57.0			58.9			41.7			17.5	
Approach LOS		E			E			D			B	

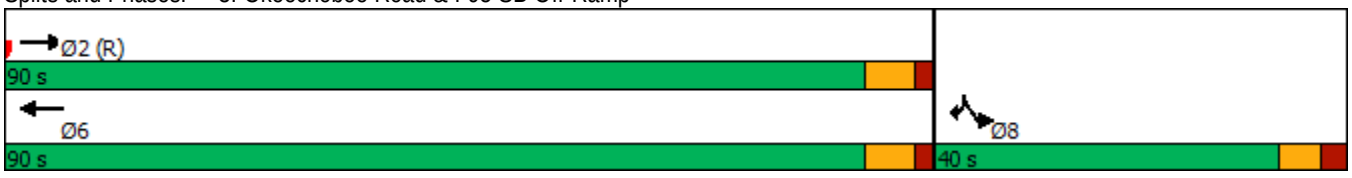
Intersection Summary			
HCM 2000 Control Delay	36.7	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	26.0
Intersection Capacity Utilization	64.8%	ICU Level of Service	C
Analysis Period (min)	15		

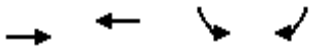
c Critical Lane Group

Lane Group	EBT	WBT	SBL	SBR
Lane Configurations				
Traffic Volume (vph)	1204	995	258	381
Future Volume (vph)	1204	995	258	381
Turn Type	NA	NA	Prot	Prot
Protected Phases	2	6	8	8
Permitted Phases				
Detector Phase	2	6	8	8
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	24.8	24.8
Total Split (s)	90.0	90.0	40.0	40.0
Total Split (%)	69.2%	69.2%	30.8%	30.8%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	2.8	2.8
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	None	Max	Max
Act Effct Green (s)	83.2	83.2	33.2	33.2
Actuated g/C Ratio	0.64	0.64	0.26	0.26
v/c Ratio	0.39	0.32	0.21	0.35
Control Delay	11.6	5.3	38.7	12.1
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.6	5.3	38.7	12.1
LOS	B	A	D	B
Approach Delay	11.6	5.3	22.8	
Approach LOS	B	A	C	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 105 (81%), Referenced to phase 2:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.39	
Intersection Signal Delay: 11.9	Intersection LOS: B
Intersection Capacity Utilization 47.0%	ICU Level of Service A
Analysis Period (min) 15	

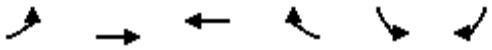
Splits and Phases: 3: Okeechobee Road & I-95 SB Off-Ramp





Lane Group	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	1267	1047	272	401
v/c Ratio	0.39	0.32	0.21	0.35
Control Delay	11.6	5.3	38.7	12.1
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.6	5.3	38.7	12.1
Queue Length 50th (ft)	175	40	64	32
Queue Length 95th (ft)	204	167	90	67
Internal Link Dist (ft)	1268	1322	1192	
Turn Bay Length (ft)				
Base Capacity (vph)	3254	3254	1274	1135
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.39	0.32	0.21	0.35

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑		↰↰↰	↱↱↱
Traffic Volume (vph)	0	1204	995	0	258	381
Future Volume (vph)	0	1204	995	0	258	381
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.8	6.8		6.8	6.8
Lane Util. Factor		0.91	0.91		0.94	0.76
Frt		1.00	1.00		1.00	0.85
Flt Protected		1.00	1.00		0.95	1.00
Satd. Flow (prot)		5085	5085		4990	3610
Flt Permitted		1.00	1.00		0.95	1.00
Satd. Flow (perm)		5085	5085		4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	0	1267	1047	0	272	401
RTOR Reduction (vph)	0	0	0	0	0	214
Lane Group Flow (vph)	0	1267	1047	0	272	187
Turn Type		NA	NA		Prot	Prot
Protected Phases		2	6		8	8
Permitted Phases						
Actuated Green, G (s)		83.2	83.2		33.2	33.2
Effective Green, g (s)		83.2	83.2		33.2	33.2
Actuated g/C Ratio		0.64	0.64		0.26	0.26
Clearance Time (s)		6.8	6.8		6.8	6.8
Vehicle Extension (s)		3.0	3.0		3.0	3.0
Lane Grp Cap (vph)		3254	3254		1274	921
v/s Ratio Prot		c0.25	0.21		c0.05	0.05
v/s Ratio Perm						
v/c Ratio		0.39	0.32		0.21	0.20
Uniform Delay, d1		11.2	10.6		38.1	38.0
Progression Factor		1.00	0.47		1.00	1.00
Incremental Delay, d2		0.4	0.1		0.4	0.5
Delay (s)		11.6	5.0		38.5	38.5
Level of Service		B	A		D	D
Approach Delay (s)		11.6	5.0		38.5	
Approach LOS		B	A		D	

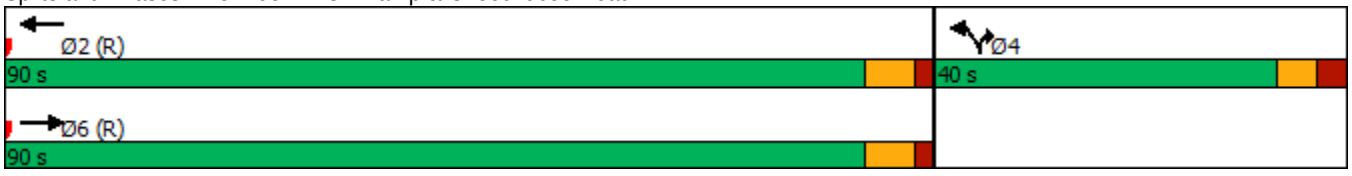
Intersection Summary			
HCM 2000 Control Delay	15.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.6
Intersection Capacity Utilization	47.0%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBT	WBT	NBL	NBR
Lane Configurations				
Traffic Volume (vph)	960	1526	235	727
Future Volume (vph)	960	1526	235	727
Turn Type	NA	NA	Prot	Prot
Protected Phases	6	2	4	4
Permitted Phases				
Detector Phase	6	2	4	4
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	25.0	25.0
Total Split (s)	90.0	90.0	40.0	40.0
Total Split (%)	69.2%	69.2%	30.8%	30.8%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	7.0	7.0
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	None
Act Effct Green (s)	91.6	91.6	24.6	24.6
Actuated g/C Ratio	0.70	0.70	0.19	0.19
v/c Ratio	0.28	0.45	0.26	0.82
Control Delay	3.8	8.8	44.5	36.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	3.8	8.8	44.5	36.9
LOS	A	A	D	D
Approach Delay	3.8	8.8	38.7	
Approach LOS	A	A	D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 19 (15%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 15.8	Intersection LOS: B
Intersection Capacity Utilization 47.0%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 5: I-95 NB Off-Ramp & Okeechobee Road



Lane Group	EBT	WBT	NBL	NBR
Lane Group Flow (vph)	1011	1606	247	765
v/c Ratio	0.28	0.45	0.26	0.82
Control Delay	3.8	8.8	44.5	36.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	3.8	8.8	44.5	36.9
Queue Length 50th (ft)	14	164	63	167
Queue Length 95th (ft)	195	198	83	213
Internal Link Dist (ft)	1322	1214	977	
Turn Bay Length (ft)				
Base Capacity (vph)	3581	3581	1266	1147
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.28	0.45	0.20	0.67

Intersection Summary

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	960	0	0	1526	235	727
Future Volume (vph)	960	0	0	1526	235	727
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.8			6.8	7.0	7.0
Lane Util. Factor	0.91			0.91	0.94	0.76
Frt	1.00			1.00	1.00	0.85
Flt Protected	1.00			1.00	0.95	1.00
Satd. Flow (prot)	5085			5085	4990	3610
Flt Permitted	1.00			1.00	0.95	1.00
Satd. Flow (perm)	5085			5085	4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1011	0	0	1606	247	765
RTOR Reduction (vph)	0	0	0	0	0	251
Lane Group Flow (vph)	1011	0	0	1606	247	514
Turn Type	NA			NA	Prot	Prot
Protected Phases	6			2	4	4
Permitted Phases						
Actuated Green, G (s)	91.6			91.6	24.6	24.6
Effective Green, g (s)	91.6			91.6	24.6	24.6
Actuated g/C Ratio	0.70			0.70	0.19	0.19
Clearance Time (s)	6.8			6.8	7.0	7.0
Vehicle Extension (s)	3.0			3.0	3.0	3.0
Lane Grp Cap (vph)	3582			3582	944	683
v/s Ratio Prot	0.20			c0.32	0.05	c0.14
v/s Ratio Perm						
v/c Ratio	0.28			0.45	0.26	0.75
Uniform Delay, d1	7.1			8.3	45.0	49.8
Progression Factor	0.48			0.96	1.00	1.00
Incremental Delay, d2	0.2			0.3	0.1	4.7
Delay (s)	3.6			8.2	45.1	54.5
Level of Service	A			A	D	D
Approach Delay (s)	3.6			8.2	52.2	
Approach LOS	A			A	D	

Intersection Summary			
HCM 2000 Control Delay	19.2	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.51		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.8
Intersection Capacity Utilization	47.0%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	331	1162	397	47	1537	138	398	169	296	216	155
Future Volume (vph)	331	1162	397	47	1537	138	398	169	296	216	155
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			Free			2					8
Detector Phase	1	6		5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.3	25.3		12.3	25.3	25.3	12.3	25.3	12.3	25.3	25.3
Total Split (s)	25.0	62.0		15.0	52.0	52.0	28.0	25.0	28.0	25.0	25.0
Total Split (%)	19.2%	47.7%		11.5%	40.0%	40.0%	21.5%	19.2%	21.5%	19.2%	19.2%
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max		None	C-Max	C-Max	None	Max	None	Max	Max
Act Effct Green (s)	16.7	57.7	130.0	7.3	45.7	45.7	19.4	21.5	16.9	19.0	19.0
Actuated g/C Ratio	0.13	0.44	1.00	0.06	0.35	0.35	0.15	0.17	0.13	0.15	0.15
v/c Ratio	0.79	0.43	0.26	0.50	0.72	0.21	0.82	0.40	0.70	0.44	0.39
Control Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
LOS	E	B	A	F	B	A	E	D	E	D	A
Approach Delay		23.9			17.1			59.5		46.4	
Approach LOS		C			B			E		D	

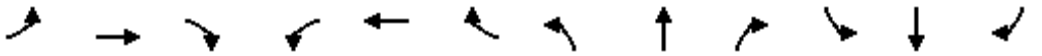
Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 36 (28%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 29.1	Intersection LOS: C
Intersection Capacity Utilization 73.4%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 7: Jenkins Road & Okeechobee Road

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	348	1223	418	49	1618	145	419	235	312	227	163
v/c Ratio	0.79	0.43	0.26	0.50	0.72	0.21	0.82	0.40	0.70	0.44	0.39
Control Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
Queue Length 50th (ft)	138	190	0	44	84	1	176	83	131	94	0
Queue Length 95th (ft)	192	207	0	m54	124	m2	235	130	176	137	20
Internal Link Dist (ft)		1214			2765			1635		248	
Turn Bay Length (ft)	700		325	425		500	315		475		575
Base Capacity (vph)	467	2845	1583	104	2254	699	546	587	546	516	418
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.75	0.43	0.26	0.47	0.72	0.21	0.77	0.40	0.57	0.44	0.39

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	331	1162	397	47	1537	138	398	169	54	296	216	155
Future Volume (vph)	331	1162	397	47	1537	138	398	169	54	296	216	155
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	4.0	7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Lane Util. Factor	0.97	0.86	1.00	1.00	0.86	1.00	0.97	0.95		0.97	0.95	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.96		1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3433	6408	1583	1770	6408	1583	3433	3410		3433	3539	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	3433	6408	1583	1770	6408	1583	3433	3410		3433	3539	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	348	1223	418	49	1618	145	419	178	57	312	227	163
RTOR Reduction (vph)	0	0	0	0	0	94	0	23	0	0	0	139
Lane Group Flow (vph)	348	1223	418	49	1618	51	419	212	0	312	227	24
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			Free			2						8
Actuated Green, G (s)	16.7	56.3	130.0	6.1	45.7	45.7	19.4	21.5		16.9	19.0	19.0
Effective Green, g (s)	16.7	56.3	130.0	6.1	45.7	45.7	19.4	21.5		16.9	19.0	19.0
Actuated g/C Ratio	0.13	0.43	1.00	0.05	0.35	0.35	0.15	0.17		0.13	0.15	0.15
Clearance Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	441	2775	1583	83	2252	556	512	563		446	517	231
v/s Ratio Prot	c0.10	0.19		0.03	c0.25		c0.12	0.06		0.09	c0.06	
v/s Ratio Perm			c0.26			0.03						0.02
v/c Ratio	0.79	0.44	0.26	0.59	0.72	0.09	0.82	0.38		0.70	0.44	0.10
Uniform Delay, d1	54.9	25.8	0.0	60.7	36.6	28.2	53.6	48.3		54.1	50.6	48.1
Progression Factor	0.99	0.75	1.00	1.24	0.42	1.93	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	8.5	0.5	0.4	6.3	1.2	0.2	9.8	1.9		4.8	2.7	0.9
Delay (s)	62.8	19.9	0.4	81.9	16.4	54.7	63.4	50.2		58.9	53.3	49.0
Level of Service	E	B	A	F	B	D	E	D		E	D	D
Approach Delay (s)		23.3			21.2			58.7			54.8	
Approach LOS		C			C			E			D	

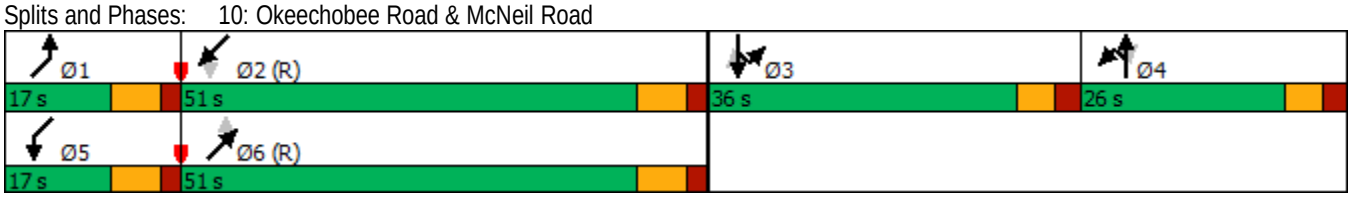
Intersection Summary			
HCM 2000 Control Delay	31.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.70		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	29.2
Intersection Capacity Utilization	73.4%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Configurations											
Traffic Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489
Future Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA
Protected Phases	4	4		3	3		1	6		5	2
Permitted Phases			4			3	6		Free	2	
Detector Phase	4	4	4	3	3	3	1	6		5	2
Switch Phase											
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	5.0	12.0		5.0	12.0
Minimum Split (s)	24.2	24.2	24.2	24.2	24.2	24.2	11.8	24.8		24.8	24.8
Total Split (s)	26.0	26.0	26.0	36.0	36.0	36.0	17.0	51.0		17.0	51.0
Total Split (%)	20.0%	20.0%	20.0%	27.7%	27.7%	27.7%	13.1%	39.2%		13.1%	39.2%
Yellow Time (s)	3.7	3.7	3.7	3.7	3.7	3.7	4.8	4.8		4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8
Lead/Lag	Lag	Lag	Lag	Lead	Lead	Lead	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max		None	C-Max
Act Effct Green (s)	15.3	15.3	15.3	22.9	22.9	22.9	66.6	55.7	130.0	65.0	54.9
Actuated g/C Ratio	0.12	0.12	0.12	0.18	0.18	0.18	0.51	0.43	1.00	0.50	0.42
v/c Ratio	0.68	0.46	0.29	0.75	0.76	0.26	0.70	0.59	0.05	0.56	0.86
Control Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
LOS	E	E	A	E	E	A	E	C	A	C	D
Approach Delay		49.3			54.4			29.3			39.1
Approach LOS		D			D			C			D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 109 (84%), Referenced to phase 2:SWTL and 6:NETL, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.86	
Intersection Signal Delay: 38.4	Intersection LOS: D
Intersection Capacity Utilization 76.7%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 10: Okeechobee Road & McNeil Road



Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Group Flow (vph)	141	101	89	222	229	104	145	1287	84	136	1822
v/c Ratio	0.68	0.46	0.29	0.75	0.76	0.26	0.70	0.59	0.05	0.56	0.86
Control Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
Queue Length 50th (ft)	115	80	0	188	194	0	69	382	0	53	512
Queue Length 95th (ft)	182	134	10	267	274	21	#177	460	0	106	#713
Internal Link Dist (ft)		1194			146			2765			1040
Turn Bay Length (ft)	175		175				200		100	200	
Base Capacity (vph)	269	283	360	385	394	471	213	2178	1583	254	2116
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.52	0.36	0.25	0.58	0.58	0.22	0.68	0.59	0.05	0.54	0.86

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489	242
Future Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489	242
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8	4.0	6.8	6.8	
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00	1.00	0.91	1.00	1.00	0.91	
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.98	
Flt Protected	0.95	1.00	1.00	0.95	0.97	1.00	0.95	1.00	1.00	0.95	1.00	
Satd. Flow (prot)	1770	1863	1583	1681	1721	1583	1770	5085	1583	1770	4979	
Flt Permitted	0.95	1.00	1.00	0.95	0.97	1.00	0.07	1.00	1.00	0.13	1.00	
Satd. Flow (perm)	1770	1863	1583	1681	1721	1583	134	5085	1583	249	4979	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	141	101	89	352	99	104	145	1287	84	136	1567	255
RTOR Reduction (vph)	0	0	79	0	0	86	0	0	0	0	15	0
Lane Group Flow (vph)	141	101	10	222	229	18	145	1287	84	136	1807	0
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA	
Protected Phases	4	4		3	3		1	6		5	2	
Permitted Phases			4			3	6		Free	2		
Actuated Green, G (s)	15.3	15.3	15.3	22.9	22.9	22.9	66.6	55.7	130.0	65.0	54.9	
Effective Green, g (s)	15.3	15.3	15.3	22.9	22.9	22.9	66.6	55.7	130.0	65.0	54.9	
Actuated g/C Ratio	0.12	0.12	0.12	0.18	0.18	0.18	0.51	0.43	1.00	0.50	0.42	
Clearance Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	208	219	186	296	303	278	205	2178	1583	242	2102	
v/s Ratio Prot	c0.08	0.05		0.13	c0.13		c0.06	0.25		0.04	c0.36	
v/s Ratio Perm			0.01			0.01	0.30		c0.05	0.24		
v/c Ratio	0.68	0.46	0.06	0.75	0.76	0.07	0.71	0.59	0.05	0.56	0.86	
Uniform Delay, d1	55.0	53.5	50.9	50.8	50.9	44.6	27.6	28.4	0.0	19.7	34.1	
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.57	0.88	1.00	1.00	1.00	
Incremental Delay, d2	8.5	1.5	0.1	10.2	10.3	0.1	9.7	1.1	0.1	3.0	4.9	
Delay (s)	63.5	55.0	51.1	61.0	61.1	44.7	53.0	26.2	0.1	22.7	38.9	
Level of Service	E	E	D	E	E	D	D	C	A	C	D	
Approach Delay (s)		57.6			58.0			27.3			37.8	
Approach LOS		E			E			C			D	

Intersection Summary			
HCM 2000 Control Delay	38.2	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.79		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	26.0
Intersection Capacity Utilization	76.7%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

HCS7 Two-Way Stop-Control Report

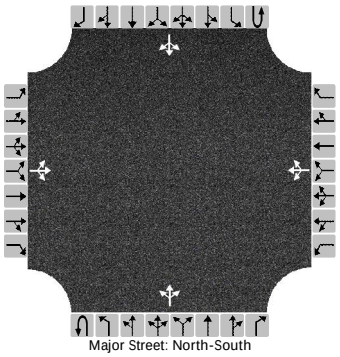
General Information

Analyst	MAG
Agency/Co.	KAH
Date Performed	5/14/2019
Analysis Year	2023
Time Analyzed	Future Total AM
Intersection Orientation	North-South
Project Description	Neill Farms

Site Information

Intersection	Kirby Loop & McNeil
Jurisdiction	St Lucie
East/West Street	Kirby Loop Road
North/South Street	McNeil Road
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		2.00	1.00	0.00		10.00	0.00	37.00		0.00	144.00	0.00		79.00	129.00	0.00
Percent Heavy Vehicles (%)		2.00	2.00	2.00		2.00	2.00	2.00		2.00				2.00		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.12	6.52	6.22		7.12	6.52	6.22		4.12				4.12		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			3.16				49.47			0.00				83.16		
Capacity, c (veh/h)			489.05				776.98			1451.00				1431.87		
v/c Ratio			0.01				0.06			0.00				0.06		
95% Queue Length, Q_{95} (veh)			0.02				0.20			0.00				0.18		
Control Delay (s/veh)			12.41				9.95			7.48		0.00		7.67		0.00
Level of Service (LOS)			B				A			A		A		A		A
Approach Delay (s/veh)	12.41				9.95				0.00				2.91			
Approach LOS	B				A											

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HCS7 Two-Way Stop-Control Report

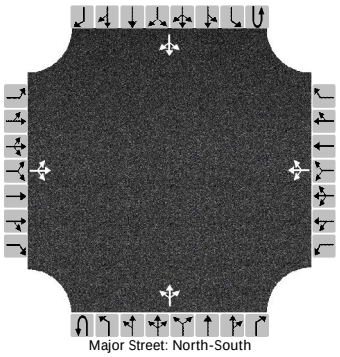
General Information

Analyst	MAG
Agency/Co.	KAH
Date Performed	5/14/2019
Analysis Year	2023
Time Analyzed	Future Total PM
Intersection Orientation	North-South
Project Description	Neill Farms

Site Information

Intersection	Kirby Loop & McNeil
Jurisdiction	St Lucie
East/West Street	Kirby Loop Road
North/South Street	McNeil Road
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0.00	0.00	0.00		18.00	1.00	119.00		1.00	186.00	9.00		67.00	161.00	0.00
Percent Heavy Vehicles (%)		2.00	2.00	2.00		2.00	2.00	2.00		2.00				2.00		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.12	6.52	6.22		7.12	6.52	6.22		4.12				4.12		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			0.00				145.26			1.05				70.53		
Capacity, c (veh/h)							762.00			1410.47				1368.58		
v/c Ratio							0.19			0.00				0.05		
95% Queue Length, Q_{95} (veh)							0.70			0.00				0.16		
Control Delay (s/veh)							10.83			7.55		0.00		7.77		0.00
Level of Service (LOS)							B			A		A		A		A
Approach Delay (s/veh)						10.83				0.04				2.29		
Approach LOS						B										

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APPENDIX G: VOLUME DEVELOPMENT WORKSHEET AND LEFT-TURN LANE WARRANT WORKSHEET: JENKINS ROAD & PROJECT DRIVEWAY

VOLUME DEVELOPMENT SHEET
NEILL FARMS
JENKINS ROAD & DRIVEWAY
UNSIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.12	1.12
Buildout Year =	2023	2023
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 07/10/2018	0	326	0	0	338	0	0	0	0	0	0	0
Peak Season Volume	0	365	0	0	379	0	0	0	0	0	0	0
Traffic Volume Growth	0	72	0	0	75	0	0	0	0	0	0	0
Committed Celebration Pointe												
Inbound Traffic Assignment		10.0%										
Inbound Traffic Volumes		10										
Outbound Traffic Assignment					10.0%							
Outbound Traffic Volumes					37							
Project Traffic	0	10	0	0	37	0	0	0	0	0	0	0
Committed Carriage Pointe												
Inbound Traffic Assignment					20.0%							
Inbound Traffic Volumes					7							
Outbound Traffic Assignment		20.0%										
Outbound Traffic Volumes		22										
Project Traffic	0	22	0	0	7	0	0	0	0	0	0	0
Total Committed Projects	0	32	0	0	44	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	19	0	0	19	0	0	0	0	0	0	0
Committed + 1.0% Growth	0	51	0	0	63	0	0	0	0	0	0	0
Max (Committed + 1.0% or Historic Growth)	0	72	0	0	75	0	0	0	0	0	0	0
Background Traffic Volumes	0	437	0	0	454	0	0	0	0	0	0	0
Project Traffic												
Inbound Traffic Assignment			3.0%	40.0%								
Inbound Traffic Volumes			2	22								
Outbound Traffic Assignment										3.0%		40.0%
Outbound Traffic Volumes										5		66
Project Traffic	0	0	2	22	0	0	0	0	0	5	0	66
Total Traffic w/o RTOR	0	437	2	22	454	0	0	0	0	5	0	66
RTOR Reduction												
TOTAL TRAFFIC	0	437	2	22	454	0	0	0	0	5	0	66

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 07/10/2018	0	410	0	0	353	0	0	0	0	0	0	0
Peak Season Volume	0	459	0	0	395	0	0	0	0	0	0	0
Traffic Volume Growth	0	91	0	0	78	0	0	0	0	0	0	0
Committed Celebration Pointe												
Inbound Traffic Assignment		10.0%										
Inbound Traffic Volumes		40										
Outbound Traffic Assignment					10.0%							
Outbound Traffic Volumes					22							
Project Traffic	0	40	0	0	22	0	0	0	0	0	0	0
Committed Carriage Pointe												
Inbound Traffic Assignment					20.0%							
Inbound Traffic Volumes					25							
Outbound Traffic Assignment		20.0%										
Outbound Traffic Volumes		15										
Project Traffic	0	15	0	0	25	0	0	0	0	0	0	0
Total Committed Projects	0	55	0	0	47	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	23	0	0	20	0	0	0	0	0	0	0
Committed + 1.0% Growth	0	78	0	0	67	0	0	0	0	0	0	0
Max (Committed + 1.0% or Historic Growth)	0	91	0	0	78	0	0	0	0	0	0	0
Background Traffic Volumes	0	550	0	0	473	0	0	0	0	0	0	0
Project Traffic												
Inbound Traffic Assignment			3.0%	40.0%								
Inbound Traffic Volumes			6	74								
Outbound Traffic Assignment										3.0%		40.0%
Outbound Traffic Volumes										3		44
Project Traffic	0	0	6	74	0	0	0	0	0	3	0	44
Total Traffic w/o RTOR	0	550	6	74	473	0	0	0	0	3	0	44
RTOR Reduction												
TOTAL TRAFFIC	0	550	6	74	473	0	0	0	0	3	0	44

Turn Lane Warrant and Length Analysis Workbook

STUDY LOCATION AND ANALYSIS INFORMATION

AR Number:	N/A	Analysis Date:	5/14/2019
County:	Saint Lucie	Conducted By:	MAG
FDOT District:	5	Checked By:	ABK
		Agency/Company Name:	Kimley Horn

Intersection & Approach Description: Jenkins Road at Project Driveway

Analysis Scenario:	Project Buildout	Number of Approach Lanes:	1
Design Hour:	PM Peak Hour	Undivided or Divided Highway:	Undivided
Intersection Control:	Unsignalized		
Posted Speed Limit (MPH):	45		
Type of Terrain:	Level		

VOLUME CALCULATIONS

Left Turn Lane Volume Calculations

Movement		Include?	Volume	% Trucks	PCEV
Advancing	Left	Yes	74	2.0%	75
	Through	-	473	2.0%	478
	Right	No		0.0%	N/A
Opposing	Left	No		0.0%	N/A
	Through	-	550	2.0%	556
	Right	Yes	6	2.0%	7

Advancing Volume:	553
Opposing Volume:	563
Left Turn Volume:	75
% Left Turns in Advancing Volume:	13.56%

TURN LANE WARRANT FINDINGS

Left Turn Lane Warrant Findings

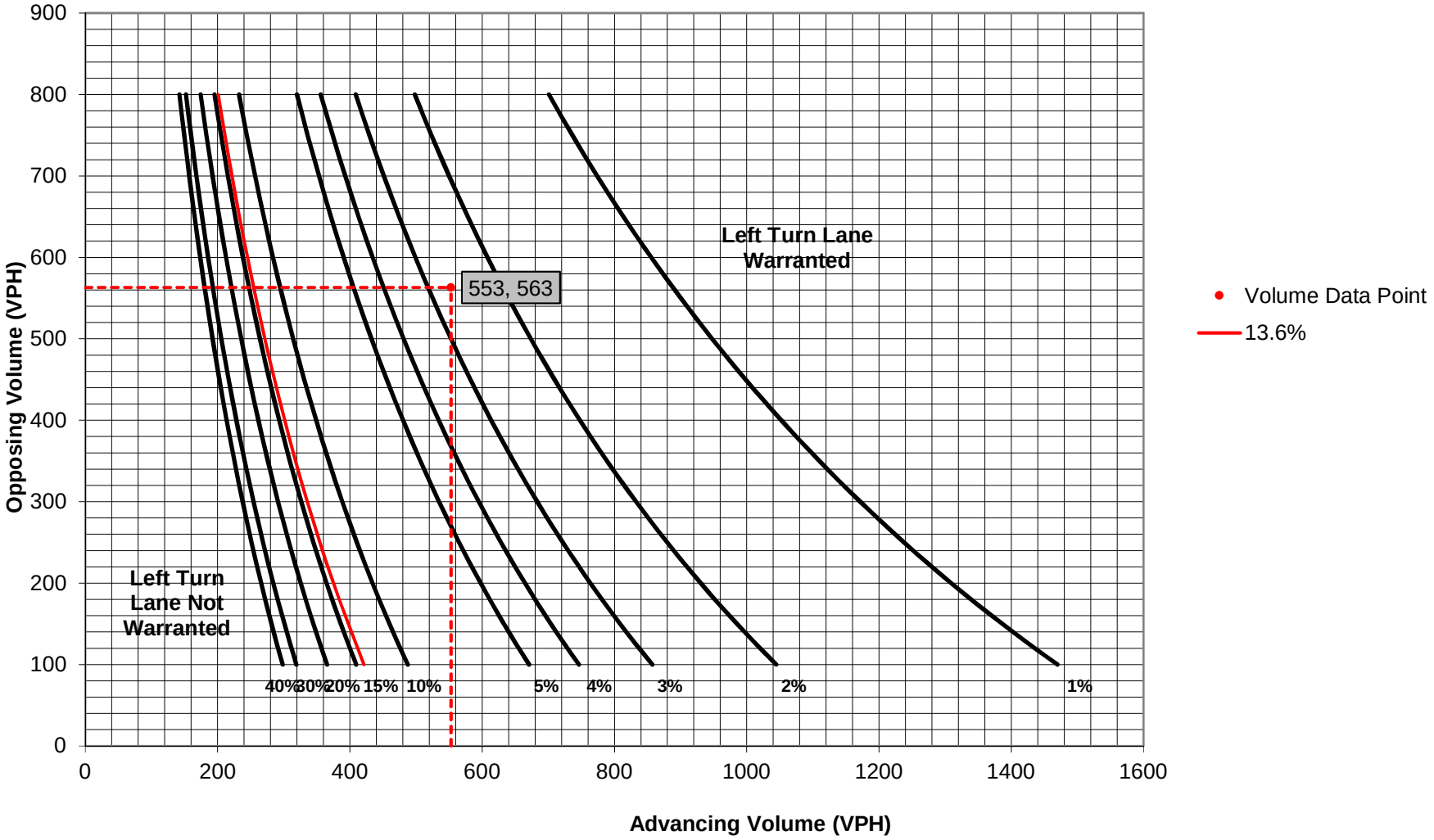
Applicable Warrant Figure: Figure 3

Warrant Met?: Yes

Additional Comments / Justifications:

Figure 3. Warrant for left turn lanes on two-lane highways (45 mph speed, unsignalized and signalized intersections)

(L = % Left Turns in Advancing Volume)



APPENDIX H: VOLUME DEVELOPMENT WORKSHEET AND LEFT-TURN LANE WARRANT WORKSHEET: MCNEIL ROAD & PROJECT DRIVEWAY

VOLUME DEVELOPMENT SHEET
NEILL FARMS
MCNEIL ROAD & DRIVEWAY
UNSIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.09	1.09
Buildout Year =	2023	2023
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	113	0	0	91	0	0	0	0	0	0	0
Peak Season Volume	0	123	0	0	99	0	0	0	0	0	0	0
Traffic Volume Growth	0	24	0	0	20	0	0	0	0	0	0	0
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		5										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					19							
Project Traffic	0	5	0	0	19	0	0	0	0	0	0	0
Total Committed Projects	0	5	0	0	19	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	6	0	0	5	0	0	0	0	0	0	0
Committed + 1.0% Growth	0	11	0	0	24	0	0	0	0	0	0	0
Max (Committed + 1.0% or Historic Growth)	0	24	0	0	24	0	0	0	0	0	0	0
Background Traffic Volumes	0	147	0	0	123	0	0	0	0	0	0	0
Project Traffic												
Inbound Traffic Assignment	17.0%					40.0%						
Inbound Traffic Volumes	9					22						
Outbound Traffic Assignment							40.0%		17.0%			
Outbound Traffic Volumes							66		28			
Project Traffic	9	0	0	0	0	22	66	0	28	0	0	0
Total Traffic w/o RTOR	9	147	0	0	123	22	66	0	28	0	0	0
RTOR Reduction												
TOTAL TRAFFIC	9	147	0	0	123	22	66	0	28	0	0	0

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	140	0	0	125	0	0	0	0	0	0	0
Peak Season Volume	0	153	0	0	136	0	0	0	0	0	0	0
Traffic Volume Growth	0	30	0	0	27	0	0	0	0	0	0	0
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		20										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					11							
Project Traffic	0	20	0	0	11	0	0	0	0	0	0	0
Total Committed Projects	0	20	0	0	11	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	8	0	0	7	0	0	0	0	0	0	0
Committed + 1.0% Growth	0	28	0	0	18	0	0	0	0	0	0	0
Max (Committed + 1.0% or Historic Growth)	0	30	0	0	27	0	0	0	0	0	0	0
Background Traffic Volumes	0	183	0	0	163	0	0	0	0	0	0	0
Project Traffic												
Inbound Traffic Assignment	17.0%					40.0%						
Inbound Traffic Volumes	31					74						
Outbound Traffic Assignment							40.0%		17.0%			
Outbound Traffic Volumes							44		19			
Project Traffic	31	0	0	0	0	74	44	0	19	0	0	0
Total Traffic w/o RTOR	31	183	0	0	163	74	44	0	19	0	0	0
RTOR Reduction												
TOTAL TRAFFIC	31	183	0	0	163	74	44	0	19	0	0	0

Turn Lane Warrant and Length Analysis Workbook

STUDY LOCATION AND ANALYSIS INFORMATION

AR Number:	N/A	Analysis Date:	5/14/2019
County:	Saint Lucie	Conducted By:	MAG
FDOT District:	5	Checked By:	ABK
		Agency/Company Name:	Kimley Horn

Intersection & Approach Description: McNeil Road at Project Driveway

Analysis Scenario:	Project Buildout	Number of Approach Lanes:	1
Design Hour:	PM Peak Hour	Undivided or Divided Highway:	Undivided
Intersection Control:	Unsignalized		
Posted Speed Limit (MPH):	30		
Type of Terrain:	Level		

VOLUME CALCULATIONS

Left Turn Lane Volume Calculations

Movement		Include?	Volume	% Trucks	PCEV
Advancing	Left	Yes	31	2.0%	32
	Through	-	183	2.0%	185
	Right	No		0.0%	N/A
Opposing	Left	No		0.0%	N/A
	Through	-	163	2.0%	165
	Right	Yes	74	2.0%	75

Advancing Volume:	217
Opposing Volume:	240
Left Turn Volume:	32
% Left Turns in Advancing Volume:	14.75%

TURN LANE WARRANT FINDINGS

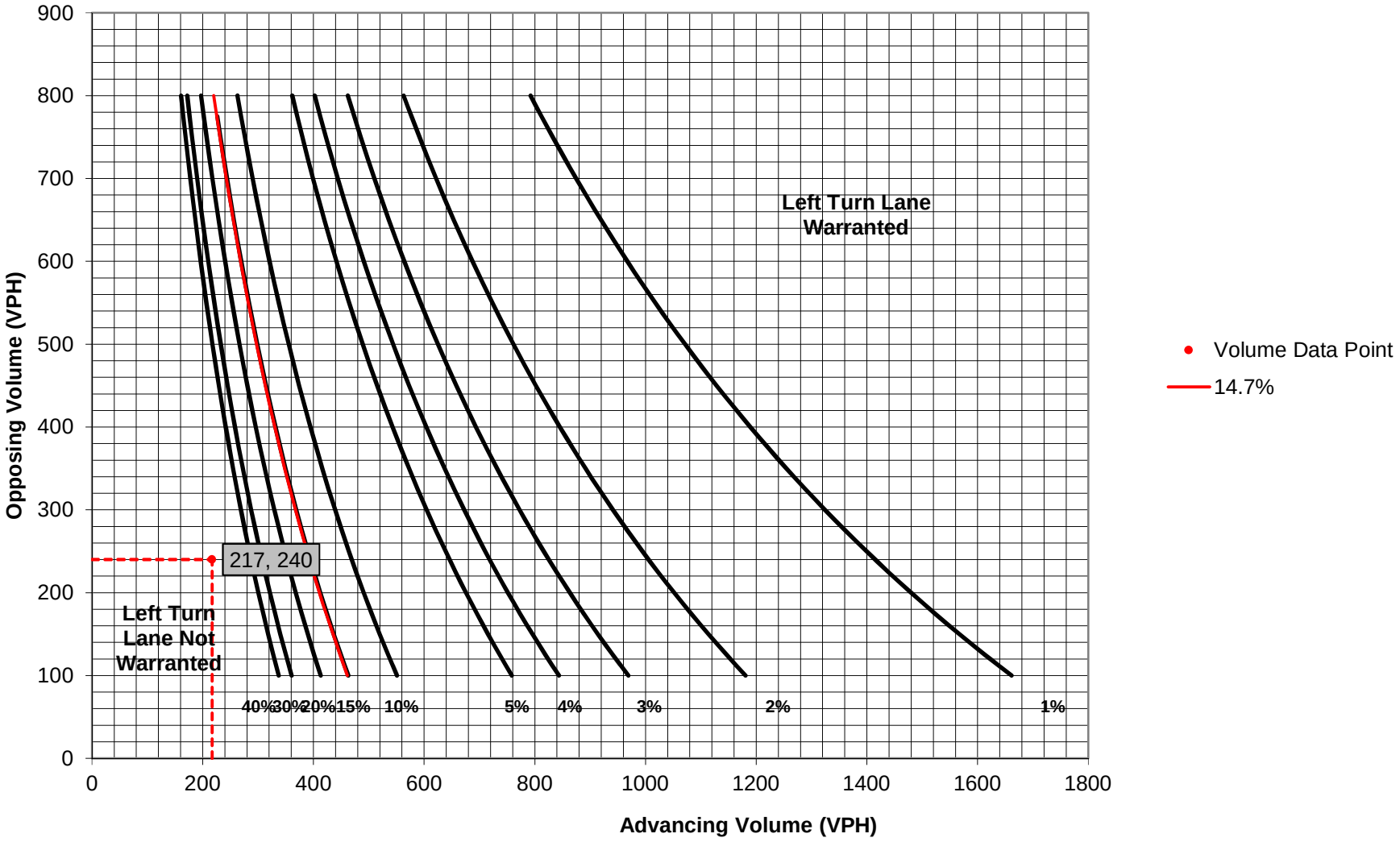
Left Turn Lane Warrant Findings

Applicable Warrant Figure: Figure 1

Warrant Met?: No

Additional Comments / Justifications:

Figure 1. Warrant for left turn lanes on two-lane roadways
(speeds to 35 mph, unsignalized and signalized intersections)
(L = % Left Turns in Advancing Volume)



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JENKINS ROAD
POSTED SPEED = 45 MPH
DESIGN SPEED = 55 MPH

JENKINS ROAD
(STATE ROAD S-611)
(164' R/W)
ST. LUCIE COUNTY MAINTAINED

W. LINE OF THE S.W. 1/4 OF SECTION 19-35-40

N00°00'18"E 666.22'

(IN FEET)
1 inch = 20 ft.

LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DMH
- PROPOSED DMH
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PHASE I DEVELOPMENT AREA
- PHASE II DEVELOPMENT AREA
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- PROPOSED CONCRETE
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- EXISTING ASPHALT

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www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: DCB
DRAWN BY: JLW
FILENAME: 18-430 rp-20 (03-28-2019).dwg
LAYOUT: J.R. TURN LANES
SCALE: AS SHOWN
DATE: 04JAN19

REVISION COMMENTS

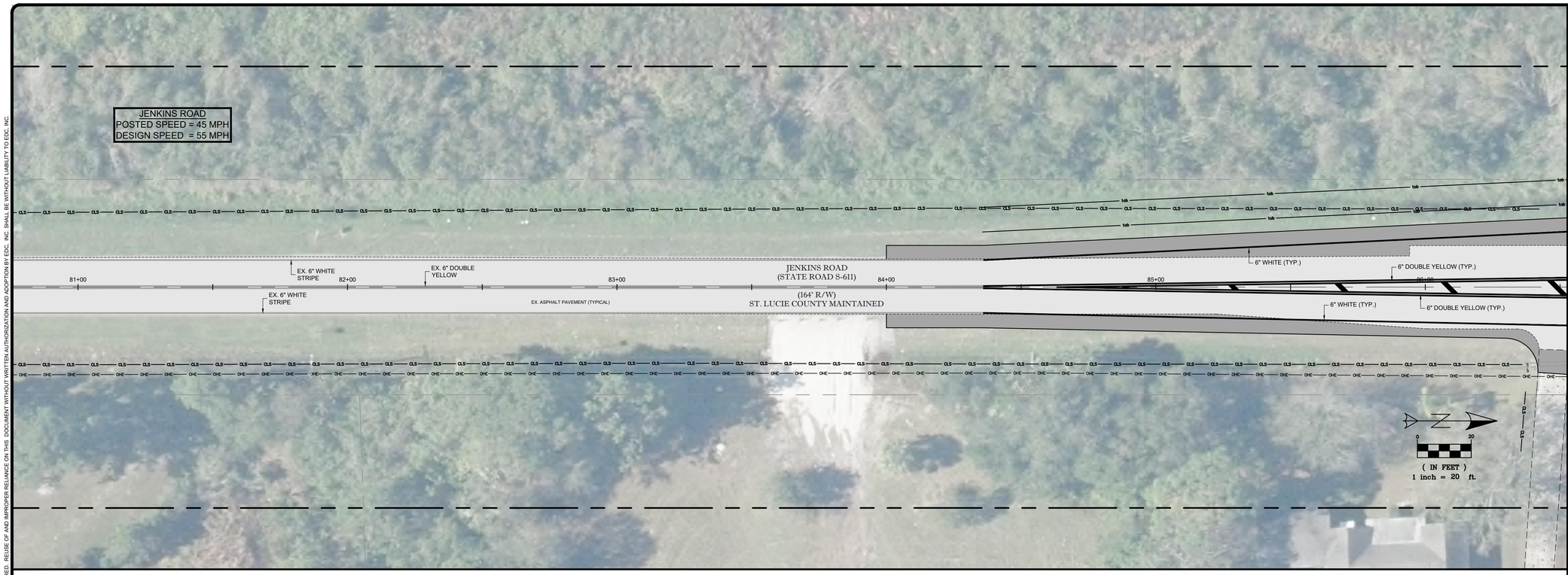
DATE

NEILL FARMS
PRELIMINARY TURN LANE PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

18-430

1 OF 3



RIGHT - OF - WAY NOTES:

1. EXISTING RIGHT-OF-WAY DETAILS ARE SHOWN BASED ON INFORMATION PROVIDED BY BETSY LINDSAY, INC ON MARCH 20, 2019 AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AS-BUILT DRAWINGS FOR JENKINS ROAD (FINANCIAL PROJECT ID: 428984-1-52-01).
2. THE INFORMATION PRESENTED ON THIS SHEET IS FOR SITE PLAN AND PRELIMINARY ENGINEERING PURPOSES ONLY. FINAL DETAILS WILL BE PROVIDED ON PLANS SUBMITTALED FOR CONSTRUCTION LEVEL APPROVALS FROM ST. LUCIE COUNTY.
3. PROPOSED RIGHT-OF-WAY DEDICATION IS BASED ON ULTIMATE WIDTH FOR JENKINS ROAD AS SHOWN ON MOST RECENT FDOT AS-BUILT DRAWINGS (FINANCIAL PROJECT ID: 428984-1-52-01).
4. THE EXISTING SIDEWALK ALONG THE PROPERTY FRONTAGE SHALL REMAIN. DAMAGE OR UNSUITABLE CONDITIONS SHALL BE REPLACED AS NEEDED.
5. ANY PORTION OF EXISTING BERMS OR FILL THAT LIE WITHIN THE LIMITS OF THE PROPOSED RIGHT-OF-WAY DEDICATION SHALL BE REMOVED AND/OR RELOCATED WITHIN THE PROPERTY BOUNDARY.
6. EXISTING RIGHT-OF-WAY DRAINAGE CONVEYANCE AND STORAGE SHALL BE MAINTAINED UPON COMPLETION OF THE PROPSOED IMPROVEMENTS. A MODIFICATION TO THE EXISTING SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) ERP PERMIT SHALL BE REQUIRED.
7. MAINTENANCE OF TRAFFIC FOR THE PROPOSED RIGHT-OF-WAY IMPROVEMENTS SHALL BE COORDINATION WITH ST. LUCIE COUNTY AND FDOT AS NEEDED.

CONTRACTOR NOTE:

1. FOR ALL SIGNAGE AND PAVEMENT MARKINGS REFER TO FDOT 2019-2020 DESIGN STANDARDS AND/OR THE M.U.T.C.D. SPECIFICATIONS.
2. ALL ON-SITE STRIPING SHALL BE PAINTED PER FDOT 2019-2020 DESIGN STANDARDS AND/OR THE M.U.T.C.D. SPECIFICATIONS.
3. ALL STRIPING WITHIN RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
4. ALL EX. PAVEMENT MARKINGS TO BE REMOVED BY GRINDING.
5. REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED PER FDOT INDEX #706-001.
6. SOD ALL DISTURBED AREAS TO INCLUDE GRASS WITHIN THE RIGHT-OF-WAY, MEDIAN, TRANSITIONS TO PROPERTY LINES AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY ASSOCIATED WITH THIS PROJECT. CONTRACTOR TO MATCH SURROUNDING GRASS WITH THAT OF EQUAL TYPE.

LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DMH
- PROPOSED DMH
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
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- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING ASPHALT

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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: DCB
DRAWN BY: JLW
FILENAME: 18-430 rp-20 (03-28-2019).dwg
LAYOUT: J.R. TURN LANES (2)
SCALE: AS SHOWN
DATE: 04/24/19

REVISION COMMENTS

DATE

NEILL FARMS

PRELIMINARY TURN LANE PLAN

FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
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2 OF 3

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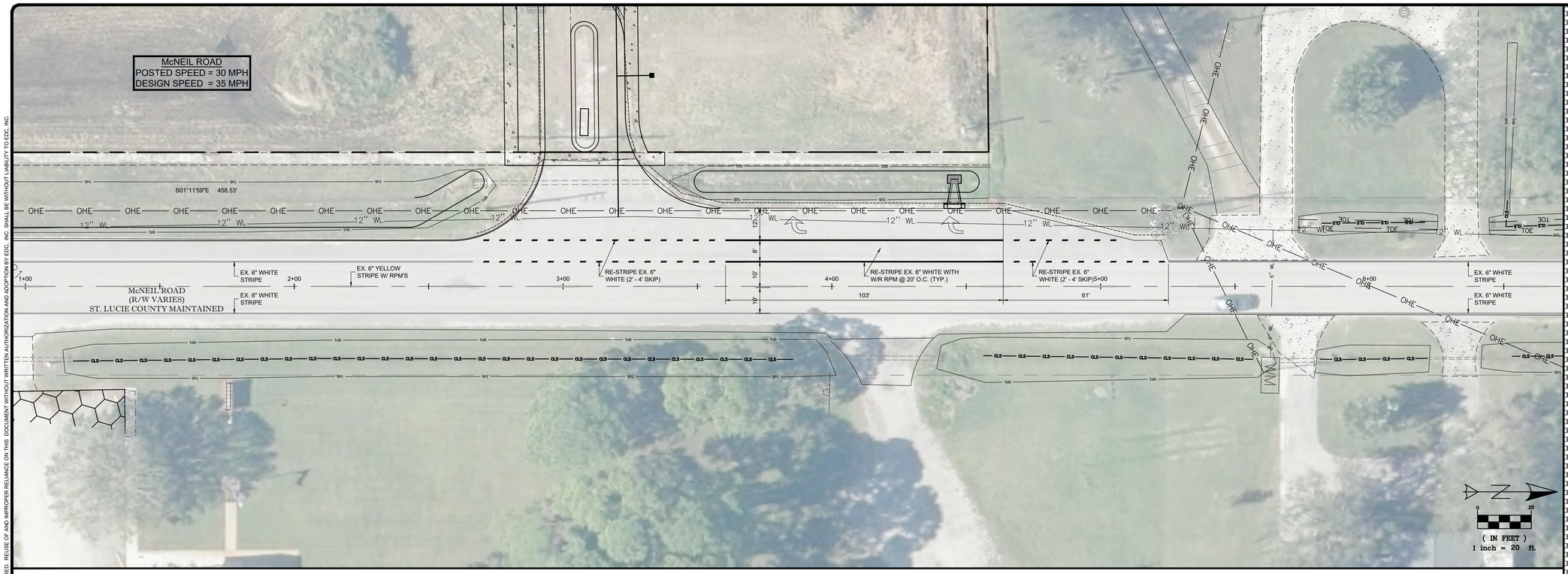

RIGHT-OF-WAY NOTES:

1. EXISTING RIGHT-OF-WAY DETAILS ARE SHOWN BASED ON INFORMATION PROVIDED TO EDC, INC. BY BETSY LINDSAY, INC ON MARCH 20, 2019 AND PREVIOUSLY APPROVED CONSTRUCTION PLANS FOR NEILL FARMS FROM EDC, INC.
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7. MAINTENANCE OF TRAFFIC FOR THE PROPOSED RIGHT-OF-WAY IMPROVEMENTS SHALL BE COORDINATION WITH ST. LUCIE COUNTY AS NEEDED.

CONTRACTOR NOTE:

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LEGEND

- EXISTING SPOT ELEVATION
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DESIGNED BY: DCB
DRAWN BY: JLW
FILENAME: 18-430 dp-20 (03.28.2019).dwg
LAYOUT: McNEILL TURN LANE
SCALE: AS SHOWN
DATE: 04/24/19

REVISION COMMENTS

DATE

NEILL FARMS

PRELIMINARY TURN LANE PLAN

FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
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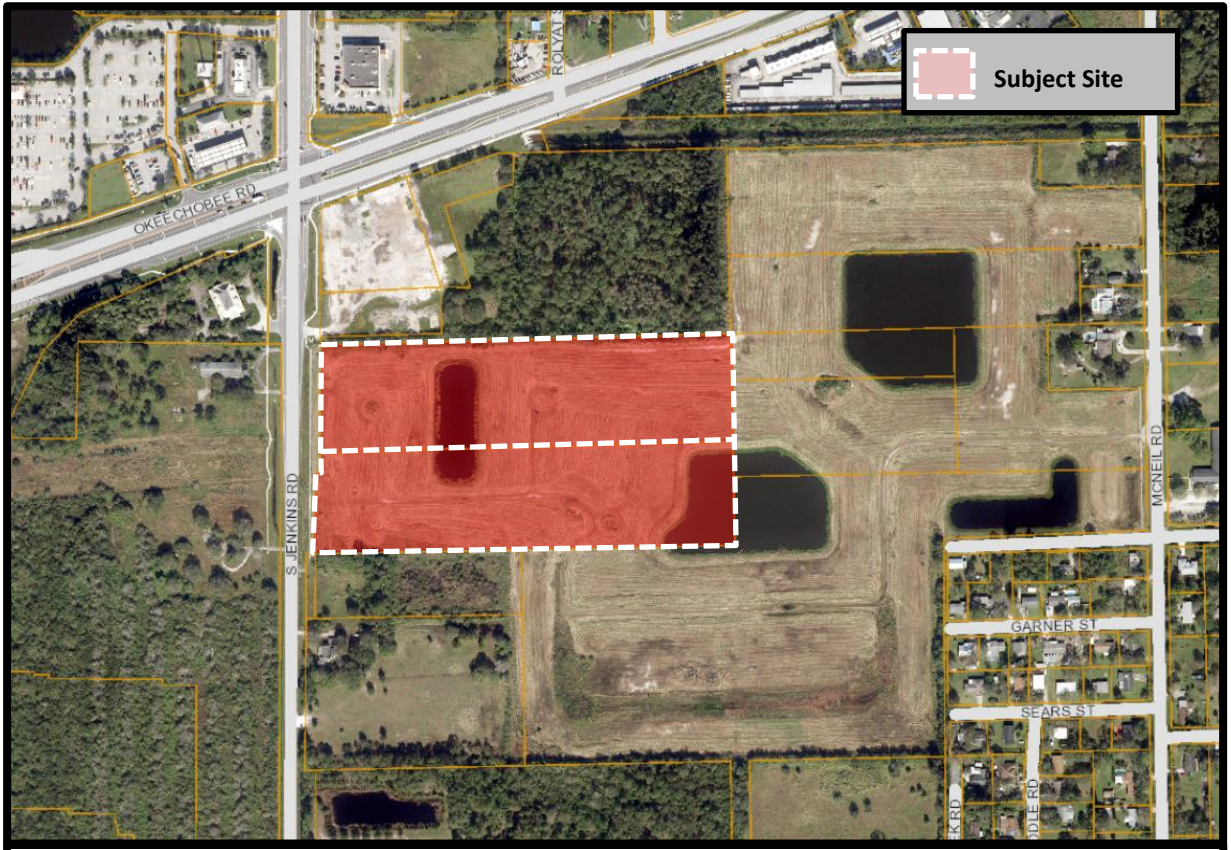

THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use Map Amendment
Neill Farms
Aerial Map

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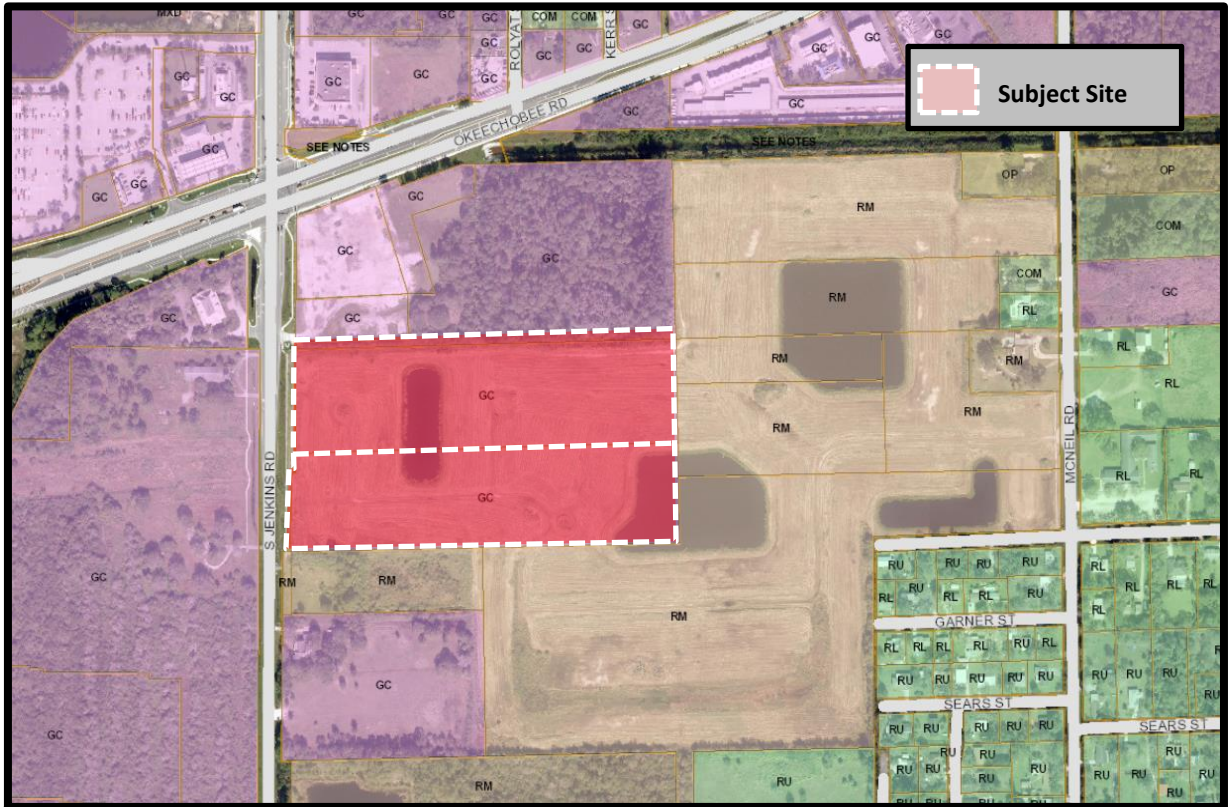

THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use Map Amendment
Neill Farms
Current Future Land Use Map

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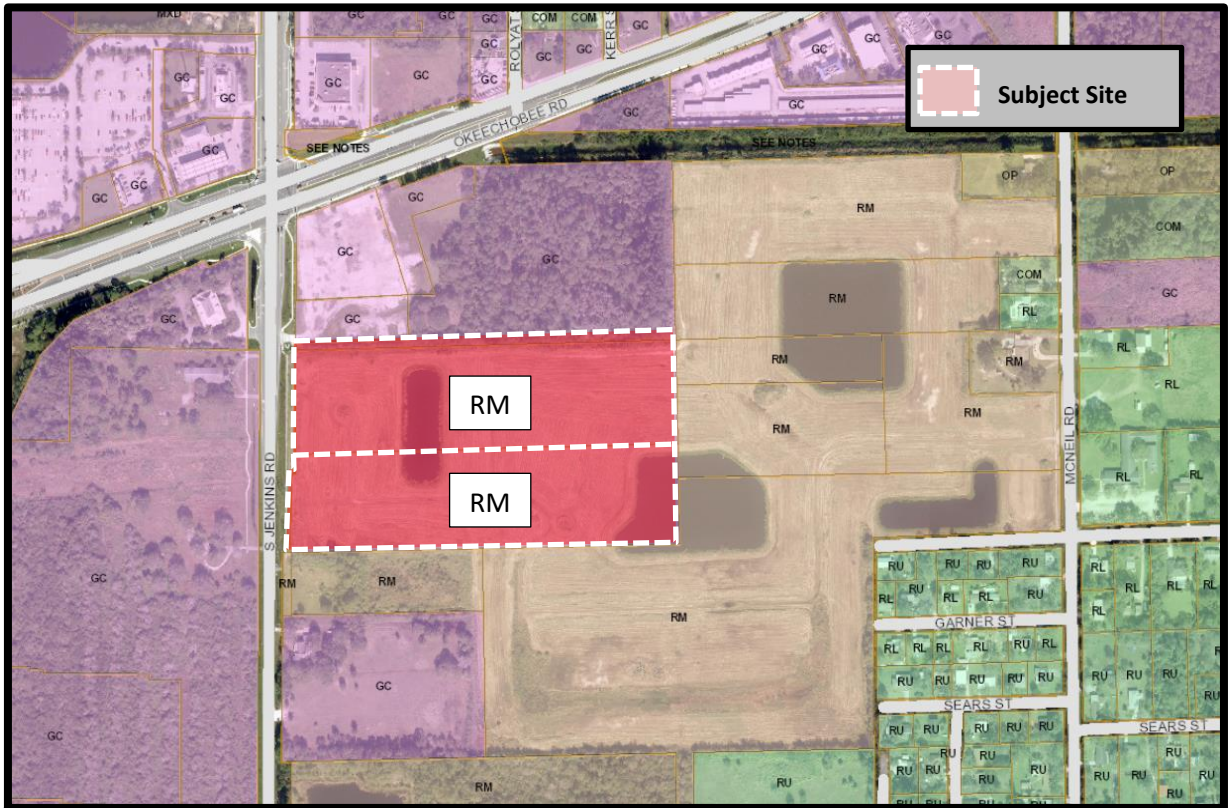

THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use Map Amendment
Neill Farms
Proposed Future Land Use Map

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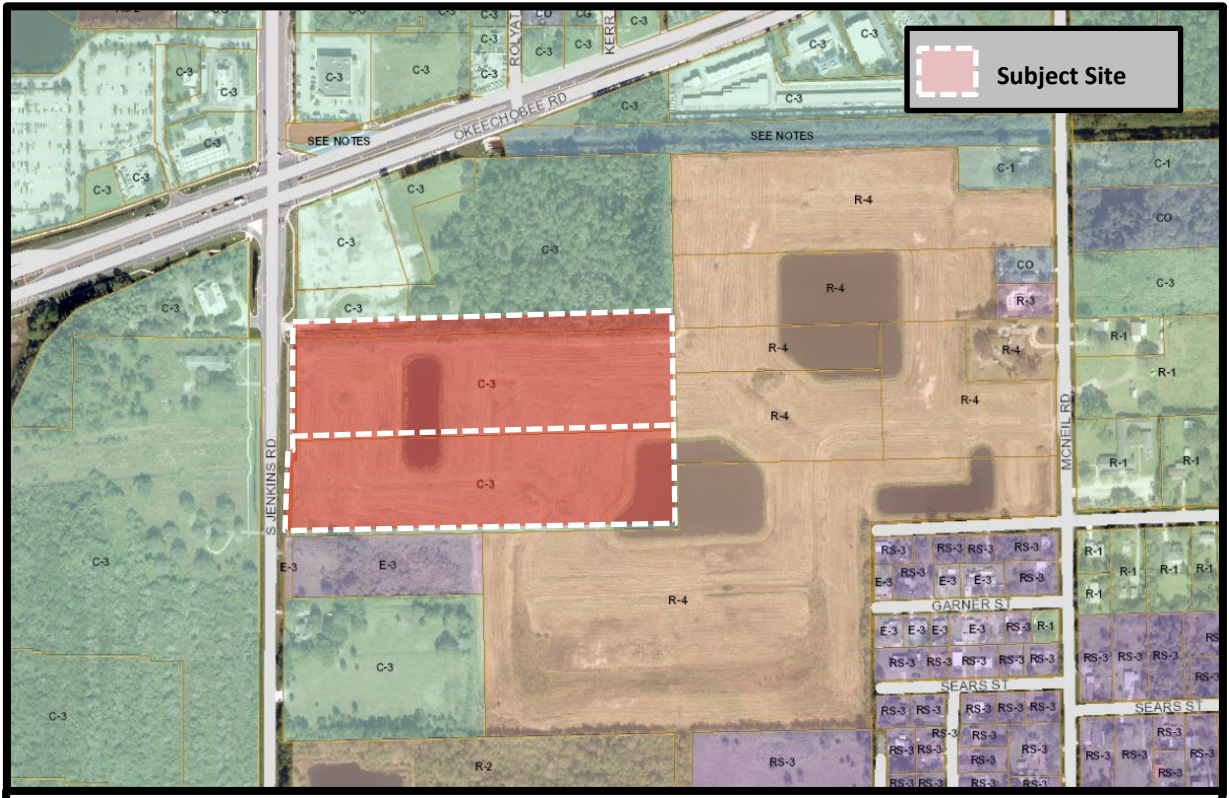

THE SUNRISE CITY FORT PIERCE Florida

Future Land Use Map Amendment
Neill Farms
Zoning Map

N W E S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

April 17, 2019

Brian Nolan, AICP, LSLA (Lucido & Associates)
701 SE Ocean Blvd
Stuart, FL 34994

SUBJECT: **Neill Farms**
TECHNICAL REVIEW PROJECT: # 19-99900001 & 19-09000001 & 19-43900001
FUTURE LAND USE MAP AMENDMENT, PRELIMINARY PLAT, REZONING (PD)

Comments:

1. All previous comments from Planning Staff have been satisfied.

2. The plat document for the Planning Department signature line needs to read as follows:

   Planning & Zoning Approval

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

   THIS ___ DAY OF _____, 2019

   BY _____
   REBECA GUERRA, AICP
   INTERIM DIRECTOR OF PLANNING
   CITY OF FORT PIERCE, FLORIDA

Please provide a written response to all TRC comments and provide submittal (10 copies) of all application materials as well as any new or revised materials by April 30, 2019 to advance to the April Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

February 21, 2019

Brian Nolan, AICP, LSLA (Lucido & Associates)
701 SE Ocean Blvd
Stuart, FL 34994

SUBJECT: **Neill Farms**
TECHNICAL REVIEW PROJECT: # 19-99900001 & 19-09000001 & 19-43900001
FUTURE LAND USE MAP AMENDMENT, PRELIMINARY PLAT, REZONING (PD)

Comments:

1. Designate a minimum lot coverage for the Duplex lots and Single Family Home Lots.
2. Designate a minimum driveway width for the Duplex lots and Single Family Home Lots.
3. Are the Duplex lots 30 x 125 or 35 x 125, both figures are present on the plans?
4. Provide a Street Lighting Plan
5. Revise the rear yard setback for pools, patios, and structures. A 0 foot setback for those uses will cause conflict with neighboring properties especially if two neighbors would put a shed or pool on the same rear property line. Look at revising that setback to 1 or 2 feet to help minimize potential conflicts.
6. Change the word structures on the pool, patio, and structure setback line to say accessory structures.
7. What is the feasibility of adding a walking/jogging path around the lake that is next to the club house? This would be a good amenity to add for residents.
8. Define the active play area, what type of equipment will it have?
9. Coordinate with the St. Lucie County School District regarding a potential stop for children at the club house and a dedication on the plat to allow school busses protected access to utilize the internal streets of the development to allow for pickup and drop-off of children.
10. Are there any other buffers planned around the site besides the landscape buffer noted on the plans. In the areas where there is no landscape buffer what sort of buffer will be provided to separate this development from adjacent properties.
11. Are there architectural renderings of the models to share and or has a home builder been chosen?
12. Develop some design standards for the development. For example roof materials to be used (shingle or barrel tile), and look into the possibility of restricting the same elevations from being located next to, across the street, or directly diagonal to each other.

Please provide a written response to all TRC comments and provide submittal (10 copies) of all application materials as well as any new or revised materials by March 1, 2019 to advance to the March Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

RECEIVED
MAY 03 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Neill Farms Planned Development – Jenkins Road
TRC No. 19-43900001

DATE : May 3, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 1, 2019:

- [x] Preliminary PUD Submittal
- [ ] 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 PD
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\N\Neill Farms\PUD\Submittal No. 3 - 043019\PD Approval - 050319.docx

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Neill Farms Preliminary Plat – Jenkins Road
TRC No. 19-09000001

DATE : February 21, 2019

This is to advise you that we have completed the review of the following documents as received by this office on February 8, 2019:

- [x] Preliminary Plat Submittal
- [ ] 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
- [ ] Do Not Recommend

- [x] Approval of Preliminary Plat
- [ ] BP Approval
- [ ] 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 conditions of approval

Q:\ENGINEERING\Site Development Projects\N\Neill Farms\Plat\Submittal No. 1- 020819\Preliminary Plat Approval - 022119.docx

ENGINEERING COMMENTS:

1. The Final Plat submittal please incorporate the following addition/revisions:
    a. Update the cover page to include specific mortgage, owner, attorney, and POA information as the current submittal does not include the names of the individuals and/or entities.
    b. Revise the Drainage Easement and Lake Easement dedications from St. Lucie County to the Homeowner's Association or provide documentation that St. Lucie County is agreeable to providing maintenance of said easements.
    c. Under the heading of Planning and Development Approval, verify that the noted zoning of R-3 is correct or whether this should be revised due to the recent PD application.
    d. The dedication notes reference the Water Management Tract, but this also needs to reference the appropriate tract numbers as identified on the plan sheets 2 thru 7.
    e. There are three Tract 1's referenced on the plat, one for the Recreation Tract, one for the Open Space and one for the Water Management Tract; please revise two of the numbers to avoid any confusion.
    f. Add the subdivision street names to the plat.
    g. It is recommended that the final plat includes the dedication of the Jenkins Road and McNeil Road Right-of-Ways to St. Lucie County as opposed to the recordation of a separate deed.
    h. It is recommended that the noted street right-of-ways be encompassed within the limits of a defined Roadway Tract as opposed to being conveyed by deed to the POA.
2. Advisory Comment: The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor in order to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to Northstar Geomatics will be required prior to any review.

JRA/TST/tst

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Neill Farms Planned Development – Jenkins Road
TRC No. 19-43900001

DATE : April 12, 2019

This is to advise you that we have completed the review of the following documents as received by this office on April 5, 2019:

- [x] Preliminary PUD Submittal
- [ ] 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] Approval of PD
- [ ] BP Approval
- [ ] 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\N\Neill Farms\PUD\Submittal No. 2 - 041119\PD Comments - 041219.docx

ENGINEERING COMMENTS:

1. According to the applicant's response letter, the previous rear setback of 0' has been revised to 2'. However, the Typical Single Family Lot and Typical Duplex Lot Diagram still show 0' in places. Even with this proposed change this department still recommends that the Single Family and Duplex rear setbacks for patios, pools, and decks be revised to provide a minimum of 10' where lots abut other residential lots or lakes and 5' where abutting landscape buffers to ensure adequate area for lot grading and lake maintenance.
2. The previous comment *"The plans shall note that no structure encroachments are permitted within the limits of the proposed drainage easements..."* was addressed with the addition of a note identified in the General Notes on page SP1. Please include this information on the Typical Single Family Lot and Typical Duplex Lot diagrams, as the current diagrams only reference no encroachments for side setbacks in this diagram.
3. The previous comment requesting the extension of the sidewalk along the frontage of lots 4 through 11 and Lots 19 through 25 was not addressed. The applicant shall update the plans to reflect the continuation of the sidewalk across these lots.

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

RECEIVED
MAY 03 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Neill Farms Planned Development – Jenkins Road
TRC No. 19-43900001

DATE : May 3, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 1, 2019:

- [x] Preliminary PUD Submittal
- [ ] 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 PD
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\N\Neill Farms\PUD\Submittal No. 3 - 043019\PD Approval - 050319.docx

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Neill Farms Planned Development & FLUA – Jenkins Road
TRC Nos. 19-43900001 & 19-99900001

DATE : February 21, 2019

This is to advise you that we have completed the review of the following documents as received by this office on February 1, 2019:

- [x] PD and FLUA Submittal
- [ ] 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] Approval of PUD & FLUA
- [ ] BP Approval
- [ ] 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 conditions of approval

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

RECEIVED
FEB 20 2019
CITY OF FORT PIERCE
PLANNING & ZONING

PLANNING & ZONING

Meeting Date: 2.21.19
Property Address: Neill Farms – Future Land Use Map Amd. – Planned Dev.
Property Name:
Project Name:
Planner:

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: 2/20/19

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
FEB 21 2019
CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 2.21.19
Property Address: Neill Farms – Rezoning. – Planned Dev.
Property Name:
Project Name:
Planner:

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: 4/20/17

Technical Review Committee meeting

April 18th, 2019

Case # 19-43900001

Multiple applications, Planned development.

Neill Farms

Comments:

No additional comments for this project

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

April 18, 2019

TECHNICAL REVIEW PROJECT # 19-43900001

Multiple Applications – Neill Farms Planned Development

Comments:

FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Approved

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee

January 17, 2019

TECHNICAL REVIEW PROJECT #19-43900001

Application for Rezoning (PD) & Development Review – Neill Farms Planned Development

Comments

FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Approved

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

February 21, 2019

TECHNICAL REVIEW PROJECT #19-09000001

Subdivision – Neill Farms Planned Development - Plat

Comments

FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Electric & Gas is available for this parcel. Please contact Jason Mittler (772)466-1600x6306 for details.

April 16, 2019

Project: **Neil Farms**
Subject: **Resubmittal Comments**
To: Brandon Creagan
From: Grant Chambers

1. The traffic report provided previously by the applicant states "The results of the analysis show that a northbound left-turn lane is warranted on McNeil Road at the proposed project driveway." The plans do not currently show all turn lanes as required by the traffic report.
2. Design plans for the proposed improvements within County Right-of-Way will be required and a Road Improvement Agreement and bond will be required.
3. Additional comments may be forthcoming based on the revised traffic report and offsite construction plans.

February 20, 2019

Project: **Neil Farms**
Subject: **Plat and Planned Development**
To: Brandon Creagan
From: Grant Chambers
SLC-Engineering Division

1. A review of the traffic study by an outside party may be required at the cost of the applicant. The County will work with outside consultants to get pricing. Additional Comments may be forthcoming pending the traffic review.
2. Due to the amount of development occurring on Jenkins Road, the County is working on a corridor study for the area. The conclusion of the study may identify the need for proportionate share requirements for the expansion of the roadway. The County advises that proposed developments on the corridor should wait until the study is finalized before moving forward with construction permits.
3. Jenkins Road is identified on the County's Right-of-Way Protection Plan as future 160 FT Right-of-Way. It appears that dedications may have been made in the past. Please update the survey to correctly identify the current Right-of-Way. A Right-of-Way dedication of up to 40 FT for Jenkins Road may be required depending on how much was dedicated in the past.
4. McNeil Road is identified on the County's Right-of-Way Protection Plan as future 80 FT Right-of-Way. The existing Right-of-Way is 66 FT in this location. A Right-of-Way dedication of 7 FT for McNeil Road will be required.
5. There is currently a driveway connection and right turn lane located at the McNeil Road proposed entrance. The applicant will be required to recertify the driveway, turn lane, and sidewalks located within the County Right-of-Way
6. Please verify the location of the berm and sidewalks. The sidewalks along Jenkins Road and McNeil Road should be within the County Right-of-Way, adjacent to the Right-of-Way line. The berm should be located within the development site. Please provide the previously approved plans for this project.
7. A driveway permit will be required for the proposed driveway entrance at Jenkins Road. Driveway permits should be submitted with the appropriate fee to the County's Engineering Division with attention to Grant Chambers, P.E.

SLC School District Comments

The St. Lucie County School District has reviewed the above reference project and has the following comments:

1.It appears that the area of the amenity center would be a great location for a bus stop. It would be central to the community and provide parent parking. The plat dedication language does not provide long term assurance that a future POA could non resend access. Can the language be modified to provide perpetual use for public access of school buses to service the development

2.The school is in proximity to both Samuel Gaines Academy and Fairlawn Elementary. Students walking to Fairlawn would go via McNeil. Are there any provisions to provide a sidewalk on McNeil from the Development to Okeechobee Road?

If you have any questions, please feel free to call.

Marty E. Sanders, P.E.

Growth Management, Land Acquisition & Inter-Governmental Relations

School Board of St. Lucie County

Temporary office

582 NW University Blvd., Ste 500

Port St. Lucie, FL 34986

cell 772.216.5755

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

February 20, 2019

Mr. Brandon Creagan
Planning Department
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

RE: Rezoning & Development Review
Neill Farms Planned Development, Jenkins Road and SR 70
Fort Pierce, Florida

Dear Mr. Creagan:

As a member of the City of Fort Pierce Technical Review Committee (TRC), the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a review of the above-referenced proposed development. The following comments are provided based on the review of the Planned Development application materials:

Traffic Impact Analysis

The Traffic Impact Analysis (TIA), dated January 14, 2019, that was conducted by Kimley-Horn and Associates, Inc. for the proposed Neill Farms Planned Development contains unsubstantiated assumptions about the traffic volume growth rate.

Page 12 of the TIA indicates "A one percent growth rate was applied to the 2018 volumes to determine the anticipated 2023 volumes". However, no substantiation was provided for the assumed growth rate. Growth rate assumptions that are consistent with historical trends and/or from industry-accepted sources, such as the U.S. Census Bureau or Florida Bureau of Economic and Business Research (BEBR), should be used to estimate the 2023 traffic volumes.

The table below shows, despite the recession, the average annual growth rate of population in St. Lucie County from 1995 to 2017 is 2.65%. The traffic volume should change proportionally to the regional population. Therefore, 2.65% growth rate should be used to estimate the traffic volume growth rate.

St. Lucie County Population and Growth Rate

Year	1995	2000	2005	2010	2015	2017	Average Annual Growth
Population	176,229	193,433	237,569	278,277	297,929	313,506	
Annual Growth		1.88%	4.20%	3.21%	1.37%	2.58%	**2.65%**

Date Source: U.S. Census Bureau

The St. Lucie TPO looks forward to continuing to work with the developer and its representatives in addressing the transportation needs of the proposed development and the communities of the St. Lucie TPO area. Please contact me should any additional information or clarification be required with regard to this development review.

Sincerely,

Yi Ding
Transportation Systems Manager

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO:	Brandon Creagan, LEED Green Associate, Planner
FROM:	Kori Benton, Senior Planner
DATE:	February 21, 2019
SUBJECT:	**Application for Rezoning (PD) & Development Review – Neill Farms Planned Development** Technical Review Project: # 19-43900001

The St. Lucie County Planning & Development Services Department has completed a review of the February 4, 2019 distribution of Technical Review Project# 19-43900001.

Background

Application for Zoning Atlas Map Amendment and Development Review for property located on the east side of S. Jenkins Road, approximately 450 feet south of State Road 70 (Okeechobee Road). The entire project encompasses 74.19 acres. The project currently has a split zoning of C-3, General Commercial (19.07 acres) and R-4, Medium Density Residential (55.12 acres). The applicant would like to change the zoning for the whole entire site to PD, Planned Development. The applicant would like to develop a Single Family & Duplex Planned Development that will consist of 302 residential units. The parcel ID are 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-313-0001- 000-0, 2419-313-0002-000-7, 2419-313-0001-010-3, 2419-311-0002-000-1, 2419-701-0001-000-1, 2419-314-0002-000-0.

Review Comments

1. In the current configuration (proposed lot design & ROW dedication on McNeil Road), Lot 79 should be reconsidered as the driveway may conflict the adjacent divided roadway entrance.
2. A supplemental buffer (wall and/or landscaping) is encourage between lot 78 and lot 83 to provide separation between the proposes internal street and adjacent residential home.
3. The two proposed cul-de-sacs do not feature sidewalk links. The applicant shall consider options to provide a safe and efficient link for pedestrians, between the two terminuses.
4. The line work for lots 15 & 16 may need revision/clean-up to ensure any applicable or intended drainage easements are accounted for.
5. The provided Traffic Impact Report (TIR) identified warrant for a south board left-turn lane on Jenkins Rd. and a north bound left-turn lane on McNeil Rd, however these off-site improvements were not reflected in the Site Plan(s). Please provide detail of these proposed (or warranted per the TIR) improvements and the associated phase of development for completion.

General Note(s):

St. Lucie County Engineering will coordinate further review of the TIR as the proposed project assigns all project trips to County maintained roadways. Additional comments are reserved pending the outcome of the review.

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.

lucido&associates

March 26, 2019

Mr. Brandon Creagan, MCRP, LEED Green Assoc.
Planner
Planning Department
City of Fort Pierce
City Hall
100 N. US Hwy 1
Fort Pierce, FL 34950

Re: Neill Farms – Comment Response Letter
Our Reference Number: 18-896

Dear Mr. Creagan,

We are in receipt of your comment letter, as received by this office via email on February 25, 2019, wherein you included comments provided by yourself and the rest of Technical Review Committee relative to the review of our initial submittal for the above referenced project. Please find below all comments received, along with our response in ***bold italics***.

CITY OF FORT PIERCE PLANNING DEPARTMENT:

1. Designate a minimum lot coverage for the Duplex lots and Single-Family Home Lots.
Response: Minimum lot coverage will be based on a combination of factors including home size, setbacks, and drainage (impervious surface). The anticipated homes will range in footprint from 1,300 SF to 2,200 SF. Minimum driveways are 16' per response item 2 below. The proposed setbacks are acknowledged on the enclosed site plan. Lot coverage may vary but is anticipated to be between 30-50% total with homes generally not exceeding 35% of that coverage. Drainage calculations shall be provided at the time of construction level approvals in order to demonstrate the existing wet detention system is capable of serving the proposed development.

2. Designate a minimum driveway width for the Duplex lots and Single-Family Home Lots.
Response: Minimum driveway width will be 16', as now noted on the plan graphics.

3. Are the Duplex lots 30 x 125 or 35 x 125, both figures are present on the plans?
Response: Duplex lots are 35'x130, and is noted as such on the

4. Provide a Street Lighting Plan
Response: The general location of all proposed street lights is illustrated on the Site Plan, FPUA street lighting program will be utilized; final lighting plans shall be submitted at time of building permit.

5. Revise the rear yard setback for pools, patios, and structures. A 0-foot setback for those uses will cause conflict with neighboring properties especially if two neighbors would put a shed or pool on the same rear property line. Look at revising that setback to 1 or 2 feet to help minimize potential

conflicts.

Response: A 2' rear yard setback for abutting back-to-back lots is now proposed, as now noted on the plan graphics.

6. Change the word structures on the pool, patio, and structure setback line to say accessory structures.

Response: The requested revision has been made.

7. What is the feasibility of adding a walking/jogging path around the lake that is next to the club house? This would be a good amenity to add for residents.

Response: At this time, it does not appear feasible due to site grading, proposed easements, and dimensional requirements; however, this request will be further explored.

8. Define the active play area, what type of equipment will it have?

Response: It is envisioned that the active play area will have a play structure (swings, slide, etc.) with a safe-play surface.

9. Coordinate with the St. Lucie County School District regarding a potential stop for children at the club house and a dedication on the plat to allow school busses protected access to utilize the internal streets of the development to allow for pickup and drop-off of children.

Response: See School District responses below.

10. Are there any other buffers planned around the site besides the landscape buffer noted on the plans. In the areas where there is no landscape buffer what sort of buffer will be provided to separate this development from adjacent properties.

Response: Additional landscape buffers have been provided for to the rear of lots 70 and 72, and 75 through 84, so as to provide buffering between the proposed lots and the existing single-family lot on the west side of McNeil Road; see revised plans, attached.

11. Are there architectural renderings of the models to share and or has a home builder been chosen?

Response: Product types have been determined by the builder and are attached herewith this resubmittal.

12. Develop some design standards for the development. For example, roof materials to be used (shingle or barrel tile) and look into the possibility of restricting the same elevations from being located next to, across the street, or directly diagonal to each other.

Response: At this time, it is envisioned that shingles shall be utilized as a common roofing material. Building elevations will be varied such that adjacent homes shall not have the same building elevation.

<u>CITY OF FORT PIERCE ENGINEERING DEPARTMENT (PD COMMENTS)</u>

1. This department recommends that the Single Family and Duplex rear setbacks for patios, pools, and decks of O' be revised to provide a minimum of 10' where lots abut other residential lots or lakes and 5' where abutting landscape buffers to ensure adequate area for lot grading and lake maintenance.

Response: A 2' rear yard setback for abutting, back-to-back, lots is now proposed, as now noted on the plan graphics.

2. The plans shall note that no structure encroachments are permitted within the limits of the proposed drainage easements. This may affect building and patio setback requirements as several lots have a 30' drainage easement situated along the rear of the properties.

Response: Please see revised setback notes on Sheet SP-1.

3. Remove the note on the Building setbacks that permits air conditioners, irrigation pumps and pool equipment to encroach into the 5' side lot setback as there are lots that proposed drainage easements along the side yards and this area shall remain void of equipment to allow ample room for maintenance.

Response: Please see revised setback notes on Sheet SP-1.

4. Extend the proposed 5' sidewalk across lots 4 thru 11 and lots 19 thru 25.

Response: A crosswalk has been provided for; see revised Site Plan.

5. Revise the two parking lot access aisle width from 24' to 26' for the clubhouse parking lot and the parking lot located on the east side of Lot 157.

Response: Acknowledged; the requested revision has been made.

6. Provide information as to the purpose of the proposed roadway located on the west side of Lot 52 and provide the necessary sidewalks for this street.

Response: The referenced drive way is a turn-around for emergency service vehicles, consistent with the previously approved plan.

7. Relocate the proposed monument signs from within the limits of the McNeil Road and Jenkins Road R/W donation.

Response: Acknowledged; please see revised site plan.

8. **ADVISORY COMMENT:** The applicant shall be made aware that prior to approval and recording of the plat that either all infrastructure shall be constructed and approved or said infrastructure shall be bonded.

Response: Acknowledged.

CITY OF FORT PIERCE ENGINEERING DEPARTMENT (PRELIMINARY PLAT COMMENTS)

1. The Final Plat submittal please incorporate the following addition/revisions:
    a. Update the cover page to include specific mortgage, owner, attorney, and POA information as the current submittal does not include the names of the individuals and/or entities.

Response: This information will be included at time of Final Plat.

    b. Revise the Drainage Easement and Lake Easement dedications from St. Lucie County to the Homeowner's Association or provide documentation that St. Lucie County is agreeable to providing maintenance of said easements.

Response: Easement dedication has been revised to reflect the HOA.

    c. Under the heading of Planning and Development Approval, verify that the noted zoning of R-3 is correct or whether this should be revised due to the recent PD application.

Response: R-3 has been revised to "Planned Development".

    d. The dedication notes reference the Water Management Tract, but this also needs to reference the appropriate tract numbers as identified on the plan sheets 2 thru 7.

Response: Water Management tracts and other tracts have been addressed.

e. There are three Tract l's referenced on the plat, one for the Recreation Tract, one for the Open Space and one for the Water Management Tract; please revise two of the numbers to avoid any confusion.

Response: The referenced tracts have been renumbered.

f. Add the subdivision street names to the plat.

Response: Street names have not been determined at this time, but shall be added to the Final Plat.

g. It is recommended that the final plat includes the dedication of the Jenkins Road and McNeil Road Right-of-Ways to St. Lucie County as opposed to the recordation of a separate deed.

Response: Right-of-Way dedications have been added to the Preliminary Plat.

h. It is recommended that the noted street right-of-ways be encompassed within the limits of a defined Roadway Tract as opposed to being conveyed by deed to the POA.

Response: Right-of-Way dedications have been added to the Preliminary Plat.

2. Advisory Comment: The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor in order to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to Northstar Geomatics will be required prior to any review.

Response: Acknowledged.

CITY OF FORT PIERCE BUILDING DEPARTMENT

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.

Response: Acknowledged.

FORT PIERCE UTILITIES AUTHORITY (PD COMMENTS)

1. FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Approved

Response: Acknowledged.

FORT PIERCE UTILITIES AUTHORITY (PRELIMINARY PLAT COMMENTS)

1. FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Electric & Gas is available for this parcel. Please contact Jason Mittler (772)466-1600x6306 for details.

Response: Acknowledged.

ST. LUCIE COUNTY – ENGINEERING DIVISION

1. A review of the traffic study by an outside party may be required at the cost of the applicant. The County will work with outside consultants to get pricing. Additional Comments may be forthcoming pending the traffic review.

Response: Acknowledged.

2. Due to the amount of development occurring on Jenkins Road, the County is working on a corridor study for the area. The conclusion of the study may identify the need for proportionate share requirements for the expansion of the roadway. The County advises that proposed developments on the corridor should wait until the study is finalized before moving forward with construction permits.

Response: Per our conversation with the St. Lucie County Engineering Department, it would appear at this time that the referenced corridor study may not impact this project due to the County's consideration of our proposed project timeline and the stage of review of the proposed development plan, as compared to the generation and review of the referenced study.

3. Jenkins Road is identified on the County's Right-of-Way Protection Plan as future 160 FT Right- of-Way. It appears that dedications may have been made in the past. Please update the survey to correctly identify the current Right-of-Way. A Right-of-Way dedication of up to 40 FT for Jenkins Road may be required depending on how much was dedicated in the past.

Response: Please see revised Boundary Survey, attached; all affected plans have been updated accordingly. The as-built plans for Jenkins Road (FDOT FPID: 428984-1-52-01) have been included in this response. The as-builts indicate the maximum "proposed R/W line" for this section of Jenkins is 164' (82' from centerline). Further, there are existing dedications that are greater than the 160' suggested in the comment. As such, the proposed right-of-way dedication line has been identified on the plans as 164' to match the Jenkins Road FDOT as-builts.

4. McNeil Road is identified on the County's Right-of-Way Protection Plan as future 80 FT Right-of-Way. The existing Right-of-Way is 66 FT in this location. A Right-of-Way dedication of 7 FT for McNeil Road will be required.

Response: Acknowledged. Please see response for item 6 below.

5. There is currently a driveway connection and right turn lane located at the McNeil Road proposed entrance. The applicant will be required to recertify the driveway, turn lane, and sidewalks located within the County Right-of-Way.

Response: Acknowledged. Please see the enclosed conceptual turn lane plan for McNeill Road.

6. Please verify the location of the berm and sidewalks. The sidewalks along Jenkins Road and McNeil Road should be within the County Right-of-Way, adjacent to the Right-of-Way line. The berm should be located within the development site. Please provide the previously approved plans for this project.

Response: Relative to the existing sidewalk along the project's Jenkins Road frontage, the existing sidewalk currently lies within the County's ROW, and the existing berms appear to also lie within the County's ROW. Relative to the existing sidewalk, it is envisioned that the existing sidewalk shall remain in place unless and until the County initiates roadway construction for the expansion of Jenkins Road; during the course of such construction it is proposed that the sidewalk be reconstructed by the County, to be situated adjacent to the ultimate east ROW line of Jenkins Road. With regard to the existing berms, final site construction plans shall address the berms; it is envisioned at this time the

berms will be removed. The previously approved right-of-way plans have been included as requested (04-212 Neill Farms KB Homes).

Relative to the existing sidewalk along the southern portion of the project's McNeil Road frontage, the existing sidewalk appears to exist within the project boundary. As a ROW dedication for McNeil Road is being requested by the County, it is proposed that additional ROW be dedicated for McNeil Road such that the existing section of sidewalk, and the proposed section of sidewalk, will lie within the ultimate ROW of McNeil Road.

7. A driveway permit will be required for the proposed driveway entrance at Jenkins Road. Driveway permits should be submitted with the appropriate fee to the County's Engineering Division with attention to Grant Chambers, P.E.

Response: Acknowledged.

ST. LUCIE COUNTY PUBLIC SCHOOLS

1. It appears that the area of the amenity center would be a great location for a bus stop. It would be central to the community and provide parent parking. The plat dedication language does not provide long term assurance that a future POA could non-resend access. Can the language be modified to provide perpetual use for public access of school buses to service the development.

Response: At this time, it is acknowledged that St. Lucie Public Schools, or other public or private educational institution authorized by the state of Florida to operate in St. Lucie County, may utilize the project's internal round-a-bout as a school bus pick-up and drop-off location for students residing in the Neill Farms development; the allowance of such use shall be addressed in the POA/HOA documents. It should be noted that the Developer, his successors or assigns expressly reserves the right to suspend such use should such use be deemed to be not in the best interest of the community, as determined by the POA/HOA.

2. The school is in proximity to both Samuel Gaines Academy and Fairlawn Elementary. Students walking to Fairlawn would go via McNeil. Are there any provisions to provide a sidewalk on McNeil from the Development to Okeechobee Road?

Response: This item will be discussed further directly with the School District and St. Lucie County Engineering Department.

ST. LUCIE TPO

The Traffic Impact Analysis (TIA), dated January 14, 2019, that was conducted by Kimley-Horn and Associates, Inc. for the proposed Neill Farms PlannedDevelopment contains unsubstantiated assumptions about the traffic volume growth rate.

Page 12 of the TIA indicates "A one percent growth rate was applied to the 2018 volumes to determine the anticipated 2023 volumes". However, no substantiation was provided for the assumed growth rate. Growth rate assumptions that are consistent with historical trends and/or from industry-accepted sources, such as the
U.S. Census Bureau or Florida Bureau of Economic and Business Research (BEBR), should be used to estimate the 2023 traffic volumes.

The table below shows, despite the recession, the average annual growth rate of population in St. Lucie County from 1995 to 2017 is 2.65%. The traffic volume should change proportionally to the regional population. Therefore, 2.65% growth rate should be used to estimate the traffic volume growth rate.

St. Lucie County Population and Growth Rate

Year	1995	2000	2005	2010	2015	2017	Average Annual Growth
Population	176,229	193,433	237,569	278,277	297,929	313,506	
Annual Growth		1.88%	4.20%	3.21%	1.37%	2.58%	**2.65%**

Date Source: U.S. Census Bureau

Response: The requested revision shall be incorporated into the TIR at such time comments are received from St. Lucie County's third-party Traffic Review Consultant.

ST. LUCIE COUNTY PLANNING DEPARTMENT:

1. In the current configuration (proposed lot design & ROW dedication on McNeil Road), Lot 79 should be reconsidered as the driveway may conflict the adjacent divided roadway entrance.

Response: The noted conflict has been resolved; please see revised plan graphics.

2. A supplemental buffer (wall and/or landscaping) is encourage between lot 78 and lot 83 to provide separation between the proposes internal street and adjacent residential home.

Response: A landscape buffer has been provided for; please see revised plan graphics.

3. The two proposed cul-de-sacs do not feature sidewalk links. The applicant shall consider options to provide a safe and efficient link for pedestrians, between the two terminuses.

Response: A crosswalk has been provided for at both noted locations.

4. The line work for lots 15 & 16 may need revision/clean-up to ensure any applicable or intended drainage easements are accounted for.

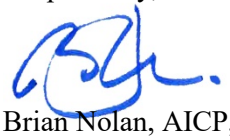
Response: Acknowledged.

5. The provided Traffic Impact Report (TIR) identified warrant for a south board left-turn lane on Jenkins Rd. and a north bound left-turn lane on McNeil Rd, however these off-site improvements were not reflected in the Site Plan(s). Please provide detail of these proposed (or warranted per the TIR) improvements and the associated phase of development for completion.

Response: Acknowledged; please see revised plan graphics.

We appreciate the opportunity to provide you with the above responses and look forward to working with you further in your review of our requests. Please do not hesitate to contact me directly should you need any clarification on the responses provided above, or should you require any further documentation.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Landscape Architect/Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Neill Farms - Future Land Use

NOTICES PROVIDED PURSUANT TO: 22-143

NOTICE BY NEWSPAPER: 6-30-2019

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 7-3-2019

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK

St, Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N U.S. 1
FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, Vicky Felty, who on oath says that she is a legal clerk 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.

June 30, 2019

Vicky Felty

Subscribed and sworn to before on July 1, 2019:

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires: August 6, 2021

Publication Cost: $567.00
Ad No: GCI0223088
Customer No: 980457
PO#:

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant Sections 166.041 (3)(a) and 163.3184 of Florida State Statutes, will on Monday, July 15, 2019 hold a public hearing for the first reading (transmittal hearing) of the enactment of the proposed Ordinance, 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:

ORDINANCE 19-030 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF TWO (2) PARCELS GENERALLY LOCATED AT OR NEAR THE EAST SIDE OF SOUTH JENKINS ROAD, APPROXIMATELY 1,000 FEET SOUTH OF STATE ROAD 70 FROM CITY OF FORT PIERCE GC, GENERAL COMMERCIAL TO CITY OF FORT PIERCE RM, MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

This Ordinance is being considered pursuant to an application submitted by the property Owner & Applicant Neill Farms FP, LLC, and Representative Brian Nolan, AICP, ASLA of Lucido & Associates, for a Future Land Use Map Amendment for two (2) parcels of land, 19.07 +/- acres in total, to change the Future Land Use designation for parcel IDs 2419-323-0001-000-1 & 2419-323-0002-000-8, from GC, General Commercial, to RM, Medium Density Residential.

Legal description of the parcel is as follows:

TOGETHER WITH (Parcel ID: 2419-323-0002-000-8)

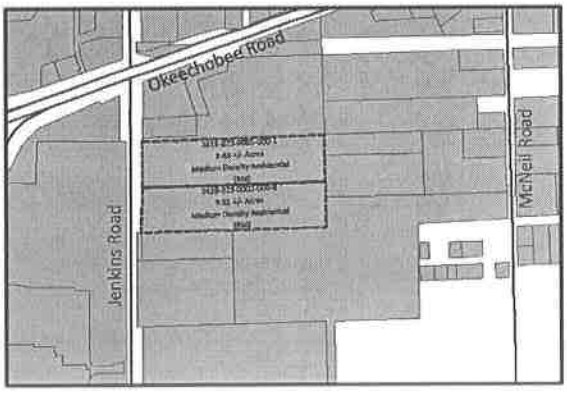
THE WEST 60 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY , AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION,

TOGETHER WITH (Parcel ID: 2419-323-0001-000-1)

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 19.07 ACRES, MORE OR LESS.

Display Map of Subject Property



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

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

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

/s/ Linda W. Cox, City Clerk
Publish: 6/30/2019

City Commission Regular Meeting **12.d.**

Meeting Date: 07/15/2019

Re: Ordinance 19-031 - Future Land Use Map Amendment - 2419-211-0004-000-8

SUBJECT:

Legislative Hearing - Ordinance 19-031 - an application submitted by the property owner, St. Lucie County, applicant Blue Sky Communities, and representative Dennis Murphy of Culpepper & Terpening, for a Future Land Use Map Amendment for a parcel of land, 9.186 acres in total, to change the Future Land Use designation for parcel ID 2419-211-0004-000-8, from GC, General Commercial, to RH, High Density Residential.

SUMMARY:

- The applicant is requesting the approval of a Future Land Use Map Amendment, for a parcel of land that is approximately 9.186 acres in total size, and located at approximately 1000 feet northwest of State Road 70 on the West side of McNeil Road.
- The applicant would like the change the Future Land Use on the parcels from GC, General Commercial to RH, High Density Residential.
- The Purpose of the request for Future Land Use Map Amendment is to allow for the development of multi-family residential development.
- The applicant also has a oending application for a Zoning Atlas Map Amenedment to rezone to property from C-3, General Commercial to R-5, High Density Residential.
- The Planning Board at thier meering on June 11, 2019 voted 6-0 to recommend approval of the request as presented.

RECOMMENDATION:

Approval

ALTERNATIVES:

Disapproval

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Potential Increase in Ad-Valorem Tax Revenue.

Attachments

Staff Report

Draft Ordinance 19-031
Application & Supporting Documents
Aerial Map
Zoning Map
Future Land Use Map
TRC Comments
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/05/2019 11:11 AM

Form Started By: Brandon Creagan
Started On: 07/02/2019 11:36 PM
Final Approval Date: 07/05/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, P.E., City Manager
THROUGH:	Rebeca Guerra, AICP, LEED-AP, CLD, Interim Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner
RE:	**Application for a Zoning Atlas Map Amendment** **Application for a Future Land Use Map Amendment** **Blue Sky Communities**
BOARD DATE:	July 15, 2019

STAFF REPORT

Property Owner	St. Lucie County 2300 Virginia Avenue Fort Pierce, Florida 34982
Applicant:	Blue Sky Communities 5081 SW 48th Street, Suite 103 Tampa, FL 33607
Representative:	Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981
Requested Action:	Approval to rezone the subject property from C-3, General Commercial to R-5, High Density Residential. Approval to change the Future Land Use from GC, General Commercial to RH, Heavy Density Residential.
Site Location:	North of Walmart, West of Portofino Lands, South of Sabal Chase Apartments, and East of Samuel S. Gaines Academy.
Parcel ID:	2419-211-0004-000-8
Existing Use:	Vacant
Parcel Size:	9.16 Acres +/-
Current Zoning:	General Commercial (C-3)
Current Future Land Use	General Commercial (GC)

Proposed Zoning: Heavy Density Residential (R-5)

Proposed Future Land-Use Heavy Density Residential (RH)

Surrounding Zoning/FLU:

North	East	South	West
C-3/GC	C-3/GC	C-3/GC	C-3/GC

Staff Analysis:

Request

In accordance with Sections 22-128 & 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial to R-5, High Density Residential. The applicant is also requesting review and approval of a Future Land Use Map Amendment from CG, General Commercial to RH, High Density Residential. The applicant would like to rezone and change the Future Land Use of the property so they can use the property for a future multi-family development.

Background

The subject site was originally apart of the Portofino Landings apartment complex, but due to the recession of the mid 2000's this extension to the apartment complex was never completed. St. Lucie County would come to take ownership of the property. Blue Sky Communities is partnering with St. Lucie County to develop a multi-family development on this site.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;
(2) The amendment will not have an adverse effect on the ability of the city to:
    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services; and
(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, as the applicant along with the Rezoning change is requesting the Future Land Use to be changed to a compatible Future Land Use. Furthermore, the amendment would not have an adverse effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. There are three multi-family developments around this site and the services that are provided for those developments would be the same or similar. The presented amendment promotes and protects the public health, safety and general welfare through the rezoning of this property because the applicant intends to develop a multi-family development and multi-family is more compatible with R-5, High Density Residential than it is with the current zoning of C-3, General Commercial. It would also promote and protect the public health, safety, and general welfare because there are almost no standards in the C-3 Zoning designation to regulate residential. By rezoning the property to an appropriate residential Zoning designation, it allows staff to properly regulate the use of the property.

Future Land Use Designation Comparison

The subject site currently has a Future Land Use of GC, General Commerical. This designation is inteded for parcels that are for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

The subject site is seeking a Future Land Use of RH, Heavy Density Residential. This designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

When comparing both of these designations the High Density Residential designation would be considered a less intense designation compared to the General Commercial designation. While this property is surrounded by properties that hold a GC, General Commercial Future Land Use designation, the proposed use of muti-family would be compatible with the two multi-family developments of Portfino Landings and Sable Chase Apartments that surround this property. This property is also with in approximately 350 feet of the the Treasure Cay Apartment Complex that has a Future Land Use of RH, High Density Residential.

Technical Review Committee:

All affected City Departments have reviewed the proposed Application for Zoning Atlas Map Amendment and Future Land Use Map Amendment and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant are provided for review.

Planning Board:

The Planning Board at their meeting on June 11, 2019 voted 6-0 to recommend approval of both the Application for Zoning Atlas Amendment and Future Land Use Map Amendment.

Public Notification:

11 letters were sent out to property owners within 500 feet of the subject property for the Zoning Atlas Map Amendment. No letters have been returned, an update will be given at the City Commission meeting.

Staff Recommendation Zoning Atlas Map Amendment:

The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission **APPROVE** the request as presented.

Staff Recommendation Future Land Use Map Amendment:

The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission **APPROVE** the request as presented

DRAFT ORDINANCE NO. 19-031

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF ONE (1) PARCEL GENERALLY LOCATED AT OR NEAR THE WEST SIDE OF MCNEIL ROAD, APPROXIMATELY 1,000 FEET NORTHWEST OF STATE ROAD 70 FROM CITY OF FORT PIERCE GC, GENERAL COMMERCIAL TO CITY OF FORT PIERCE RH, HIGH DENSITY RESIDENTIAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. L-136, as subsequently amended; and

WHEREAS, changing the Future Land Use designation requires an amendment to the Comprehensive Plan, pursuant to section 163.3187, Florida Statutes; and

WHEREAS, the Fort Pierce City Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174, Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

WHEREAS, having considered the recommendations of the Planning Board, the City of Fort Pierce City Commission has prepared this amendment to the City's Comprehensive Plan and transmitted it to the Department of Economic Opportunity and other agencies as required by section 163.3187; and

WHEREAS, two (2) public hearings, one transmittal hearing and one adoptive hearing with due notice have been held by the City Commission to inform the public and receive comments and objections; and

WHEREAS, the proposed Future Land Use amendment is consistent with the Comprehensive Plan, and will not have an adverse effect on the ability of the City to satisfy land and water use needs, and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety, and general welfare as required by City Code 22-131; and

WHEREAS, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

Parcels IDs: 2419-211-0004-000-8

From and after the effective date hereof, the following properties legally described as:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE N01°20'45"E ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH RANGE 40 EAST, A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE S52°29'55"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2102.04 FEET; THENCE S55°45'47"W A DISTANCE OF 210.34 FEET; THENCE S52°29'33"W A DISTANCE OF 71.28 FEET; THENCE SOUTH 52°29'55" WEST, A DISTANCE OF 230.26 FEET; THENCE SOUTH 29°51'40" WEST, A DISTANCE OF 31.18 FEET; THENCE SOUTH 52°29'55" WEST, A DISTANCE OF 675.96 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MCNEIL ROAD EXTENSION; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF MCNEIL ROAD EXTENSION THE FOLLOWING 4 COURSES AND DISTANCES; THENCE NORTH 37°30'05" WEST, A DISTANCE OF 350.00 FEET; THENCE SOUTH 52°29'55" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 37°30'05" WEST, A DISTANCE OF 230.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 595.00 FEET AND A CENTRAL ANGLE OF 42°32'58"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 441.86 FEET; THENCE NORTH 84°57'07" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 655.00 FEET, THE CHORD OF WHICH BEARS SOUTH 00°51'40" EAST, 134.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.10 FEET THROUGH A CENTRAL ANGLE OF 11°49'05"; THENCE SOUTH 89°21'58" WEST, A DISTANCE OF 391.21 FEET; THENCE NORTH 82°29'17" WEST, A DISTANCE OF 53.44 FEET; THENCE NORTH 05°25'09" EAST, A DISTANCE OF 509.05 FEET; THENCE SOUTH 89°01'36" WEST, A DISTANCE OF 313.99 FEET; THENCE NORTH 45°38'03" WEST, A DISTANCE OF 28.13 FEET; THENCE NORTH 00°38'03" WEST, A DISTANCE OF 202.81 FEET; THENCE NORTH 89°01'38" EAST, A DISTANCE OF 671.63 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 250.00 FEET, THE CHORD OF WHICH BEARS SOUTH 55°33'29" EAST, 128.13 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 129.58 FEET THROUGH A CENTRAL ANGLE OF 29°41'49"; THENCE SOUTH 70°24'24" EAST, A DISTANCE OF 66.44 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2,103.43 FEET, THE CHORD OF WHICH BEARS SOUTH 12°08'55" WEST, 520.01 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 521.35 FEET THROUGH A CENTRAL ANGLE OF 14°12'04" TO THE POINT OF BEGINNING.

CONTAINING 9.186 ACRES, MORE OR LESS.

said properties being generally located at or near the west side of McNeil Road, approximately 1,000 feet northwest of State Road 70 in Fort Pierce, Florida shall be and the Future Land Use Designation is hereby changed from City of Fort Pierce General Commercial, GC to City of Fort Pierce High Density Residential, RH, as depicted on Exhibit “A”, attached hereto and incorporated herein.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage.

SECTION 5. The effective date of this comprehensive plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency

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.19-031 was duly advertised accordance with F.S. 163.3184 by display advertising in the St. Lucie News Tribune on June 30, 2019, and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on July 15, 2019; and was duly introduced, read by title only, and passed on second and final reading September __, 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 ___ day of September, 2019.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

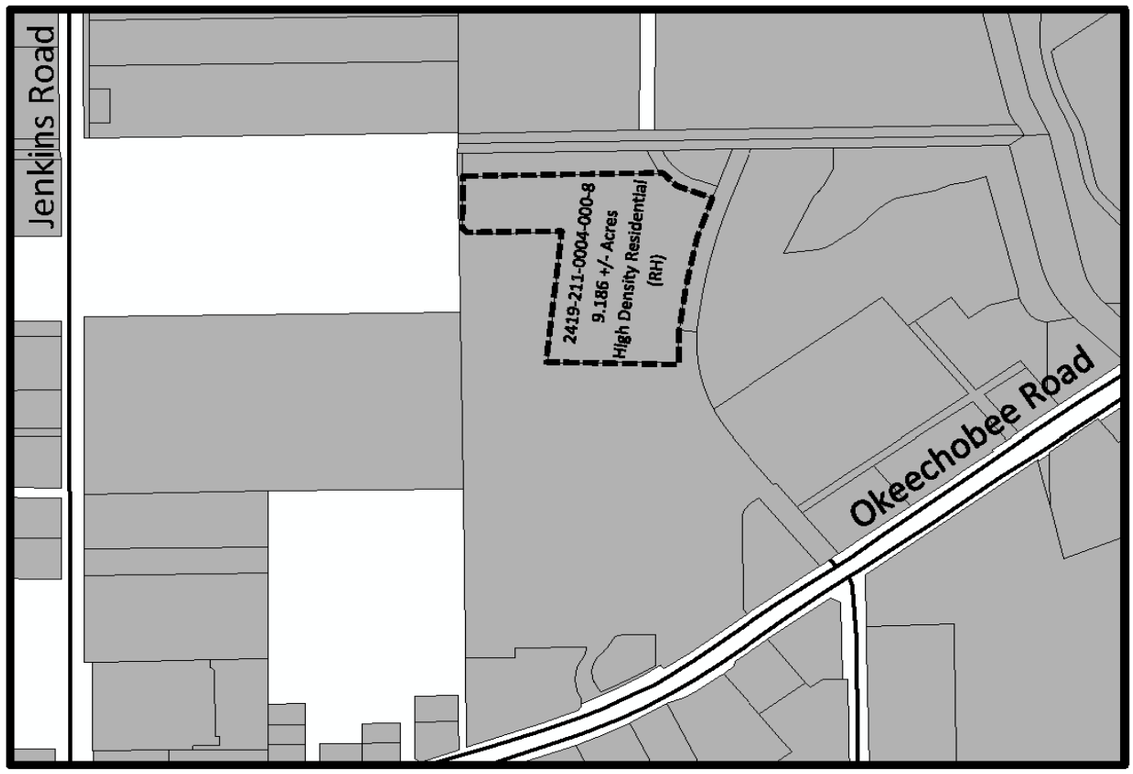
_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A

Proposed Future Land Use

Medium Density Residential, RM



Application for Zoning Atlas Map Amendment

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- [x] Warranty Deed & Legal Description
- [x] St. Lucie County Property Record Card
- [x] Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- [x] Current Survey
- n/a [ ] Environmental Study
- n/a [ ] Traffic Impact Report
- [x] *** Capacity Analysis-Separate Form
- n/a [ ] Drainage Analysis
- n/a [ ] Historical Report
- [x] 1 CD of all documents submitted in PDF
- [ ] Other_____

1. Property Address/Location: t/b/d
2. Property Tax ID(s): 2419-211-0004-000-8
3. Total Acreage: 9.16
4. Existing Future Land Use Designation: GC (General Commercial)
5. Existing Zoning Classification: C-3 (General Commercial)

6. Proposed Zoning Classification: R-5 (Residential – Multiple Family 15 du/ac)

7. Other applications being submitted concurrent with this application, if any: Future Land Use Amendment Application To the RH (Residential High Future Land Use Category)

8. Describe the existing uses, improvements and structures on the amendment lands: Site is vacant

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: to change the zoning on property to permit multi-family residential development.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	RM (Residential Medium)	R4 (Residential Medium Density)
South	Commercial (Wal-Mart)	GC (Commercial General)	C-3 (Commercial General)
East	Residential (Portofino Landings (East))	GC (Commercial General)	C-3 (Commercial General)
West	Education (Samuel S. Gaines Acad K-8)	P/F (Public Use)	I (Institutional

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	15 du/ac (20% max of land use)	9.1	
Proposed	RH	R-5	15	9.1	N/A

[go to next page]

II. Public Facilities Information:

A. Potable Water:

Average Use	Residential	100	gallons per day per person (du x 2.6 = persons x 100 gpd = demand)				
	Other	0.125	gallons per day per square foot				
Demand Analysis		Maximum					
Current Zoning	Total gallons per day	commercial	318,572	sf	39,821.50	gpd	
		residential	86	du	22,360	gpd	
Proposed Zoning	Total gallons per day	commercial	-	sf	-	gpd	
		residential	137	du	35,490	gpd	
Change in Demand	**Total gallons per day**				(26,691.50)	gpd	

B. Wastewater:

Average Use	Residential	100	gallons per day per person (du x 2.6 = persons x 100 gpd = demand)				
	Other	0.100	gallons per day per square foot				
Demand Analysis		Maximum					
Current Zoning	Total gallons per day	commercial	318,572	sf	31,857.20	gpd	
		residential	86	du	22,360	gpd	
Proposed Zoning	Total gallons per day	commercial	-	sf	-	gpd	
		residential	137	du	35,490	gpd	
Change in Demand	**Total gallons per day**				(18,727.20)	gpd	

C. Parks and Recreation (Residential Classifications Only):

(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS (per 1000)	Existing Population Park Demand		Proposed Population Park Demand		Change in Demand		
		base	existing	base	existing	persons	added acres	
Regional	20	44,227	44,451	44,227	44,583	132.6	2.65	acres
Urban District	5	44,227	44,451	44,227	44,583	132.6	0.66	acres
Community	2.5	44,227	44,451	44,227	44,583	132.6	0.33	acres
Neighborhood	1.36	44,227	44,451	44,227	44,583	132.6	0.18	acres

D. Public Schools (Residential Classifications Only):

Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	**Samuel S. Gaines Academy K-8**	**Ft. Pierce Central**
City	Ft. Pierce	Ft. Pierce
Distance	< 1 mile	5 miles
Current Zoning Enrollment Demand	12	5
Proposed Zoning Enrollment Demand	24	10
Change in Demand	11	5

E. Solid Waste:

2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	**Maximum**	
Current Zoning	11.5	yards
Proposed Zoning	21.9	yards
Change in Demand	10.4	yards

F. Stormwater:

Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact The overall stormwater impacts may be expected to be lessened from this site as a result of its conversion from commercial to residential uses. Full stromwater impacts will eb addressed with a specific development proposal.

G. Traffic

Most recent ITE Code for use; HCM Roadway Capacity

			AADT		**AM Peak Hour Trips**		**PM Peak Hour Trips**	
Demand Analysis		area/ units	rate	Maximum	rate	Maximum	rate	Maximum
Current Zoning	commercial (820)	318,572	37.5	11946	3	956	4.21	1341
	residential (220)	86	7.32	630	0.56	0.04816	0.67	0.05762
Proposed Zoning		area/ units						
	commercial (820)	-	37.5	0	3	0	4.21	0
	residential (220)	164	7.32	1200	0.56	0.09184	0.67	0.804
Change in Demand				-11375		-956		-1340
Impact to Capacity				none		none		none

12. Name of Owner(s): St. Lucie County

Mailing Address: 2300 Virginia Avenue

City Ft. Pierce State Fla Zip 34982

Phone # 772-462-1400 Fax No.:

E-mail:

13. Name of Applicant: (Blue Sky Communities (attn.: Shawn Wilson)

Mailing Address: 5300 W. Cypress Street, Ste 200

City Tampa State Fl Zip 33607

Phone # Fax No.:

E-mail: swilson@blueskycommunities.com

14. Name of Representative: Culpepper & Terpening, Inc. (attn: B. Terpening)

Mailing Address: 2980 South 25th Street

City Ft. Pierce State Fl Zip 34981

Phone # 772-464-3537 Fax No.: 772-464-9497

E-mail: Bterpening@ct-eng.com

[go to next page]

xxx I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature 4/9/19. Date

5300 W. Cypress Street, Ste 200, Tampa , Florida, 33607
Address State Zip

Swilson@blueskycommunities.com
Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

See attached agent authorization letter
Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

☑ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

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- ☑ Current Survey
- N/A ☐ Environmental Study
- N/A ☐ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- N/A ☐ Drainage Analysis
- N/A ☐ Historical Report
- ☑ 1 CD of all documents submitted in PDF
- ☐ Other_____

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3. Total Acreage: 9.16
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5. Existing Zoning Classification: C-3 (General Commercial)
6. Proposed Zoning Classification: R-5 (Residential – Multiple Family 15 du/ac)
7. Other applications being submitted concurrent with this application, if any: Change in Zoning Application to the R-5 Zoning District
8. Describe the existing uses, improvements and structures on the amendment lands: Site is vacant
9. Are there any identified or possible historical structures on the amendment lands? No
10. The reason for making this request: to change the zoning on property to permit multi-family r residential development.

11. **Capacity Analysis:**

I. Site Data:

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Applicant's Signature 4/9/19. Date

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Address State Zip

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See attached agent authorization letter
Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

_____
Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

ST. LUCIE COUNTY FLORIDA

HOWARD N. TIPTON
County Administrator

ST. LUCIE COUNTY
BOARD OF COUNTY
COMMISSIONERS

LINDA BARTZ
CHAIR
DISTRICT 3

CATHY TOWNSEND
VICE-CHAIR
DISTRICT 5

CHRIS DZADOVSKY
DISTRICT 1

SEAN MITCHELL
DISTRICT 2

FRANNIE HUTCHINSON
DISTRICT 4

DAN MCINTYRE
COUNTY ATTORNEY

MAILING ADDRESS
2300 VIRGINIA AVENUE
FORT PIERCE, FL 34982

PHONE
(772) 462-1156

TDD
(772) 462-1428

FAX
(772) 462-2131

E-MAIL
PHELANK@STLUCIECO.ORG

WEBSITE
WWW.STLUCIECO.GOV

March 14, 2019

Mr. Shawn Wilson
Blue McNeil One, LLC
5300 West Cypress Street
Suite 200
Tampa, FL 33607

Dear Mr. Wilson:

Re: McNeil Road Parcel – City of Fort Pierce Rezoning Application

This letter shall serve to confirm that on February 5, 2019 the Board of County Commissioners accepted the response of Blue Sky Communities, LLC to RFQ No. 19-007 for the development of a multi-family affordable housing project on the County-owned 9.16 parcel located on McNeil Road within the City of Fort Pierce (the "Property"), and authorized staff to enter into contract negotiations with Blue Sky for the sale and development of the Property. Those contract negotiations are currently underway. In recognition of the County's desire to have the Property developed for affordable multi-family housing, the County consents to the submission of an application by Blue Sky Communities, LLC or its agent to the City of Fort Pierce to rezone the Property for multi-family residential use.

Sincerely,

Howard N. Tipton

HNT/kp

C: County Attorney
Community Services Director
Property Acquisitions Manager
Dennis Murphy

ST. LUCIE WORKS

Property Card

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

Property Identification

Site Address:	Parcel ID: 2419-211-0004-	Account #: 174088	Sec/Town/Range:
OKEECHOBEE RD	000-8		19/35S/40E
Map ID: 24/19N	Zoning: C3	Use Type: 1000	Jurisdiction: Fort Pierce

Ownership

St Lucie County
2300 Virginia AVE
Fort Pierce, FL 34982-5632

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC)

Current Values

Just/Market:	$698,300	Assessed:	$698,300	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$698,300	Taxable:	$0	2018	$698,300	$698,300	$698,300	$0
				2017	$698,300	$698,300	$0	$698,300
				2016	$698,300	$698,300	$0	$698,300

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-27-2017	4217 / 2629	0111	TD	Board of County Commissioners of St Lucie Cty	$0
07-28-2017	4058 / 1727	0111	TD	Prime Homes At Portofino Landings Ltd	$0
01-30-2006	3254 / 1039	XX03	SP	Portofino Landings CDD	$0

Primary Building Information

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

Exterior Data

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

Interior Data

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

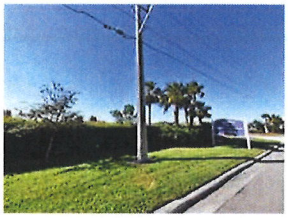
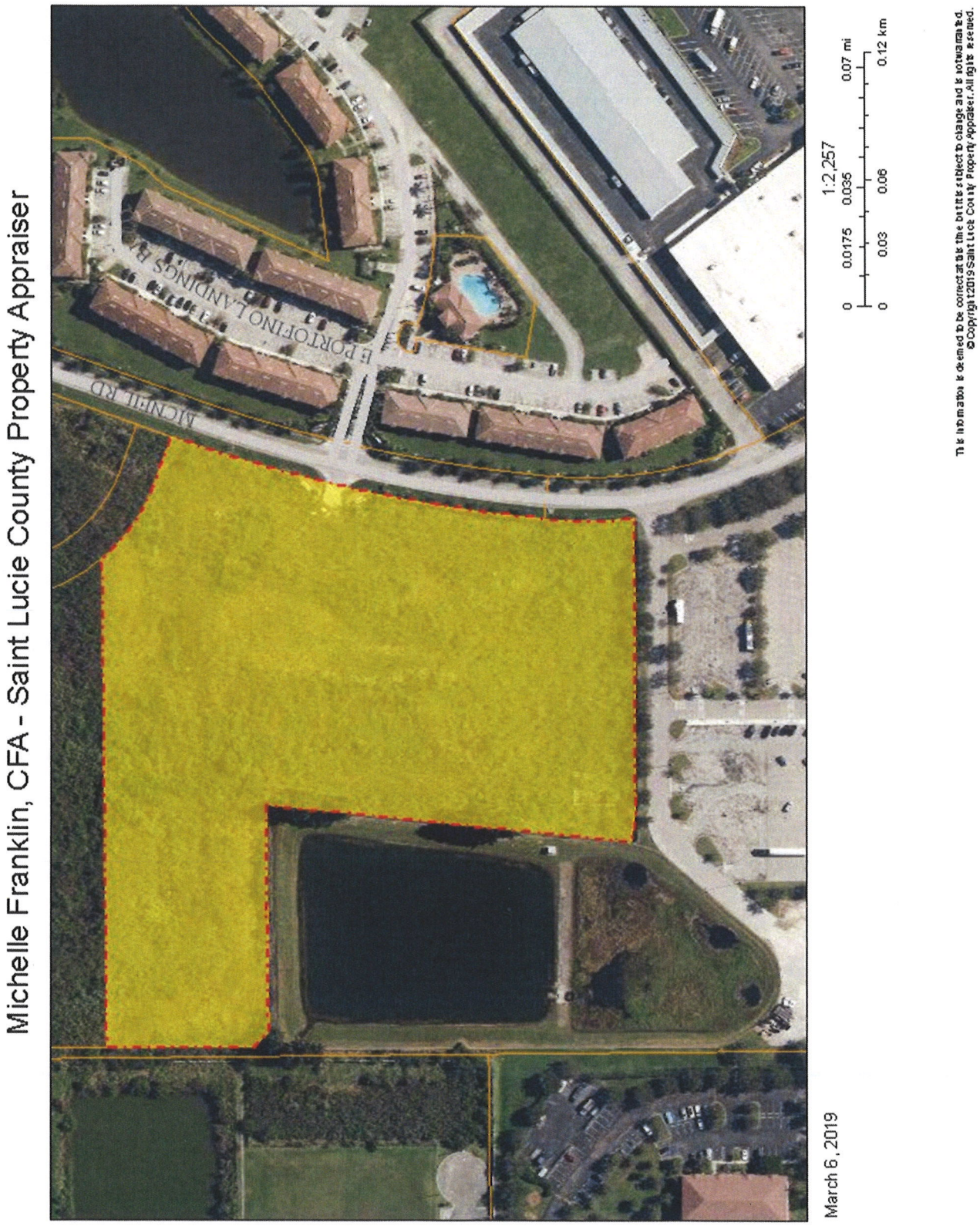


Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	9.16
Land Size (SF):	399,010
Total Building Count:	1


Michelle Franklin, CFA - Saint Lucie County Property Appraiser
E PORT OF INO LANDINGS R
MICHELL RD
1:2,257
0 0.0175 0.035 0.07 mi
0 0.03 0.06 0.12 km
March 6, 2019
This information is deemed to be correct at the time it is subject to change and is not warranted.
©Copyright 2019 Saint Lucie County Property Appraiser. All rights reserved.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4365236 OR BOOK 4058 PAGE 1727, Recorded 10/30/2017 11:31:13 AM

Tax Deed File No. 13-648

Property Identification No. 2419-211-0004-000/8

ESCHEATMENT TAX DEED

State of Florida

ST. LUCIE COUNTY

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statues, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are deemed canceled pursuant to said statutes.

Now, on this **27TH DAY OF OCTOBER, 2017**, the undersigned clerk conveys to **SAINT LUCIE** County through its Board of County Commissioners, whose address is **2300 VIRGINIA AVE, FORT PIERCE, FL 34982** together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situation in **SAINT LUCIE** County, Florida.

PLEASE SEE ATTACHED FOR LEGAL DESCRIPTION.

Witness:

Alice Sennott
ALICE SENNOTT

Sandra Coleman
SANDRA COLEMAN

CLERK OF COURT OR COUNTY COMPTROLLER

CLERK OF THE CIRCUIT COURT · ST. LUCIE COUNTY ·

State of Florida

County of ST. LUCIE

On the **28th day of JULY, 2017**, before **ANGELA RIGGINS** personally me personally appeared **MARGARET RAHAL**, Clerk of the Circuit Court or County Comptroller in and for the State and this County, who is known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

ANGELA RIGGINS, Notary Public

ANGELA RIGGINS
MY COMMISSION # FF 926553
EXPIRES: October 12, 2019
Bonded Thru Notary Public Underwriters

OR BOOK 4058 PAGE 1728

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC) (OR 2483-1661; 3254-1039)

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4515406 OR BOOK 4217 PAGE 2629, Recorded 12/28/2018 02:52:38 PM

Tax Deed File No. 13-648

Property Identification No. 2419-211-0004-000/8

CORRECTIVE ESCHEATMENT TAX DEED

State of Florida

ST. LUCIE COUNTY

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statues, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are deemed canceled pursuant to said statutes.

Now, on this **27TH DAY OF OCTOBER, 2017**, the undersigned clerk conveys to **SAINT LUCIE** County through its Board of County Commissioners, whose address is **2300 VIRGINIA AVE, FORT PIERCE, FL 34982** together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situation in **SAINT LUCIE** County, Florida.

PLEASE SEE ATTACHED FOR LEGAL DESCRIPTION

The Tax Deed recorded in OR BK 4058, Page 1727-1728 File #4365236 is hereby corrected and reinstated via this Tax Deed.

Witness:

ANA PORTILLA

BRITTANY JONES

CLERK OF COURT OR COUNTY COMPTROLLER

CLERK OF THE CIRCUIT COURT ST. LUCIE COUNTY

State of Florida

County of ST. LUCIE

On the **27TH DAY OF OCTOBER, 2017**, before me personally appeared **MARGARET RAHAL**, Clerk of the Circuit Court or County Comptroller in and for the State and this County, who is known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

ANGELA RIGGINS, Notary Public

ANGELA RIGGINS
MY COMMISSION # FF 926553
EXPIRES: October 12, 2019
Bonded Thru Notary Public Underwriters

OR BOOK 4217 PAGE 2630

OR BOOK 4058 PAGE 1728

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC) (OR 2483-1661; 3254-1039)

LEGAL DESCRIPTION

A parcel of land lying in Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 19, thence N01°20'45"E along the East line of Section 18, Township 35 South Range 40 East, a distance of 357.81 feet to the point of intersection with the Northerly right-of-way line of Okeechobee Road (AKA S.R. 70); thence S52°29'55"W along said northerly right-of-way line a distance of 2102.04 feet; thence S55°45'47"W a distance of 210.34 feet; thence S52°29'33"W a distance of 71.28 feet; thence South 52°29'55" West, a distance of 230.26 feet; thence South 29°51'40" West, a distance of 31.18 feet; thence South 52°29'55" West, a distance of 675.96 feet to the Easterly right-of-way line of McNeil Road Extension; thence along the Easterly right-of-way of McNeil Road Extension the following 4 courses and distances; thence North 37°30'05" West, a distance of 350.00 feet; thence South 52°29'55" West, a distance of 10.00 feet; thence North 37°30'05" West, a distance of 230.00 feet to a point of curve to the right having a radius of 595.00 feet and a central angle of 42°32'58"; thence Northwesterly along the arc a distance of 441.86 feet; thence North 84°57'07" West, a distance of 60.00 feet to the POINT OF BEGINNING of the following described parcel;

To an intersection with a non tangent curve concave to the East, having a radius of 655.00 feet, the chord of which bears South 00°51'40" East, 134.86 feet; thence Southerly along the arc of said curve, a distance of 135.10 feet through a central angle of 11°49'05"; thence South 89°21'58" West, a distance of 391.21 feet; thence North 82°29'17" West, a distance of 53.44 feet; thence North 05°25'09" East, a distance of 509.05 feet; thence South 89°01'36" West, a distance of 313.99 feet; thence North 45°38'03" West, a distance of 28.13 feet; thence North 00°38'03" West, a distance of 202.81 feet; thence North 89°01'38" East, a distance of 671.63 feet to the intersection with a non tangent curve concave to the Northeast, having a radius of 250.00 feet, the chord of which bears South 55°33'29" East, 128.13 feet; thence Easterly along the arc of said curve, a distance of 129.58 feet through a central angle of 29°41'49"; thence South 70°24'24" East, a distance of 66.44 feet to the intersection with a non tangent curve concave to the East, having a radius of 2,103.43 feet, the chord of which bears South 12°08'55" West, 520.01 feet; thence Southerly along the arc of said curve, a distance of 521.35 feet through a central angle of 14°12'04" to the POINT OF BEGINNING.

Containing 9.186 acres, more or less.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

THOMAS P. KIERNAN
Professional Surveyor & Mapper
Florida Certificate No. 6199

4/26/19
DATE

THOMAS P KIERNAN
License Number
LS6199
STATE OF
FLORIDA
Professional Surveyor and Mapper

Page 1 of 2

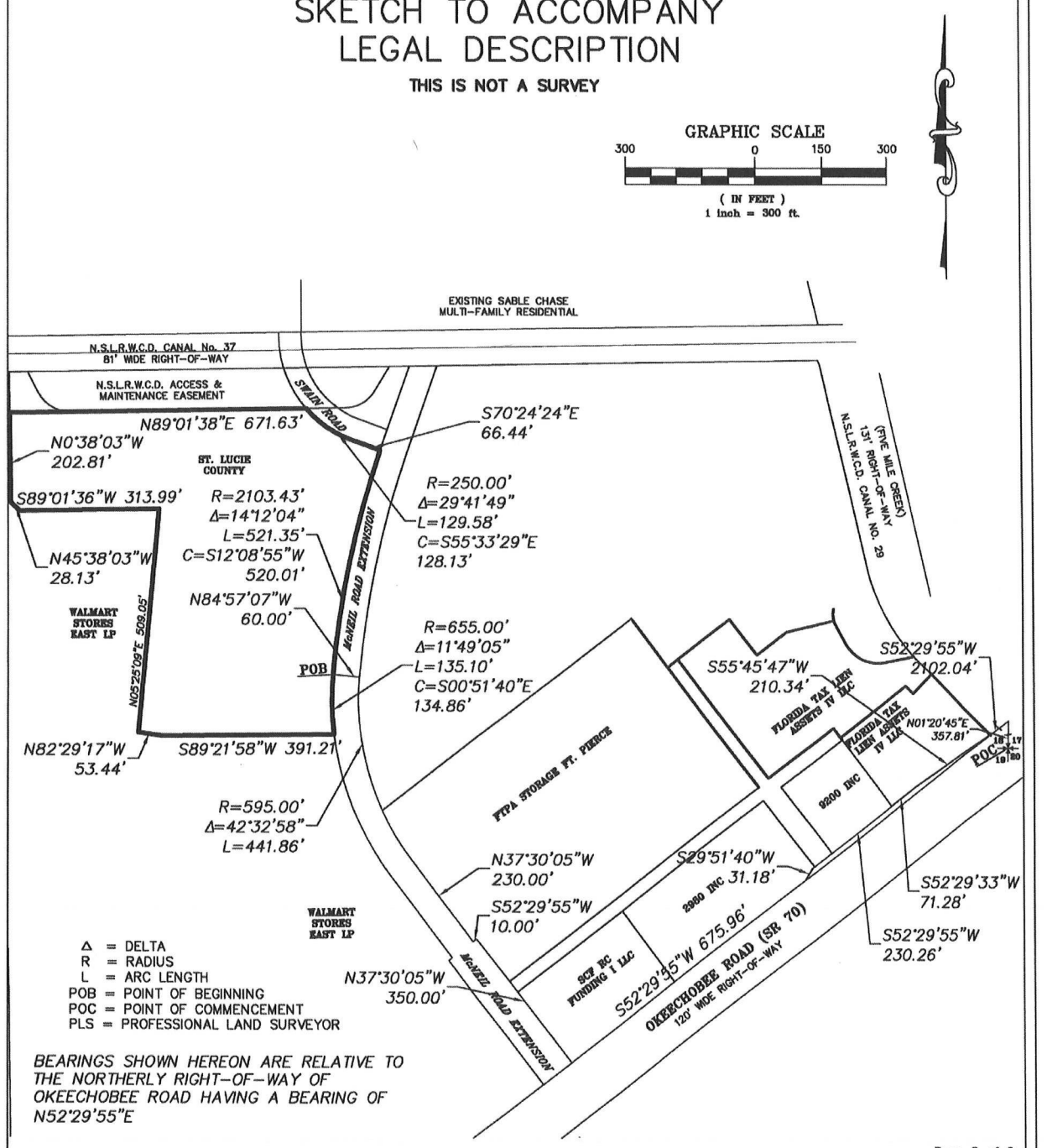
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

LEGAL DESCRIPTION

JOB NO: 19-052	SCALE: N/A
DRAWN BY: GLM	DATE: 04-25-2019

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



Δ = DELTA
R = RADIUS
L = ARC LENGTH
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PLS = PROFESSIONAL LAND SURVEYOR

BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHERLY RIGHT-OF-WAY OF OKEECHOBEE ROAD HAVING A BEARING OF N52°29'55"E

CULPEPPER & TERPENING, INC
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STATE OF FLORIDA CERTIFICATION No. LB 4286

SKETCH

SKETCH OF DESCRIPTION

JOB NO: 19-052	SCALE: 1"=300'
DRAWN BY: GLM	DATE: 04-25-2019

THE SUNRISE CITY
FORT PIERCE
Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
Aerial

N
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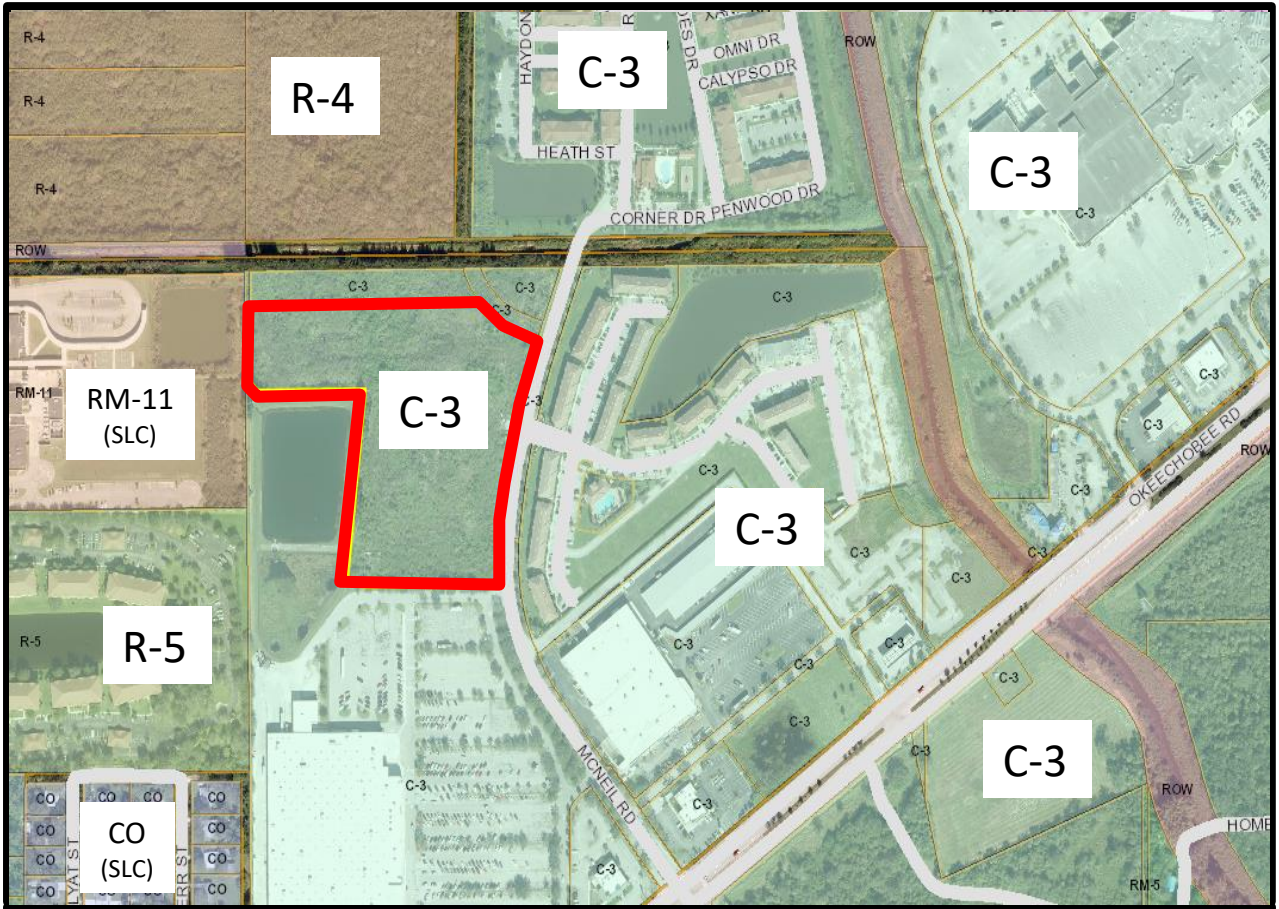

THE SUNRISE CITY FORT PIERCE Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
Zoning Map

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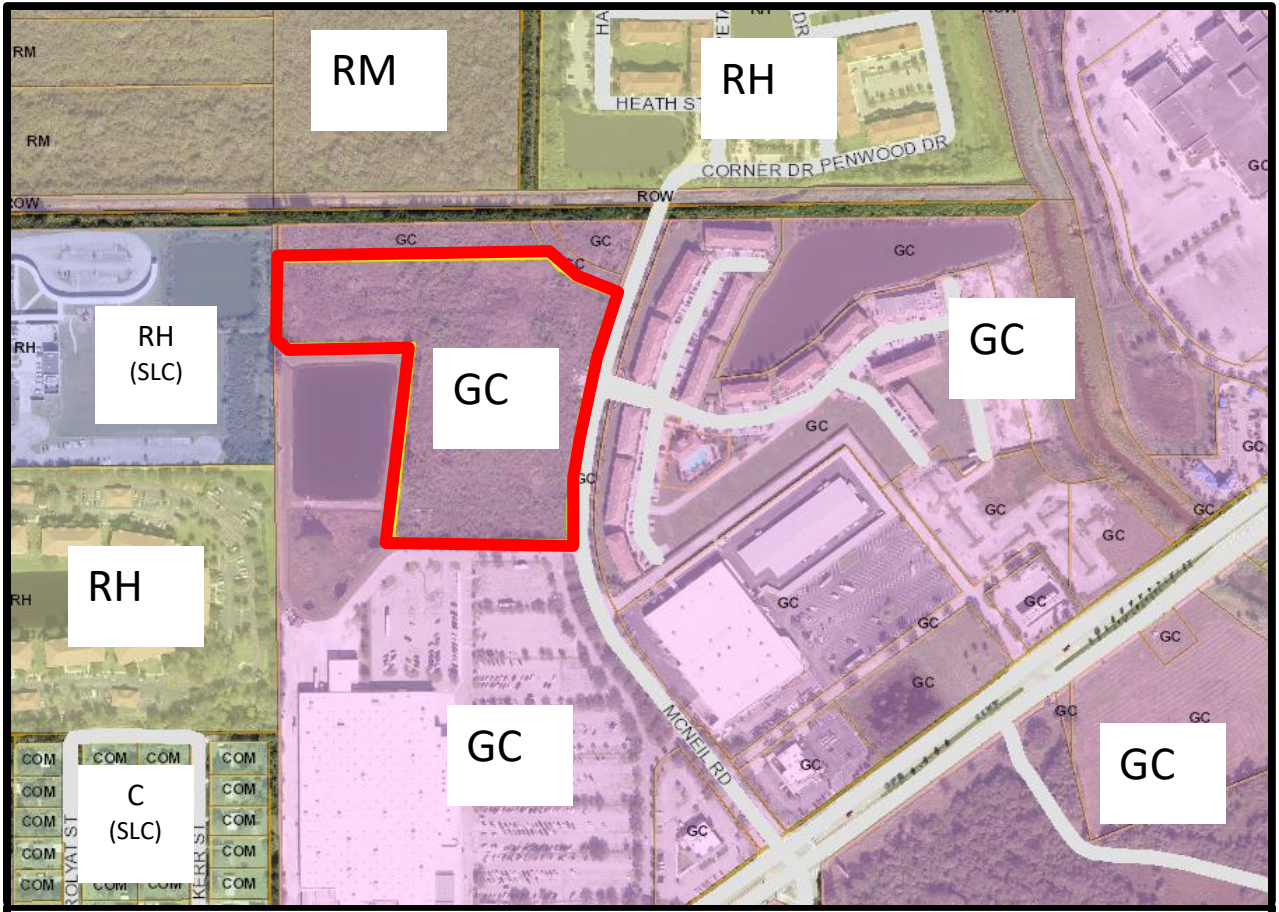


THE SUNRISE CITY
FORT PIERCE
Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
FLU Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Blue Sky Communities – TRC No. 19-06000002 & 19-99900002

DATE : May 15, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 3, 2019:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Rezoning
- [ ] 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] No comment

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: 5.16.19
Property Address: 2419-211-0004-0008
Property Name: Blue Sky Communities
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: 5/15/19

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

May 16, 2019

TECHNICAL REVIEW PROJECT # 19-06000002 & 19-99900002

Rezoning and Future Land Use – Blue Sky Communities – 2419-211-0004-000-8

Comments

FPUA W/WW Engineering: Approved: Water and Sewer capacity are available to serve the proposed development.

FPUA Electric & Gas Engineering: Approved: Electric service availability is along the west side of McNeil Road.

May 15, 2019

Project: **Blue Sky Communities**
Subject: **Rezoning and FLU Change Comments**
To: Brandon Creagan
From: Grant Chambers

1. The Right-of-Way tract to the north of the parcel is substandard. A Right-of-Way dedication of up to 10 FT may be required.
2. The County will reserve further comments until a development plan is submitted for review.

Technical Review Committee meeting

May 16th, 2019

Case # 19-0600002 / 19-99900002

Rezoning and future land use

Blue Sky Communities 2419-211-0004-000-8., McNeil Road, Ft. Pierce

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Blue Sky Communities - Future Land Use

NOTICES PROVIDED PURSUANT TO: 22-143

NOTICE BY NEWSPAPER: 6-30-2019

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 7-3-2019

City Commission Regular Meeting **12.e.**

Meeting Date: 07/15/2019

Re: Ordinance 19-032 - Zoning Atlas Map Amendment - 2419-211-0004-000-8

SUBJECT:

Quasi Judicial Hearing - Ordinance 19-032 Review and approval of an application for Zoning Atlas Map Amendment to rezone property from C-3, General Commercial to R-5, High Density Residential on Parcel ID 2419-211-0004-000-8 in Fort Pierce, Florida. FIRST READING

SUMMARY:

- In accordance with Sections 22-128 & 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial to R-5, High Density Residential.
- The subject site was originally apart of the Portofino Landings apartment complex, but due to the recession of the mid 2000's this extension to the apartment complex was never completed. St. Lucie County would come to take ownership of the property. Blue Sky Communities is partnering with St. Lucie County to develop a multi-family development on this site.
- The applicant also has a pending application for Future Land Use Map Amendment to change the property from GC, General Commercial to RH, High Density Residential.
- The request for rezoning is to allow for the development of a multi-family residential development.
- The Planning Board at their meeting on June 11, 2019, voted 6-0 to recommend approval of the application for a Zoning Atlas Amendment.
- 11 letters were sent out to property owners within 500 feet of the subject property

RECOMMENDATION:

Approval

ALTERNATIVES:

Disapproval

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Draft Ordinance 19-032
Staff Report
Application & Supporting Documents
Aerial Map
Zoning Map
Future Land Use Map
TRC Comments
Notification of Mailing
Public Notification Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/05/2019 11:10 AM

Form Started By: Brandon Creagan
Started On: 07/02/2019 11:06 PM
Final Approval Date: 07/05/2019

DRAFT ORDINANCE NO. 19-032

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING ONE (1) PARCEL GENERALLY LOCATED AT OR NEAR THE WEST SIDE OF MCNEIL ROAD, APPROXIMATELY 1,000 FEET NORTHWEST OF STATE ROAD 70 FROM CITY OF FORT PIERCE C-3, GENERAL COMMERCIAL TO CITY OF FORT PIERCE R-5, HIGH DENSITY RESIDENTIAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located at or near the west side of McNeil Road, approximately 1,000 feet northwest of State Road 70 within the City of Fort Pierce, Florida, representing approximately 9.186 acres of land; and

WHEREAS, the owner/applicant seeks rezoning of the subject property located at or near the west side of McNeil Road, approximately 1,000 feet northwest of State Road 70 from C-3, General Commercial to R-5, Medium Density Residential; and

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 22-131; and

WHEREAS, the City of Fort Pierce Planning Board, at their June 11th, 2019 meeting, voted unanimously to recommend approval of the request; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. From and after the effective date hereof, the following described properties are hereby rezoned as follows:

Parcels IDs: 2419-211-0004-000-8

From and after the effective date hereof, the following properties legally described as:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE N01°20'45"E ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH RANGE 40 EAST, A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE S52°29'55"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2102.04 FEET; THENCE S55°45'47"W A DISTANCE OF 210.34 FEET; THENCE S52°29'33"W A DISTANCE OF 71.28 FEET; THENCE SOUTH 52°29'55" WEST, A DISTANCE OF 230.26 FEET; THENCE SOUTH 29°51'40" WEST, A DISTANCE OF 31.18 FEET; THENCE SOUTH 52°29'55" WEST, A DISTANCE OF 675.96 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MCNEIL ROAD EXTENSION; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF MCNEIL ROAD EXTENSION THE FOLLOWING 4 COURSES AND DISTANCES; THENCE

NORTH 37°30'05" WEST, A DISTANCE OF 350.00 FEET; THENCE SOUTH 52°29'55" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 37°30'05" WEST, A DISTANCE OF 230.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 595.00 FEET AND A CENTRAL ANGLE OF 42°32'58"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 441.86 FEET; THENCE NORTH 84°57'07" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 655.00 FEET, THE CHORD OF WHICH BEARS SOUTH 00°51'40" EAST, 134.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.10 FEET THROUGH A CENTRAL ANGLE OF 11°49'05"; THENCE SOUTH 89°21'58" WEST, A DISTANCE OF 391.21 FEET; THENCE NORTH 82°29'17" WEST, A DISTANCE OF 53.44 FEET; THENCE NORTH 05°25'09" EAST, A DISTANCE OF 509.05 FEET; THENCE SOUTH 89°01'36" WEST, A DISTANCE OF 313.99 FEET; THENCE NORTH 45°38'03" WEST, A DISTANCE OF 28.13 FEET; THENCE NORTH 00°38'03" WEST, A DISTANCE OF 202.81 FEET; THENCE NORTH 89°01'38" EAST, A DISTANCE OF 671.63 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 250.00 FEET, THE CHORD OF WHICH BEARS SOUTH 55°33'29" EAST, 128.13 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 129.58 FEET THROUGH A CENTRAL ANGLE OF 29°41'49"; THENCE SOUTH 70°24'24" EAST, A DISTANCE OF 66.44 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2,103.43 FEET, THE CHORD OF WHICH BEARS SOUTH 12°08'55" WEST, 520.01 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 521.35 FEET THROUGH A CENTRAL ANGLE OF 14°12'04" TO THE POINT OF BEGINNING.

CONTAINING 9.186 ACRES, MORE OR LESS.

said properties being generally located at or near the west side of McNeil Road, approximately 1,000 feet northwest of State Road 70 in Fort Pierce, Florida shall be and the Zoning Designation is hereby changed from C-3, General Commercial, to R-5, High Density Residential, as depicted on Exhibit “A” and Exhibit “B”, attached hereto and incorporated herein.

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. 19-032 was duly advertised by title only in the St. Lucie News Tribune on Sunday, June 30, 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 July 17, 2019; and was duly introduced, read

by title only, and passed on second and final reading September __, 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 __th day of July, 2019.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Proposed Zoning Atlas Map Amendment
R-5, High Density Residential

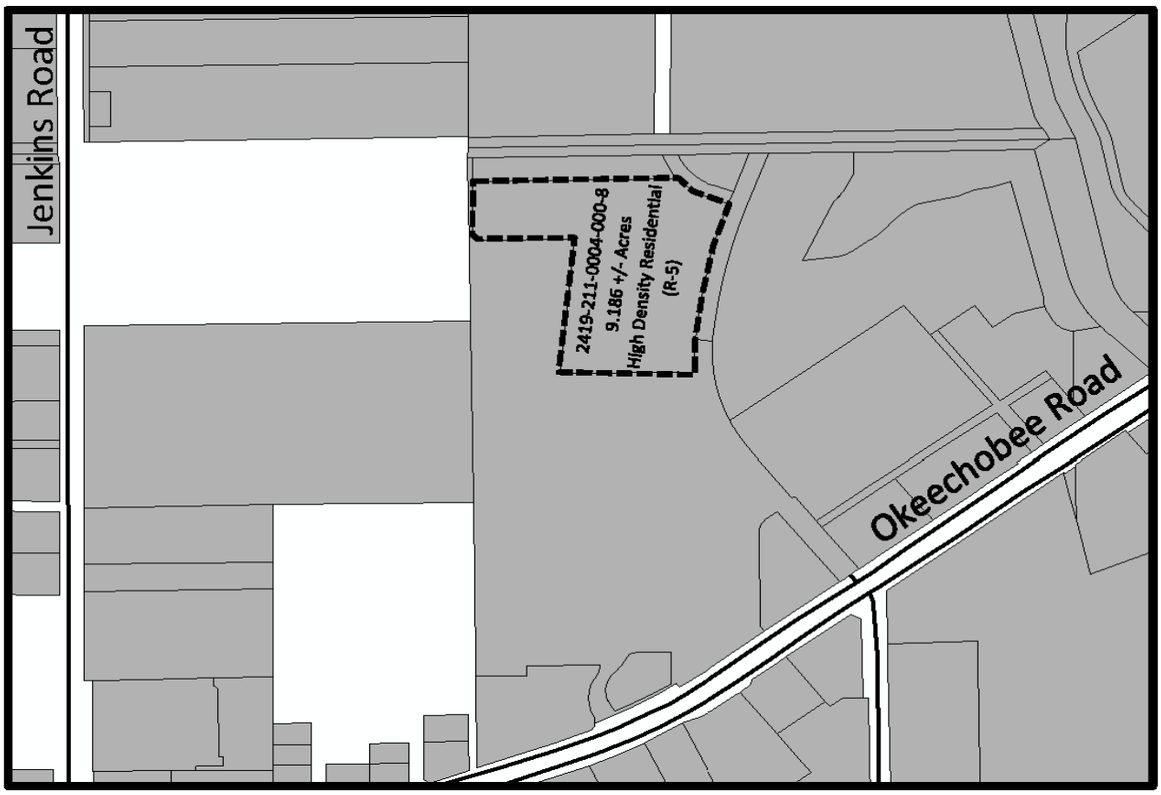
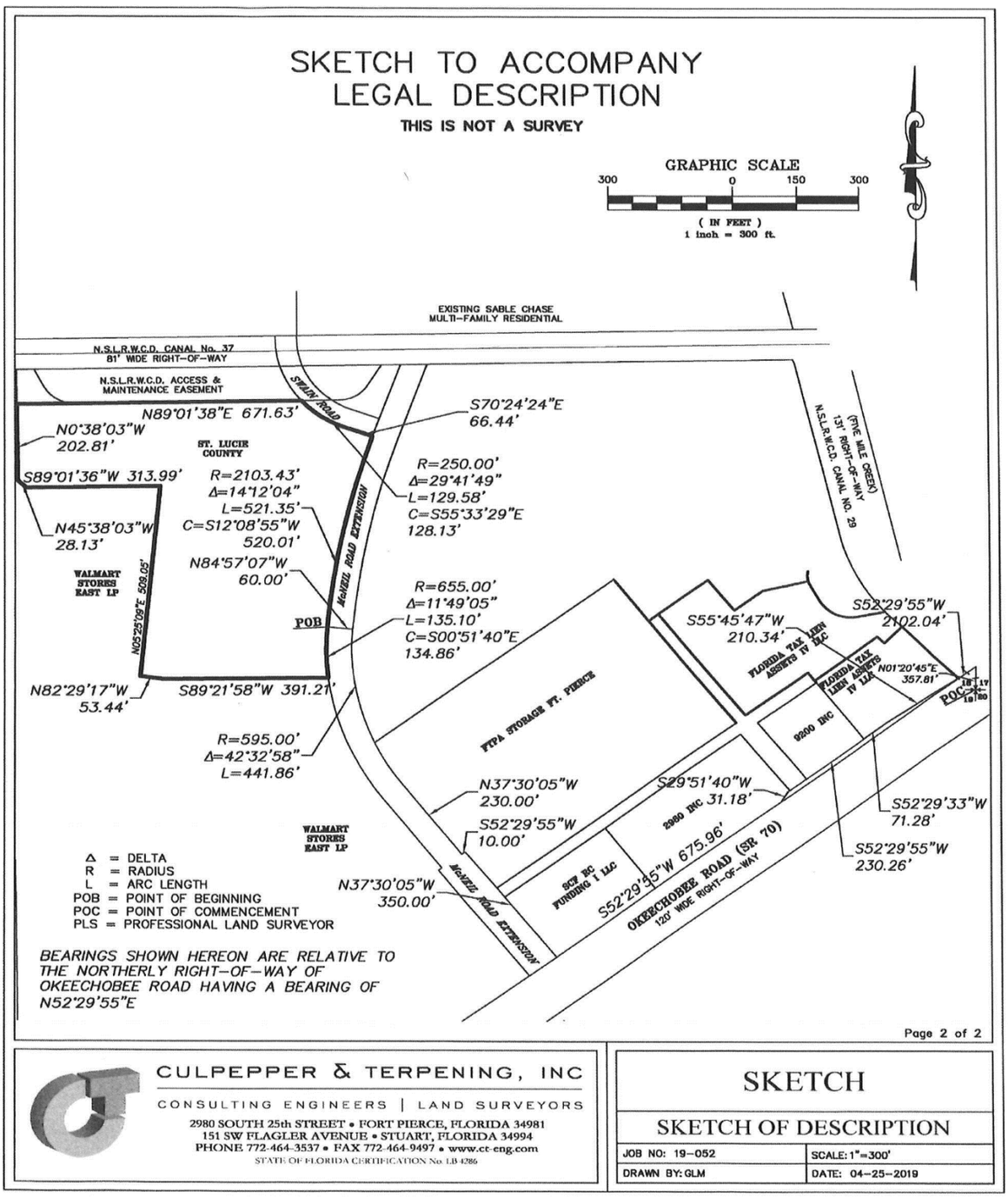


Exhibit B
Sketch and Legal Description



Parcels IDs: 2419-211-0004-000-8

From and after the effective date hereof, the following properties legally described as:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE N01°20'45"E ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH RANGE 40 EAST, A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE S52°29'55"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2102.04 FEET; THENCE S55°45'47"W A DISTANCE OF 210.34 FEET; THENCE S52°29'33"W A DISTANCE OF 71.28 FEET; THENCE SOUTH 52°29'55" WEST, A DISTANCE OF 230.26

Exhibit B (Cont.)
Sketch and Legal Description

FEET; THENCE SOUTH 29°51'40" WEST, A DISTANCE OF 31.18 FEET; THENCE SOUTH 52°29'55" WEST, A DISTANCE OF 675.96 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MCNEIL ROAD EXTENSION; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF MCNEIL ROAD EXTENSION THE FOLLOWING 4 COURSES AND DISTANCES; THENCE NORTH 37°30'05" WEST, A DISTANCE OF 350.00 FEET; THENCE SOUTH 52°29'55" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 37°30'05" WEST, A DISTANCE OF 230.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 595.00 FEET AND A CENTRAL ANGLE OF 42°32'58"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 441.86 FEET; THENCE NORTH 84°57'07" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 655.00 FEET, THE CHORD OF WHICH BEARS SOUTH 00°51'40" EAST, 134.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.10 FEET THROUGH A CENTRAL ANGLE OF 11°49'05"; THENCE SOUTH 89°21'58" WEST, A DISTANCE OF 391.21 FEET; THENCE NORTH 82°29'17" WEST, A DISTANCE OF 53.44 FEET; THENCE NORTH 05°25'09" EAST, A DISTANCE OF 509.05 FEET; THENCE SOUTH 89°01'36" WEST, A DISTANCE OF 313.99 FEET; THENCE NORTH 45°38'03" WEST, A DISTANCE OF 28.13 FEET; THENCE NORTH 00°38'03" WEST, A DISTANCE OF 202.81 FEET; THENCE NORTH 89°01'38" EAST, A DISTANCE OF 671.63 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 250.00 FEET, THE CHORD OF WHICH BEARS SOUTH 55°33'29" EAST, 128.13 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 129.58 FEET THROUGH A CENTRAL ANGLE OF 29°41'49"; THENCE SOUTH 70°24'24" EAST, A DISTANCE OF 66.44 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2,103.43 FEET, THE CHORD OF WHICH BEARS SOUTH 12°08'55" WEST, 520.01 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 521.35 FEET THROUGH A CENTRAL ANGLE OF 14°12'04" TO THE POINT OF BEGINNING.

CONTAINING 9.186 ACRES, MORE OR LESS.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, P.E., City Manager
THROUGH:	Rebeca Guerra, AICP, LEED-AP, CLD, Interim Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner
RE:	**Application for a Zoning Atlas Map Amendment** **Application for a Future Land Use Map Amendment** **Blue Sky Communities**
BOARD DATE:	July 15, 2019

STAFF REPORT

Property Owner	St. Lucie County 2300 Virginia Avenue Fort Pierce, Florida 34982
Applicant:	Blue Sky Communities 5081 SW 48th Street, Suite 103 Tampa, FL 33607
Representative:	Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981
Requested Action:	Approval to rezone the subject property from C-3, General Commercial to R-5, High Density Residential. Approval to change the Future Land Use from GC, General Commercial to RH, Heavy Density Residential.
Site Location:	North of Walmart, West of Portofino Lands, South of Sabal Chase Apartments, and East of Samuel S. Gaines Academy.
Parcel ID:	2419-211-0004-000-8
Existing Use:	Vacant
Parcel Size:	9.16 Acres +/-
Current Zoning:	General Commercial (C-3)
Current Future Land Use	General Commercial (GC)

Proposed Zoning: Heavy Density Residential (R-5)

Proposed Future Land-Use Heavy Density Residential (RH)

Surrounding Zoning/FLU:

North	East	South	West
C-3/GC	C-3/GC	C-3/GC	C-3/GC

Staff Analysis:

Request

In accordance with Sections 22-128 & 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial to R-5, High Density Residential. The applicant is also requesting review and approval of a Future Land Use Map Amendment from CG, General Commercial to RH, High Density Residential. The applicant would like to rezone and change the Future Land Use of the property so they can use the property for a future multi-family development.

Background

The subject site was originally apart of the Portofino Landings apartment complex, but due to the recession of the mid 2000's this extension to the apartment complex was never completed. St. Lucie County would come to take ownership of the property. Blue Sky Communities is partnering with St. Lucie County to develop a multi-family development on this site.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;
(2) The amendment will not have an adverse effect on the ability of the city to:
    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services; and
(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, as the applicant along with the Rezoning change is requesting the Future Land Use to be changed to a compatible Future Land Use. Furthermore, the amendment would not have an adverse effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. There are three multi-family developments around this site and the services that are provided for those developments would be the same or similar. The presented amendment promotes and protects the public health, safety and general welfare through the rezoning of this property because the applicant intends to develop a multi-family development and multi-family is more compatible with R-5, High Density Residential than it is with the current zoning of C-3, General Commercial. It would also promote and protect the public health, safety, and general welfare because there are almost no standards in the C-3 Zoning designation to regulate residential. By rezoning the property to an appropriate residential Zoning designation, it allows staff to properly regulate the use of the property.

Future Land Use Designation Comparison

The subject site currently has a Future Land Use of GC, General Commerical. This designation is inteded for parcels that are for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

The subject site is seeking a Future Land Use of RH, Heavy Density Residential. This designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

When comparing both of these designations the High Density Residential designation would be considered a less intense designation compared to the General Commercial designation. While this property is surrounded by properties that hold a GC, General Commercial Future Land Use designation, the proposed use of muti-family would be compatible with the two multi-family developments of Portfino Landings and Sable Chase Apartments that surround this property. This property is also with in approximately 350 feet of the the Treasure Cay Apartment Complex that has a Future Land Use of RH, High Density Residential.

Technical Review Committee:

All affected City Departments have reviewed the proposed Application for Zoning Atlas Map Amendment and Future Land Use Map Amendment and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant are provided for review.

Planning Board:

The Planning Board at their meeting on June 11, 2019 voted 6-0 to recommend approval of both the Application for Zoning Atlas Amendment and Future Land Use Map Amendment.

Public Notification:

11 letters were sent out to property owners within 500 feet of the subject property for the Zoning Atlas Map Amendment. No letters have been returned, an update will be given at the City Commission meeting.

Staff Recommendation Zoning Atlas Map Amendment:

The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission **APPROVE** the request as presented.

Staff Recommendation Future Land Use Map Amendment:

The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission **APPROVE** the request as presented

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- [x] Warranty Deed & Legal Description
- [x] St. Lucie County Property Record Card
- [x] Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- [x] Current Survey
- n/a [ ] Environmental Study
- n/a [ ] Traffic Impact Report
- [x] *** Capacity Analysis-Separate Form
- n/a [ ] Drainage Analysis
- n/a [ ] Historical Report
- [x] 1 CD of all documents submitted in PDF
- [ ] Other_____

1. Property Address/Location: t/b/d
2. Property Tax ID(s): 2419-211-0004-000-8
3. Total Acreage: 9.16
4. Existing Future Land Use Designation: GC (General Commercial)
5. Existing Zoning Classification: C-3 (General Commercial)

6. Proposed Zoning Classification: R-5 (Residential – Multiple Family 15 du/ac)

7. Other applications being submitted concurrent with this application, if any: Future Land Use Amendment Application To the RH (Residential High Future Land Use Category)

8. Describe the existing uses, improvements and structures on the amendment lands: Site is vacant

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: to change the zoning on property to permit multi-family residential development.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	RM (Residential Medium)	R4 (Residential Medium Density)
South	Commercial (Wal-Mart)	GC (Commercial General)	C-3 (Commercial General)
East	Residential (Portofino Landings (East))	GC (Commercial General)	C-3 (Commercial General)
West	Education (Samuel S. Gaines Acad K-8)	P/F (Public Use)	I (Institutional

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	15 du/ac (20% max of land use)	9.1	
Proposed	RH	R-5	15	9.1	N/A

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II. Public Facilities Information:

A. Potable Water:

Average Use	Residential	100	gallons per day per person (du x 2.6 = persons x 100 gpd = demand)				
	Other	0.125	gallons per day per square foot				
Demand Analysis		Maximum					
Current Zoning	Total gallons per day	commercial	318,572	sf	39,821.50	gpd	
		residential	86	du	22,360	gpd	
Proposed Zoning	Total gallons per day	commercial	-	sf	-	gpd	
		residential	137	du	35,490	gpd	
Change in Demand	**Total gallons per day**				(26,691.50)	gpd	

B. Wastewater:

Average Use	Residential	100	gallons per day per person (du x 2.6 = persons x 100 gpd = demand)				
	Other	0.100	gallons per day per square foot				
Demand Analysis		Maximum					
Current Zoning	Total gallons per day	commercial	318,572	sf	31,857.20	gpd	
		residential	86	du	22,360	gpd	
Proposed Zoning	Total gallons per day	commercial	-	sf	-	gpd	
		residential	137	du	35,490	gpd	
Change in Demand	**Total gallons per day**				(18,727.20)	gpd	

C. Parks and Recreation (Residential Classifications Only):

(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS (per 1000)	Existing Population Park Demand		Proposed Population Park Demand		Change in Demand		
		base	existing	base	existing	persons	added acres	
Regional	20	44,227	44,451	44,227	44,583	132.6	2.65	acres
Urban District	5	44,227	44,451	44,227	44,583	132.6	0.66	acres
Community	2.5	44,227	44,451	44,227	44,583	132.6	0.33	acres
Neighborhood	1.36	44,227	44,451	44,227	44,583	132.6	0.18	acres

D. Public Schools (Residential Classifications Only):

Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	**Samuel S. Gaines Academy K-8**	**Ft. Pierce Central**
City	Ft. Pierce	Ft. Pierce
Distance	< 1 mile	5 miles
Current Zoning Enrollment Demand	12	5
Proposed Zoning Enrollment Demand	24	10
Change in Demand	11	5

E. Solid Waste:

2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	**Maximum**	
Current Zoning	11.5	yards
Proposed Zoning	21.9	yards
Change in Demand	10.4	yards

F. Stormwater:

Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact The overall stormwater impacts may be expected to be lessened from this site as a result of its conversion from commercial to residential uses. Full stromwater impacts will eb addressed with a specific development proposal.

G. Traffic

Most recent ITE Code for use; HCM Roadway Capacity

			AADT		**AM Peak Hour Trips**		**PM Peak Hour Trips**	
Demand Analysis		area/ units	rate	Maximum	rate	Maximum	rate	Maximum
Current Zoning	commercial (820)	318,572	37.5	11946	3	956	4.21	1341
	residential (220)	86	7.32	630	0.56	0.04816	0.67	0.05762
Proposed Zoning		area/ units						
	commercial (820)	-	37.5	0	3	0	4.21	0
	residential (220)	164	7.32	1200	0.56	0.09184	0.67	0.804
Change in Demand				-11375		-956		-1340
Impact to Capacity				none		none		none

12. Name of Owner(s): St. Lucie County

Mailing Address: 2300 Virginia Avenue

City Ft. Pierce State Fla Zip 34982

Phone # 772-462-1400 Fax No.:

E-mail:

13. Name of Applicant: (Blue Sky Communities (attn.: Shawn Wilson)

Mailing Address: 5300 W. Cypress Street, Ste 200

City Tampa State Fl Zip 33607

Phone # Fax No.:

E-mail: swilson@blueskycommunities.com

14. Name of Representative: Culpepper & Terpening, Inc. (attn: B. Terpening)

Mailing Address: 2980 South 25th Street

City Ft. Pierce State Fl Zip 34981

Phone # 772-464-3537 Fax No.: 772-464-9497

E-mail: Bterpening@ct-eng.com

[go to next page]

xxx I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature 4/9/19. Date

5300 W. Cypress Street, Ste 200, Tampa , Florida, 33607
Address State Zip

Swilson@blueskycommunities.com
Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

See attached agent authorization letter
Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

☑ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

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In addition to a complete application, packets shall include:

- ☑ Warranty Deed & Legal Description
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- ☑ Current Survey
- N/A ☐ Environmental Study
- N/A ☐ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- N/A ☐ Drainage Analysis
- N/A ☐ Historical Report
- ☑ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: t/b/d
2. Property Tax ID(s): 2419-211-0004-000-8
3. Total Acreage: 9.16
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5. Existing Zoning Classification: C-3 (General Commercial)
6. Proposed Zoning Classification: R-5 (Residential – Multiple Family 15 du/ac)
7. Other applications being submitted concurrent with this application, if any: Change in Zoning Application to the R-5 Zoning District
8. Describe the existing uses, improvements and structures on the amendment lands: Site is vacant
9. Are there any identified or possible historical structures on the amendment lands? No
10. The reason for making this request: to change the zoning on property to permit multi-family r residential development.

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			AADT		**AM Peak Hour Trips**		**PM Peak Hour Trips**	
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Impact to Capacity				none		none		none

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Phone # 772-462-1400 Fax No.:

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See attached agent authorization letter
Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

_____
Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

ST. LUCIE COUNTY FLORIDA

HOWARD N. TIPTON
County Administrator

ST. LUCIE COUNTY
BOARD OF COUNTY
COMMISSIONERS

LINDA BARTZ
CHAIR
DISTRICT 3

CATHY TOWNSEND
VICE-CHAIR
DISTRICT 5

CHRIS DZADOVSKY
DISTRICT 1

SEAN MITCHELL
DISTRICT 2

FRANNIE HUTCHINSON
DISTRICT 4

DAN MCINTYRE
COUNTY ATTORNEY

MAILING ADDRESS
2300 VIRGINIA AVENUE
FORT PIERCE, FL 34982

PHONE
(772) 462-1156

TDD
(772) 462-1428

FAX
(772) 462-2131

E-MAIL
PHELANK@STLUCIECO.ORG

WEBSITE
WWW.STLUCIECO.GOV

March 14, 2019

Mr. Shawn Wilson
Blue McNeil One, LLC
5300 West Cypress Street
Suite 200
Tampa, FL 33607

Dear Mr. Wilson:

Re: McNeil Road Parcel – City of Fort Pierce Rezoning Application

This letter shall serve to confirm that on February 5, 2019 the Board of County Commissioners accepted the response of Blue Sky Communities, LLC to RFQ No. 19-007 for the development of a multi-family affordable housing project on the County-owned 9.16 parcel located on McNeil Road within the City of Fort Pierce (the "Property"), and authorized staff to enter into contract negotiations with Blue Sky for the sale and development of the Property. Those contract negotiations are currently underway. In recognition of the County's desire to have the Property developed for affordable multi-family housing, the County consents to the submission of an application by Blue Sky Communities, LLC or its agent to the City of Fort Pierce to rezone the Property for multi-family residential use.

Sincerely,

Howard N. Tipton

HNT/kp

C: County Attorney
Community Services Director
Property Acquisitions Manager
Dennis Murphy

ST. LUCIE WORKS

Property Card

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

Property Identification

Site Address:	Parcel ID: 2419-211-0004-	Account #: 174088	Sec/Town/Range:
OKEECHOBEE RD	000-8		19/35S/40E
Map ID: 24/19N	Zoning: C3	Use Type: 1000	Jurisdiction: Fort Pierce

Ownership

St Lucie County
2300 Virginia AVE
Fort Pierce, FL 34982-5632

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC)

Current Values

Just/Market:	$698,300	Assessed:	$698,300	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$698,300	Taxable:	$0	2018	$698,300	$698,300	$698,300	$0
				2017	$698,300	$698,300	$0	$698,300
				2016	$698,300	$698,300	$0	$698,300

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-27-2017	4217 / 2629	0111	TD	Board of County Commissioners of St Lucie Cty	$0
07-28-2017	4058 / 1727	0111	TD	Prime Homes At Portofino Landings Ltd	$0
01-30-2006	3254 / 1039	XX03	SP	Portofino Landings CDD	$0

Primary Building Information

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

Exterior Data

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

Interior Data

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

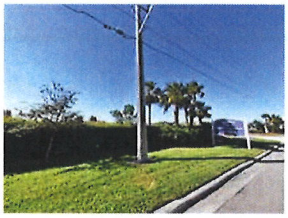
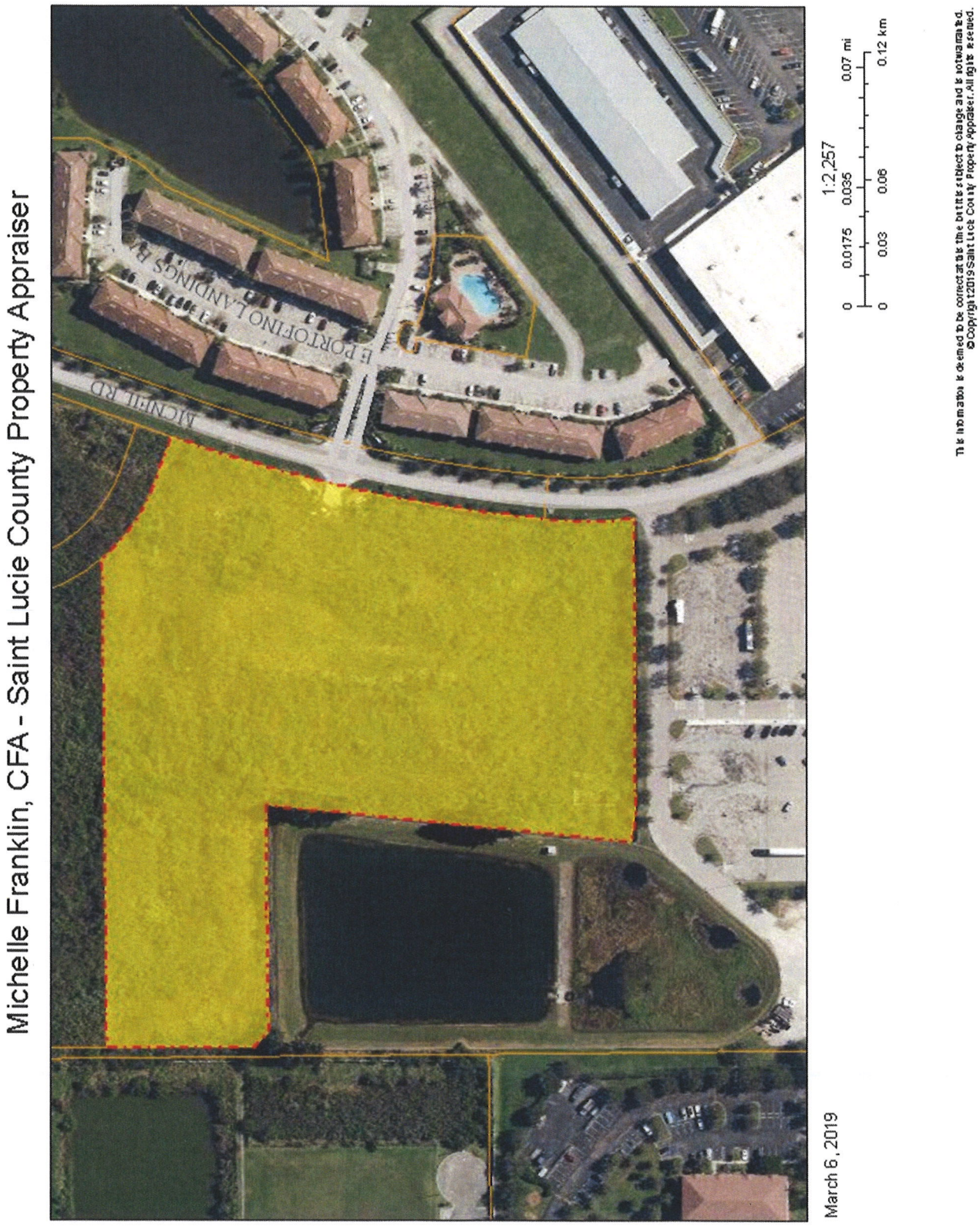


Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	9.16
Land Size (SF):	399,010
Total Building Count:	1


Michelle Franklin, CFA - Saint Lucie County Property Appraiser
E PORT OF INO LANDINGS R
MICHELL RD
1:2,257
0 0.0175 0.035 0.07 mi
0 0.03 0.06 0.12 km
March 6, 2019
This information is deemed to be correct at the time it is subject to change and is not warranted.
©Copyright 2019 Saint Lucie County Property Appraiser. All rights reserved.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4365236 OR BOOK 4058 PAGE 1727, Recorded 10/30/2017 11:31:13 AM

Tax Deed File No. 13-648

Property Identification No. 2419-211-0004-000/8

ESCHEATMENT TAX DEED

State of Florida

ST. LUCIE COUNTY

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statues, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are deemed canceled pursuant to said statutes.

Now, on this **27TH DAY OF OCTOBER, 2017**, the undersigned clerk conveys to **SAINT LUCIE** County through its Board of County Commissioners, whose address is **2300 VIRGINIA AVE, FORT PIERCE, FL 34982** together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situation in **SAINT LUCIE** County, Florida.

PLEASE SEE ATTACHED FOR LEGAL DESCRIPTION.

Witness:

Alice Sennott
ALICE SENNOTT

Sandra Coleman
SANDRA COLEMAN

CLERK OF COURT OR COUNTY COMPTROLLER

CLERK OF THE CIRCUIT COURT · ST. LUCIE COUNTY ·

State of Florida

County of ST. LUCIE

On the **28th day of JULY, 2017**, before **ANGELA RIGGINS** personally me personally appeared **MARGARET RAHAL**, Clerk of the Circuit Court or County Comptroller in and for the State and this County, who is known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

ANGELA RIGGINS, Notary Public

ANGELA RIGGINS
MY COMMISSION # FF 926553
EXPIRES: October 12, 2019
Bonded Thru Notary Public Underwriters

OR BOOK 4058 PAGE 1728

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC) (OR 2483-1661; 3254-1039)

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4515406 OR BOOK 4217 PAGE 2629, Recorded 12/28/2018 02:52:38 PM

Tax Deed File No. 13-648

Property Identification No. 2419-211-0004-000/8

CORRECTIVE ESCHEATMENT TAX DEED

State of Florida

ST. LUCIE COUNTY

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statues, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are deemed canceled pursuant to said statutes.

Now, on this **27TH DAY OF OCTOBER, 2017**, the undersigned clerk conveys to **SAINT LUCIE** County through its Board of County Commissioners, whose address is **2300 VIRGINIA AVE, FORT PIERCE, FL 34982** together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situation in **SAINT LUCIE** County, Florida.

PLEASE SEE ATTACHED FOR LEGAL DESCRIPTION

The Tax Deed recorded in OR BK 4058, Page 1727-1728 File #4365236 is hereby corrected and reinstated via this Tax Deed.

Witness:

ANA PORTILLA

BRITTANY JONES

CLERK OF COURT OR COUNTY COMPTROLLER

CLERK OF THE CIRCUIT COURT ST. LUCIE COUNTY

State of Florida

County of ST. LUCIE

On the **27TH DAY OF OCTOBER, 2017**, before me personally appeared **MARGARET RAHAL**, Clerk of the Circuit Court or County Comptroller in and for the State and this County, who is known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

ANGELA RIGGINS, Notary Public

ANGELA RIGGINS
MY COMMISSION # FF 926553
EXPIRES: October 12, 2019
Bonded Thru Notary Public Underwriters

OR BOOK 4217 PAGE 2630

OR BOOK 4058 PAGE 1728

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC) (OR 2483-1661; 3254-1039)

LEGAL DESCRIPTION

A parcel of land lying in Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 19, thence N01°20'45"E along the East line of Section 18, Township 35 South Range 40 East, a distance of 357.81 feet to the point of intersection with the Northerly right-of-way line of Okeechobee Road (AKA S.R. 70); thence S52°29'55"W along said northerly right-of-way line a distance of 2102.04 feet; thence S55°45'47"W a distance of 210.34 feet; thence S52°29'33"W a distance of 71.28 feet; thence South 52°29'55" West, a distance of 230.26 feet; thence South 29°51'40" West, a distance of 31.18 feet; thence South 52°29'55" West, a distance of 675.96 feet to the Easterly right-of-way line of McNeil Road Extension; thence along the Easterly right-of-way of McNeil Road Extension the following 4 courses and distances; thence North 37°30'05" West, a distance of 350.00 feet; thence South 52°29'55" West, a distance of 10.00 feet; thence North 37°30'05" West, a distance of 230.00 feet to a point of curve to the right having a radius of 595.00 feet and a central angle of 42°32'58"; thence Northwesterly along the arc a distance of 441.86 feet; thence North 84°57'07" West, a distance of 60.00 feet to the POINT OF BEGINNING of the following described parcel;

To an intersection with a non tangent curve concave to the East, having a radius of 655.00 feet, the chord of which bears South 00°51'40" East, 134.86 feet; thence Southerly along the arc of said curve, a distance of 135.10 feet through a central angle of 11°49'05"; thence South 89°21'58" West, a distance of 391.21 feet; thence North 82°29'17" West, a distance of 53.44 feet; thence North 05°25'09" East, a distance of 509.05 feet; thence South 89°01'36" West, a distance of 313.99 feet; thence North 45°38'03" West, a distance of 28.13 feet; thence North 00°38'03" West, a distance of 202.81 feet; thence North 89°01'38" East, a distance of 671.63 feet to the intersection with a non tangent curve concave to the Northeast, having a radius of 250.00 feet, the chord of which bears South 55°33'29" East, 128.13 feet; thence Easterly along the arc of said curve, a distance of 129.58 feet through a central angle of 29°41'49"; thence South 70°24'24" East, a distance of 66.44 feet to the intersection with a non tangent curve concave to the East, having a radius of 2,103.43 feet, the chord of which bears South 12°08'55" West, 520.01 feet; thence Southerly along the arc of said curve, a distance of 521.35 feet through a central angle of 14°12'04" to the POINT OF BEGINNING.

Containing 9.186 acres, more or less.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

THOMAS P. KIERNAN
Professional Surveyor & Mapper
Florida Certificate No. 6199

4/26/19
DATE

THOMAS P KIERNAN
License Number
LS6199
STATE OF
FLORIDA
Professional Surveyor and Mapper

Page 1 of 2

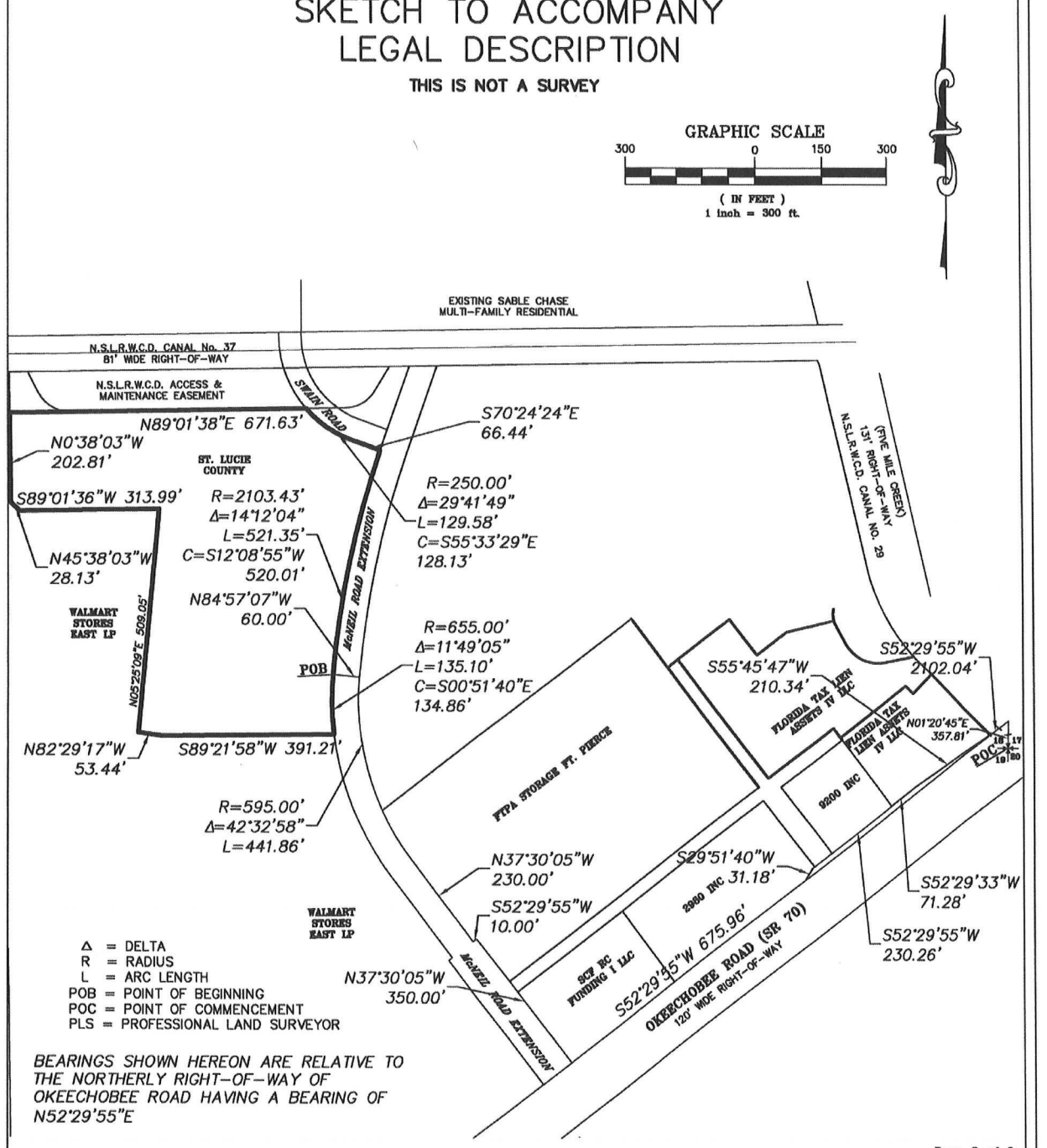
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

LEGAL DESCRIPTION

JOB NO: 19-052	SCALE: N/A
DRAWN BY: GLM	DATE: 04-25-2019

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



Δ = DELTA
R = RADIUS
L = ARC LENGTH
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PLS = PROFESSIONAL LAND SURVEYOR

BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHERLY RIGHT-OF-WAY OF OKEECHOBEE ROAD HAVING A BEARING OF N52°29'55"E

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

SKETCH

SKETCH OF DESCRIPTION

JOB NO: 19-052	SCALE: 1"=300'
DRAWN BY: GLM	DATE: 04-25-2019

THE SUNRISE CITY
FORT PIERCE
Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
Aerial

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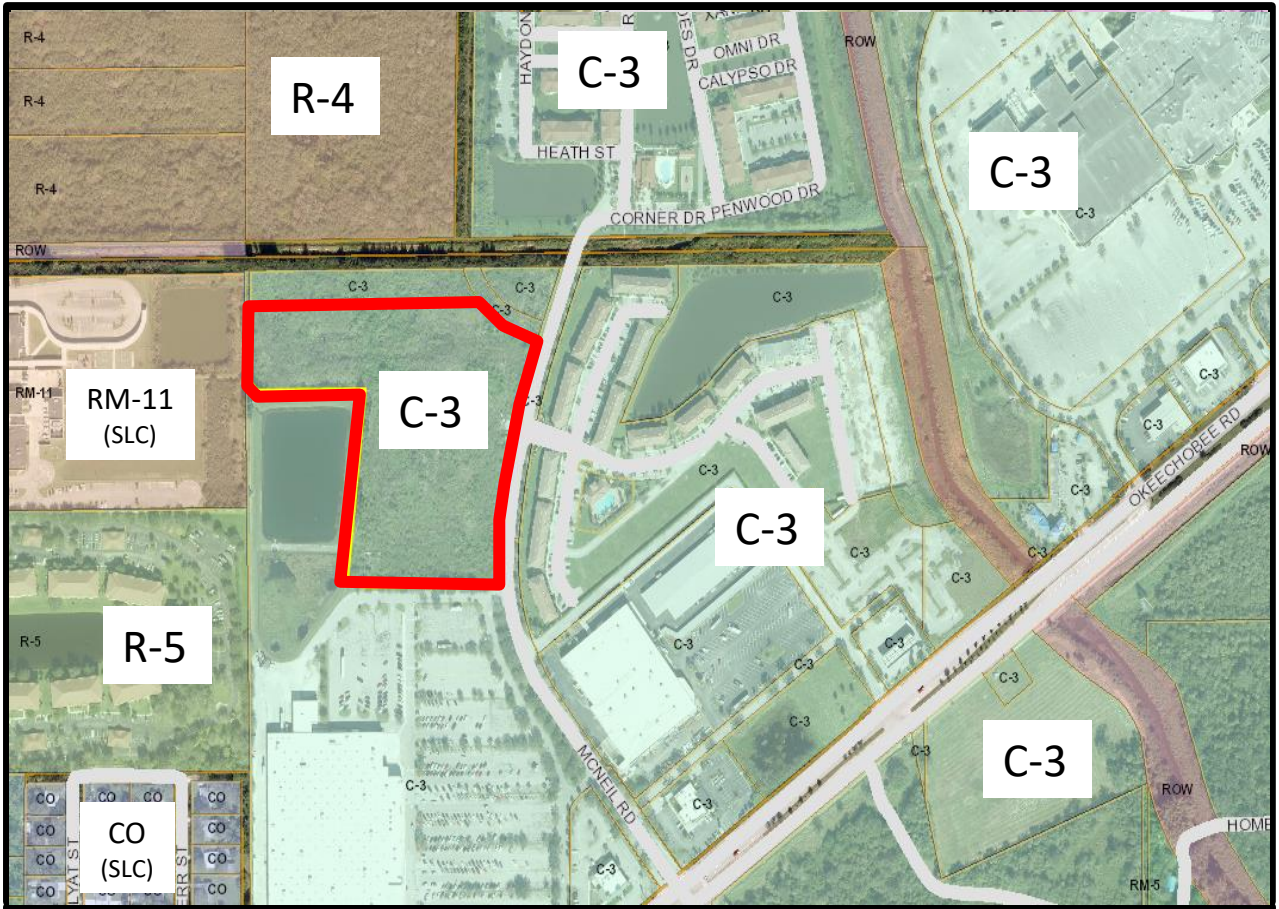

THE SUNRISE CITY FORT PIERCE Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
Zoning Map

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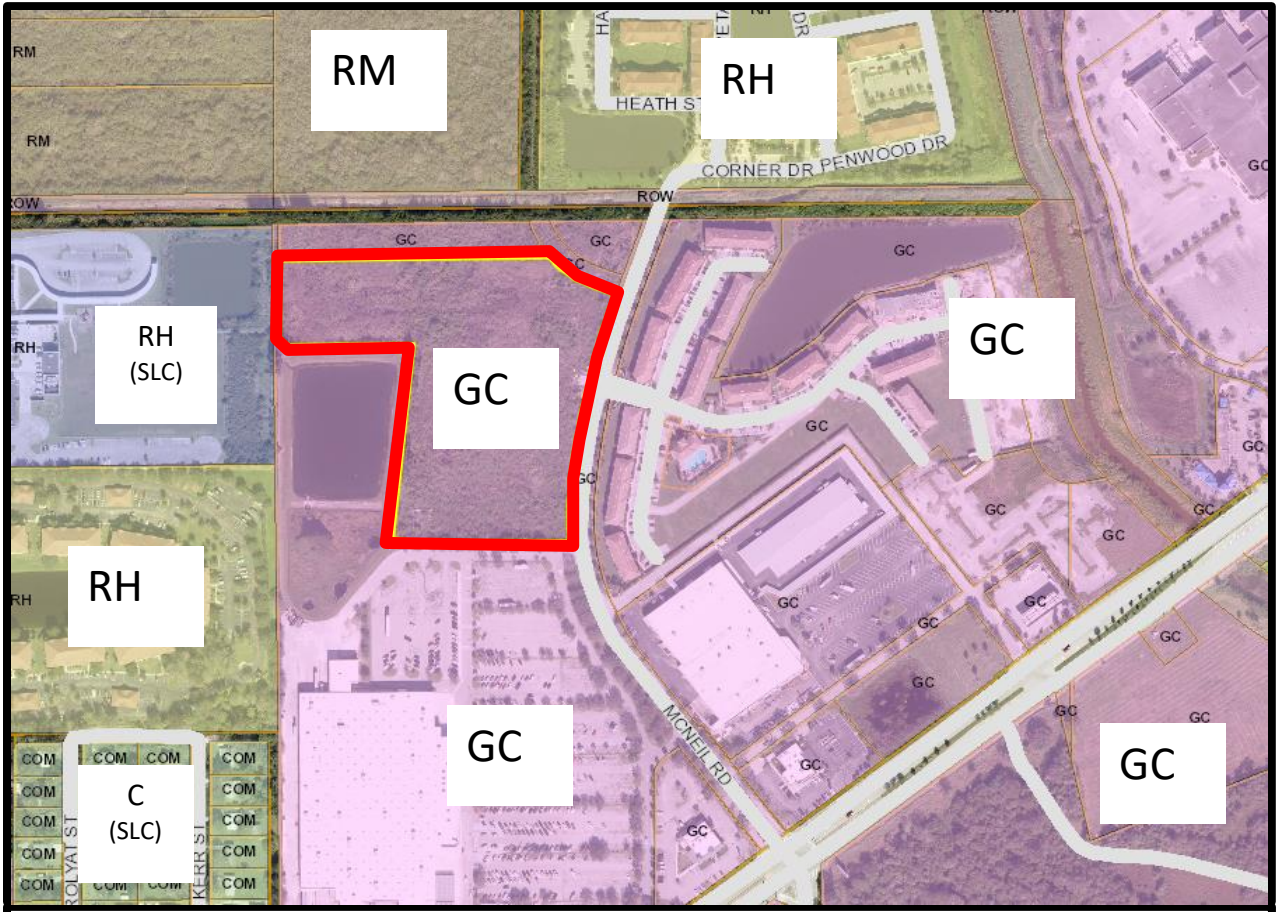


THE SUNRISE CITY
FORT PIERCE
Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
FLU Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Blue Sky Communities – TRC No. 19-06000002 & 19-99900002

DATE : May 15, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 3, 2019:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Rezoning
- [ ] 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] No comment

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: 5.16.19
Property Address: 2419-211-0004-0008
Property Name: Blue Sky Communities
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: 5/15/19

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

May 16, 2019

TECHNICAL REVIEW PROJECT # 19-06000002 & 19-99900002

Rezoning and Future Land Use – Blue Sky Communities – 2419-211-0004-000-8

Comments

FPUA W/WW Engineering: Approved: Water and Sewer capacity are available to serve the proposed development.

FPUA Electric & Gas Engineering: Approved: Electric service availability is along the west side of McNeil Road.

May 15, 2019

Project: **Blue Sky Communities**
Subject: **Rezoning and FLU Change Comments**
To: Brandon Creagan
From: Grant Chambers

1. The Right-of-Way tract to the north of the parcel is substandard. A Right-of-Way dedication of up to 10 FT may be required.
2. The County will reserve further comments until a development plan is submitted for review.

Technical Review Committee meeting

May 16th, 2019

Case # 19-0600002 / 19-99900002

Rezoning and future land use

Blue Sky Communities 2419-211-0004-000-8., McNeil Road, Ft. Pierce

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 22, Article X, Section 22-143 of the Code of Ordinances.

Project: Blue Sky Communities - Rezoning

Staff Name: Brandon C. Creagan

Staff Signature: [signature]

Date Mailed: July 3, 2019

Number of Mailed Letters: 11

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

July 2, 2019

Dear Property Owner(s):

The property owner, **St. Lucie County**, applicant, **Blue Sky Communities**, & representative, **Culpepper & Terpening, Inc.**, are requesting approval of a **Zoning Atlas Map Amendment (Rezoning)** to rezone a property from C-3, General Commercial to R-5, High Density Residential in Fort Pierce, Florida. The Parcel ID is 2419-211-0004-000-8.

Legal Description: 19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, July 15, 2019** which begins at **6:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Zoning Atlas Map Amendment**. Whether you attend the meeting or not, it is requested that you please complete the form below and return it so it is received by **5 p.m**. on **Monday, July 15, 2019.** Methods of returning your ballot are identified below. Each ballot returned will be tabulated and reported to the City Commission. If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3742 or bcreagan@city-ftpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes.

Thank you for your contribution.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

Zoning Atlas Map Amendment – Blue Sky Communities No. 1

I approve 0 I disapprove 0

Comments:

_____

_____

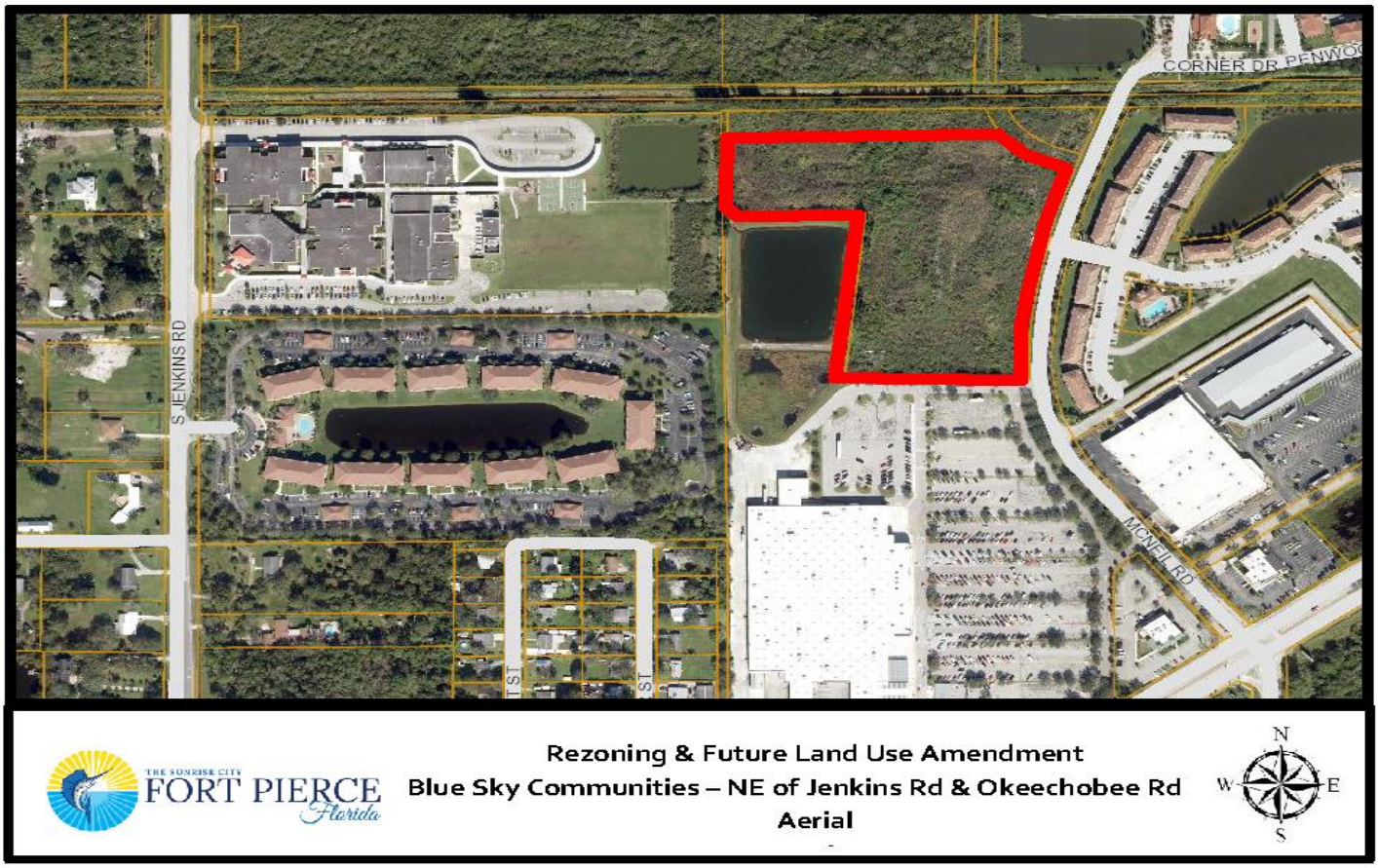
_____

_____ _____

Signature **Date**

Aerial Map

2419-211-0004-000-8



THE SUNRISE CITY FORT PIERCE Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
Aerial

N W E S

Please complete and return ballot to:

Mail		**Fax**		**Email**
City of Fort Pierce Planning Department 100 N. US Hwy 1 Fort Pierce, FL 34950	or	(772) 466-5808	or	bcreagan@city-ftpierce.com

BGDN LLC 1
1820 Avenue K
Brooklyn; NY 11230-4457

NSLRWCD 2
14666 Orange Avenue
Fort Pierce; FL 34945-4511

Sabal Chase Harmony Housing LLC 3
8383 Craig Street, Suite #240
Indianapolis; IN 46250-3596

FP Jenkins Road LLC 4
9360 Dundee Drive LK
Lake Worth; FL 33467

FTPA Storage Ft Pierce LLC 5
215 E 58th Street, Floor 4
New York; NY 10022-1214

St Lucie County 6
2300 Virginia Avenue
Fort Pierce; FL 34982-5632

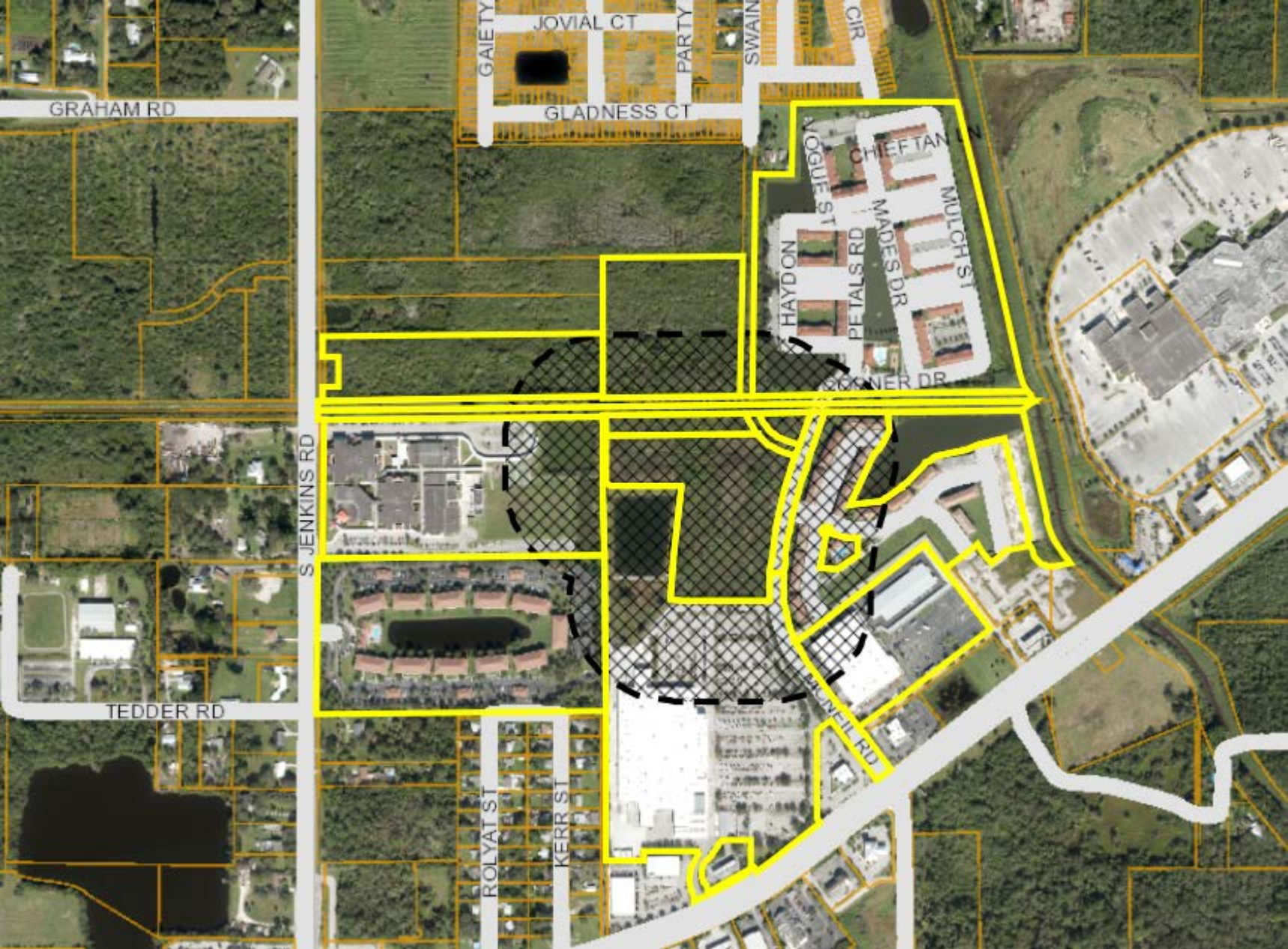
Portofino Landings CDD 7
5385 N Nob Hill Road
Sunrise; FL 33351-4761

School Board Of St Lucie Co FL 8
501 NW University BLVD
Port St Lucie; FL 34986-2209

Treasure Cay Properties LLC. 9
2552 Peters Road, Unit B
Fort Pierce; FL 34945-2635

Landings Fort Pierce LLC 10
4651 Sheridan Street, Unit 480
Hollywood; FL 33021-3430

Wal-Mart Stores East LP Attn: Property Tax Department 11
PO Box 8050 MS 0555 Store #973
Bentonville; AR 72712-8050


GRAHAM RD
JOVIAL CT
GLADNESS CT
GAIETY
PARTY
SWAIN
CIR
CHIEFTAN
MULCH ST
MADES DR
PETALS RD
HAYDON
VOGUE ST
S JENKINS RD
TEDDER RD
ROLYAT ST
KERR ST

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Blue Sky Communities - Rezoning

NOTICES PROVIDED PURSUANT TO: 22-143

NOTICE BY NEWSPAPER: 6-30-2019

NOTICE BY MAIL: 7-3-2019

NOTICE BY SIGNS: 7-3-2019

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 7-3-2019

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N. U.S. 1

FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Piercein 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.

June 30, 2019

Subscribed and sworn to before on July 1, 2019:

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $123.24
Ad No: 0003651948
Customer No: 1330884
PO #: 19-032

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARINC

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, July 15, 2019 hold a Public Hearing on the enactment of the proposed rezoning ordinance on first reading, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begin at 6:30 p.m., on **Ordinance 19-032** AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE,FLORIDA; REZONING ONE (1) PARCEL GENERALLY LOCATED AT OR NEAR THE WEST SIDE OF MCNEIL ROAD, APPROXIMATELY 1,000 FEET NORTHWEST OF STATE ROAD 70 FROM CITY OF FORT PIERCEC-3, GENERAL COMMERCIAL TO CITY OF FORT PIERCE R-5, HIGH DENSITY RESIDENTIAL PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEALOF ORDINANCES OR PARTS THEREOI IN CONFLICTHEREWITH; AND PROVIDING FOR AN EFFEC TIVE DATE. Subject Property: Parcel ID: 2419-211-0004-000-8

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

ANY PERSONSEEKINGTO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOINGIS ADVISED THAT A RECORD OF PROCEEDING IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORI OF PROCEEDINGSS 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: 6/30/2019
TCN 3651948

City Commission Regular Meeting **12.f.**

Meeting Date: 07/15/2019

Re: Silas Appeal

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Hearing on written notice of appeal filed by Silas Construction and Development to appeal a decision made by the Board of Examiners of Contractors of the City of Fort Pierce, Florida on May 14, 2019, pursuant to the Fort Pierce Code of Ordinances, Sec. 5-51(i).

SUMMARY:

Chapter 5, Article II, Division 3, Section 5-51(i) Appeal provides that any decision of the board [of Examiners of Contractors] imposing disciplinary action on a respondent may be appealed by the respondent to the city commission within fifteen (15) days of the date of the board's decision; provided, however, a written notice of such appeal shall be filed with the city clerk within such a period of time. The city clerk shall notify all interested parties of the date fixed for hearing the appeal, which date shall be not less than thirty (30) days after the date of the filing of the notice of appeal. **The hearing on appeal shall be, to the extent possible, upon the record and shall not be a hearing de novo.** The city commission shall review the transcript of the hearing before the contractors examining board together with any tangible evidence considered by the board that determined its decision. The city commission may also entertain any additional testimony or evidence offered by the respondent or other interested party that was not brought out at the board hearing.

RECOMMENDATION:

Uphold the order of the Board of Examiners of Contractors.

ALTERNATIVES:

Reverse order

RESPONSIBLE STAFF:

Paul Thomas, Building Official

COORDINATED WITH:

Linda W. Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

Appeal Documents
Board of Examiners Packet

Form Review

Inbox	Reviewed By	Date
Building	Ed Roseberry	07/02/2019 02:41 PM
City Manager	Nick Mimms	07/05/2019 11:05 AM

Form Started By: Linda Cox Started On: 07/02/2019 08:53 AM
Final Approval Date: 07/05/2019

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

June 12, 2019

Mr. Patrick Silas
Silas Construction and Development
1190 SW Jericho Avenue
Port St. Lucie, FL 34953

Via First Class Mail and email to: plsilasjr@aol.com

Re: Appeal of Board of Examiners of Contractors Final Order

Dear Mr. Silas:

We are in receipt of a written notice of appeal which you filed on behalf of Silas Construction and Development to appeal a decision made by the Board of Examiners of Contractors of the City of Fort Pierce, Florida on May 14, 2019, pursuant to the Fort Pierce Code of Ordinances, Sec. 5-51(i), copy enclosed for your convenience.

There will be a hearing on this appeal before the City Commission of the City of Fort Pierce at their meeting which begins at 6:30 p.m. on Monday, July 15, 2019 in the City Hall Commission Chambers, 1st Floor, 100 North U.S. #1, Fort Pierce, Florida. Any documentation in addition to what was presented at the Board of Examiners of Contractors hearing that you wish to have included in the information provided to the City Commission for their consideration must be filed with the City Clerk no later than 5:00 am on Friday, June 28, 2019.

Very truly yours,

Linda W. Cox

Linda W. Cox
City Clerk

cc: Paul Thomas, Building Official
Pete Sweeney, City Attorney

Shirley Ann Gibson, Complainant
424 N 29th Street
Fort Pierce, FL 34947-2602

Sec. 5-51. - Disciplinary procedures.

(a) Any person including, but not limited to the director of building and community response of the city, may prefer charges against the holder of a contractor's certificate of competency issued pursuant to the provisions of this subchapter or a contractor certified by the state. Such charges shall be made in writing and sworn to by the complainant or complaining witness and submitted to the building official. The building official shall mail a copy of such charges to the respondent within fifteen (15) days from the receipt thereof.

(b) The complaint shall be referred to the board for a hearing on the complaint proceedings of the board may be informal in nature and the board shall not be bound by the rules of evidence. The board shall be entitled to rely on such evidence as is regularly relied upon in the ordinary course of the conduct of business.

(c) The proceedings shall not be delayed, deferred or suspended without the approval of the board even though the respondent is made a party of civil litigation, or is a defendant or is acquitted in a criminal action, notwithstanding that either of such proceedings involves the subject matter of the investigation.

(d) At the hearing the respondent and complainant shall be allowed to testify and to produce evidence and other witnesses in his behalf. The respondent and complainant may be accompanied by counsel. The respondent and complainant shall be given an opportunity to make a statement personally or by counsel, verbally or in writing, sworn or unsworn, explaining, refuting or admitting the alleged charges. The respondent and complainant shall be granted the right to be present at any hearing when evidence is to be presented to the board of examiners of contractors and to call witnesses or present evidence and to cross-examine, subject to reasonable limitation.

(e) If the respondent admits to the alleged charges the board may immediately make a finding of violation without further testimony. If the respondent fails to appear, the board may make its determination based upon the sworn complaint.

(f) Upon conclusion of the formal hearing, the board shall make a determination. If the respondent is found to be guilty of misconduct by the board, the board shall thereupon enter its findings, an order of guilt and determine the proper disciplinary action to be imposed upon the respondent.

(g) If a complaint is brought against a respondent whose competency card is in a state of expiration, or expires prior to the hearing, the proceedings on the complaint shall be stayed. Provided, however, that the competency card may not be renewed, re-issued or activated until the board has disposed of the complaint.

(h) *Quorum/vote.* No fewer than six (6) members shall constitute a quorum. All findings of guilt and recommendations of discipline shall be by affirmative vote of a majority of the committee members present, which majority must number at least four (4) members.

(i) Appeal. Any decision of the board imposing disciplinary action on a respondent may be appealed by the respondent to the city commission within fifteen (15) days of the date of the board's decision; provided, however, a written notice of such appeal shall be filed with the city clerk within

such a period of time. The city clerk shall notify all interested parties of the date fixed for hearing the appeal, which date shall be not less than thirty (30) days after the date of the filing of the notice of appeal. The hearing on appeal shall be, to the extent possible, upon the record and shall not be a hearing de novo. The city commission shall review the transcript of the hearing before the contractors examining board together with any tangible evidence considered by the board that determined its decision. The city commission may also entertain any additional testimony or evidence offered by the respondent or other interested party that was not brought out at the board hearing.

(j) Stay on appeal. Any decision of the board imposing disciplinary action upon a respondent, other than revocation, which has been appealed by the respondent shall be automatically stayed upon receipt of the written notice of appeal by the city clerk.

(Ord. No. K-101, § 1, 9-17-01; Ord. No. K-253, § 4, 11-17-03; Ord. No. 17-001 , § 11, 1-17-17; Ord. No. 18-035 , § 9, 10-15-18)

Editor's note— Ord. No. K-101, § 1, adopted Sept. 17, 2001, repealed the former § 5-51 and enacted a new section as set out herein. The former § 5-51 pertained to revocation and suspension and derived from Code 1960, § 6-25.

BOARD OF EXAMINERS OF CONTRACTORS
OF THE CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION

SHIRLEY ANN GIBSON, Complainant
vs.
PATRICK SILAS, JR., d/b/a PATRICK SILAS JR. LAND DEVELOPMENT CO., INC.
State of Florida Certified Building Contractor No. CBC1254328,
City of Fort Pierce Certificate of Competency No. 19-00020107, Respondent.

Address of Alleged Violation(s): 424 N. 29th St., Fort Pierce, FL

FINAL ORDER

THIS MATTER came before the Board of Examiners of Contractors of the City of Fort Pierce, Florida, (the "Board") for hearing on May 14, 2019 upon the Complaint filed by the Complainant, Shirley Ann Gibson, against the Respondent, Patrick Silas, Jr. d/b/a Patrick Silas Jr. Land Development Co., Inc., dated February 8, 2019, and the Notice of Alleged Charges also filed with the Building Department of the City of Fort Pierce, Florida (the "Department") dated February 8, 2019, based upon said Complaint. The Respondent, the Complainant, and the Department appeared at said hearing. At the commencement of said hearing, the Board heard and considered the following findings and determinations pursuant to §5-52 of the Code of Ordinances of the City of Fort Pierce, (the "Code") and that there is evidence supportive thereof:

A. The Respondent is a State of Florida certified building contractor and the holder of a contractor's Certificate of Competency from the City of Fort Pierce, Florida.

B. On or about August 27, 2018 the Complainant engaged the Respondent to make renovations and repairs at the real property located 424 N. 29th St., Fort Pierce, Florida. Delays and misconduct in performing such services resulted in the filing of the Complaint, and, thereafter, the Notice of Alleged Charges. Such services remained incomplete almost nine (9) months by the Respondent with resulted in the Complainant recently filing the Complaint and the matter proceeded to the Board.

C. At this meeting, having heard testimony and having considered any exhibits while being otherwise advised in the premises, the Board voted individually on each of the following acts of misconduct:

Section 5-52 (2) of the City of Fort Pierce Code of Ordinances: Committing fraud or deceit in the practice of contracting as substantiated by complainant's testimony providing false information to the customer and proceeding with work on the property without obtaining all required permits;

(3) Committing incompetency or misconduct in the practice of contracting, as substantiated by complainant's testimony and photographic evidence depicting substandard construction practices;

(4) Committing gross negligence, repeated negligence, or negligence resulting in a significant danger to life or property as noted by the Board, as substantiated by complainant's testimony and photographic

evidence depicting unsafe electrical wiring and causing the home to be unfit for habitation due to extensive, unpermitted demolition activities;

(6) Committing mismanagement or misconduct in the practice of contracting that causes financial harm to a customer. Financial mismanagement occurs when: (b) the contractor has abandoned the customer's job, and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of the contract, or refund the excess fund within thirty (30) days after the date the job is abandoned, as substantiated by complainant's testimony and photographic evidence considered, the Board determined that the percentage paid exceeds the percentage of work completed;

(8) Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or city, as substantiated by complainant's, department's and respondent's testimony that required permits were not obtained but should have been obtained prior to work commencing;

(9) Willfully and deliberately engaging in a type or class of contracting for which the contractor is not licensed or registered;

(11) Failing to actively supervise construction projects for which the contractor has applied for and obtained a building permit; or for projects for which the contractor is, by contract; responsible, as substantiated by complainant's testimony and photographic evidence considered. Work completed by sub-contractors is substandard and unpermitted. Respondent failed to identify sub-contractors in order to verify proper licensing;

(12) Contracting with persons or firms not having a Certificate of Competency issued by the City for work or services to be performed within the City when said persons or firms are required by this chapter to possess such a Certificate of Competency in order to perform the contracted work or services.

(13) Proceeding on any job without obtaining the applicable building department permits and inspections, as substantiated by complainant's, department's and respondent's testimony that required permits were not obtained but should have been obtained prior to work commencing.

D. At this meeting, having heard testimony and having considered any exhibits while being otherwise advised in the premises, the Board voted on each charge individually and found the Respondent guilty of eight (8) of the ten (10) alleged charges listed above. In disposition of said finding of guilt, imposed the measures specified herein below against the Respondent. Accordingly, it is ORDERED AND ADJUDGED as follows:

1. The Respondent is GUILTY of the acts or omissions as alleged above in the Notice of Alleged Charges, with the exception of charges: (9) Willfully and deliberately engaging in a type or class of contracting for which the contractor is not licensed or registered; and (12) Contracting with persons or firms not having a Certificate of Competency issued by the City for work or services to be performed within the City when said persons or firms are required by this chapter to possess such a Certificate of Competency in order to perform the contracted work or services.

2. Based thereon, the following measures are imposed against the Respondent: A memorandum reprimanding the Respondent for such conduct for which the Respondent was found guilty and containing therein a finding that such conduct falls below the acceptable standards of conduct in the business of contracting shall be made part of the Respondent's record maintained by the City of Fort Pierce, Florida, pursuant to §5-50 of the Code.

This Final Order shall serve as such memorandum reprimanding the Respondent by making it, or a copy of it, a part of the records of the proceedings and a part of the Respondent's record maintained by the City of Fort Pierce, Florida pursuant to said §5-50 of the Code.

3. That the circumstances warrant the suspension of the contractor's permitting privileges for new permits only. The term of suspension shall be one hundred and eighty (180) days.

4. The Building Official of the City of Fort Pierce, Florida is directed to notify the Florida Department of Business and Professional Regulations, Construction Industry Licensing Board, of this Board's aforesaid reprimand of the Respondent by providing said agency with copies of documents pertinent thereto, including this Final Order.

Dated this 17th day of MAY, 2019.

Donald Bergman, Chairman of the Board

This Final Order shall not become final until the time for rehearing has expired. See Rule 8, *Rules of Procedure for Disciplinary Matters of the Fort Pierce Board of Examiners of Contractors*.

FORT PIERCE BOARD OF EXAMINERS OF CONTRACTORS
AGENDA

Board of Examiners of Contractors Regular Meeting - Tuesday, May 14, 2019 - 9:00 a.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCE(S)**

5. ADDITIONS OR DELETIONS TO THE AGENDA AND APPROVAL OF THE AGENDA

6. **APPROVAL OF MINUTES**

   a. Approval of April 9, 2019 meeting minutes.

7. **APPLICATIONS TO BE CONSIDERED FOR A CERTIFICATE OF COMPETENCY**

   a.

Applicant Name	Company Name	Classification Type
Carlos Bello	MTD Painting and Pressure Cleaning Corp	Painting & Decorating Specialty Contractor

   b.

Applicant Name	Company Name	Classification Type
David Ervin	Wavelength Electric, Inc.	Registered Electrical Contractor

   c.

Applicant Name	Company Name	Classification Type
Kevin Lovely	Kevin Lovely Plumbing, Inc.	Registered Plumbing Contractor

8. **CONTRACTOR COMPLAINTS**

a.

Contractor/Qualifier	DBA	Competency Card	State License No.
Philip Petruzzelli	Port St. Lucie Properties, Inc.	1900018601	CBC1257923

b.

Contractor/Qualifier	DBA	Competency Card #	State License #
Patrick Silas	Patrick Silas Land Development Co., LLC	19-20107	CBC1254328

9. **PUBLIC COMMENTS**

10. **STAFF COMMENTS**

11. **BOARD COMMENTS**

12. **ADJOURNMENT**

Any person seeking to appeal any decision by the Board of Examiners of Contractors with respect to any matter considered at this meeting 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 the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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

1190 SW Jericho Ave
Port St. Lucie, FL 34953
CBC1254328

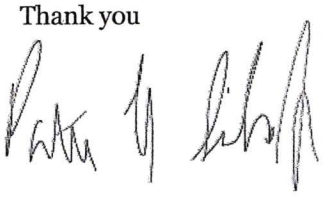
SILAS
CONSTRUCTION & DEVELOPMENT

P. 772.260.0374
F. 772.224.8826
silasconstruction.com

To board of commissioners

I am formally requesting an appeal for this case. The evidence presented in the case was unfavorable and doesn't depict the totality of the situation. I understand the system is designed to help and protect homeowner, which is a great thing, however I think it is very vital to get both sides of a story to actually be able to understand exactly what is happening. Without fully knowing situation, how can you fully understand a situation and take corrective steps?

Thank you



Patrick Silas

Received
5/29/2019

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

May 16, 2019

Mr. Patrick Silas, Jr.
D/B/A Patrick Silas Jr. Land Development Co., LLC
5420 Nassau Ct.
Port St. Lucie, FL 34983

RE: Letter of Reprimand
State of Florida Certified Building Contractor No. CBC1254328
City of Fort Pierce Certificate of Competency No. 19-20107
Complainant: Shirley Ann Gibson, 424 N. 29th St.

Dear Mr. Silas:

Pursuant to the May 14, 2019 ruling of the City of Fort Pierce Board of Examiners of Contractors, this letter will serve as a letter of reprimand and concludes this case which was originally brought before the board on May 14, 2019.

At this meeting having heard testimony and having considered any exhibits while being otherwise advised in the premises, the Board found your company guilty of the following acts of misconduct:

Section 5-52 (2) of the City of Fort Pierce Code of Ordinances: Committing fraud or deceit in the practice of contracting as substantiated by complainant's testimony providing false information to the customer and proceeding with work on the property without obtaining all required permits;

(3) Committing incompetency or misconduct in the practice of contracting, as substantiated by complainant's testimony and photographic evidence depicting substandard construction practices;

(4) Committing gross negligence, repeated negligence, or negligence resulting in a significant danger to life or property as noted by the Board, as substantiated by complainant's testimony and photographic evidence depicting unsafe electrical wiring and causing the home to be unfit for habitation due to extensive, unpermitted demolition activities;

(6) Committing mismanagement or misconduct in the practice of contracting that causes financial harm to a customer. Financial mismanagement occurs when: (b) the contractor has abandoned the customer's job, and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of the contract, or refund the excess fund within thirty (30) days after the date the job is abandoned, as substantiated by complainant's testimony and photographic evidence considered, the Board determined that the percentage paid exceeds the percentage of work completed;

(8) Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or city, as substantiated by complainant's, department's and respondent's testimony that required permits were not obtained but should have been obtained prior to work commencing;

Cont'd

(11) Failing to actively supervise construction projects for which the contractor has applied for and obtained a building permit; or for projects for which the contractor is, by contract; responsible, as substantiated by complainant's testimony and photographic evidence considered. Work completed by sub-contractors is substandard and unpermitted. Respondent failed to identify sub-contractors in order to verify proper licensing;

(13) Proceeding on any job without obtaining the applicable building department permits and inspections, as substantiated by complainant's, department's and respondent's testimony that required permits were not obtained but should have been obtained prior to work commencing.

This letter and enclosed Final Order will be placed in your file maintained by the City of Fort Pierce and will be transmitted to the Florida Department of Business and Professional Regulations, Construction Industry Licensing Board.

If you have any further questions regarding this matter, please call my assistant at (772) 467-3188.

Sincerely,

Paul Thomas, CBO, CFM
Building Official

PT/km

BOARD OF EXAMINERS OF CONTRACTORS
OF THE CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION

SHIRLEY ANN GIBSON, Complainant
vs.
PATRICK SILAS, JR., d/b/a PATRICK SILAS JR. LAND DEVELOPMENT CO., INC.
State of Florida Certified Building Contractor No. CBC1254328,
City of Fort Pierce Certificate of Competency No. 19-00020107, Respondent.

Address of Alleged Violation(s): 424 N. 29th St., Fort Pierce, FL

FINAL ORDER

THIS MATTER came before the Board of Examiners of Contractors of the City of Fort Pierce, Florida, (the "Board") for hearing on May 14, 2019 upon the Complaint filed by the Complainant, Shirley Ann Gibson, against the Respondent, Patrick Silas, Jr. d/b/a Patrick Silas Jr. Land Development Co., Inc., dated February 8, 2019, and the Notice of Alleged Charges also filed with the Building Department of the City of Fort Pierce, Florida (the "Department") dated February 8, 2019, based upon said Complaint. The Respondent, the Complainant, and the Department appeared at said hearing. At the commencement of said hearing, the Board heard and considered the following findings and determinations pursuant to §5-52 of the Code of Ordinances of the City of Fort Pierce, (the "Code") and that there is evidence supportive thereof:

A. The Respondent is a State of Florida certified building contractor and the holder of a contractor's Certificate of Competency from the City of Fort Pierce, Florida.

B. On or about August 27, 2018 the Complainant engaged the Respondent to make renovations and repairs at the real property located 424 N. 29th St., Fort Pierce, Florida. Delays and misconduct in performing such services resulted in the filing of the Complaint, and, thereafter, the Notice of Alleged Charges. Such services remained incomplete almost nine (9) months by the Respondent with resulted in the Complainant recently filing the Complaint and the matter proceeded to the Board.

C. At this meeting, having heard testimony and having considered any exhibits while being otherwise advised in the premises, the Board voted individually on each of the following acts of misconduct:

Section 5-52 (2) of the City of Fort Pierce Code of Ordinances: Committing fraud or deceit in the practice of contracting as substantiated by complainant's testimony providing false information to the customer and proceeding with work on the property without obtaining all required permits;

(3) Committing incompetency or misconduct in the practice of contracting, as substantiated by complainant's testimony and photographic evidence depicting substandard construction practices;

(4) Committing gross negligence, repeated negligence, or negligence resulting in a significant danger to life or property as noted by the Board, as substantiated by complainant's testimony and photographic

evidence depicting unsafe electrical wiring and causing the home to be unfit for habitation due to extensive, unpermitted demolition activities;

(6) Committing mismanagement or misconduct in the practice of contracting that causes financial harm to a customer. Financial mismanagement occurs when: (b) the contractor has abandoned the customer's job, and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of the contract, or refund the excess fund within thirty (30) days after the date the job is abandoned, as substantiated by complainant's testimony and photographic evidence considered, the Board determined that the percentage paid exceeds the percentage of work completed;

(8) Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or city, as substantiated by complainant's, department's and respondent's testimony that required permits were not obtained but should have been obtained prior to work commencing;

(9) Willfully and deliberately engaging in a type or class of contracting for which the contractor is not licensed or registered;

(11) Failing to actively supervise construction projects for which the contractor has applied for and obtained a building permit; or for projects for which the contractor is, by contract; responsible, as substantiated by complainant's testimony and photographic evidence considered. Work completed by sub-contractors is substandard and unpermitted. Respondent failed to identify sub-contractors in order to verify proper licensing;

(12) Contracting with persons or firms not having a Certificate of Competency issued by the City for work or services to be performed within the City when said persons or firms are required by this chapter to possess such a Certificate of Competency in order to perform the contracted work or services.

(13) Proceeding on any job without obtaining the applicable building department permits and inspections, as substantiated by complainant's, department's and respondent's testimony that required permits were not obtained but should have been obtained prior to work commencing.

D. At this meeting, having heard testimony and having considered any exhibits while being otherwise advised in the premises, the Board voted on each charge individually and found the Respondent guilty of eight (8) of the ten (10) alleged charges listed above. In disposition of said finding of guilt, imposed the measures specified herein below against the Respondent. Accordingly, it is ORDERED AND ADJUDGED as follows:

1. The Respondent is GUILTY of the acts or omissions as alleged above in the Notice of Alleged Charges, with the exception of charges: (9) Willfully and deliberately engaging in a type or class of contracting for which the contractor is not licensed or registered; and (12) Contracting with persons or firms not having a Certificate of Competency issued by the City for work or services to be performed within the City when said persons or firms are required by this chapter to possess such a Certificate of Competency in order to perform the contracted work or services.

2. Based thereon, the following measures are imposed against the Respondent: A memorandum reprimanding the Respondent for such conduct for which the Respondent was found guilty and containing therein a finding that such conduct falls below the acceptable standards of conduct in the business of contracting shall be made part of the Respondent's record maintained by the City of Fort Pierce, Florida, pursuant to §5-50 of the Code.

This Final Order shall serve as such memorandum reprimanding the Respondent by making it, or a copy of it, a part of the records of the proceedings and a part of the Respondent's record maintained by the City of Fort Pierce, Florida pursuant to said §5-50 of the Code.

3. That the circumstances warrant the suspension of the contractor's permitting privileges for new permits only. The term of suspension shall be one hundred and eighty (180) days.

4. The Building Official of the City of Fort Pierce, Florida is directed to notify the Florida Department of Business and Professional Regulations, Construction Industry Licensing Board, of this Board's aforesaid reprimand of the Respondent by providing said agency with copies of documents pertinent thereto, including this Final Order.

Dated this 17th day of MAY, 2019.

Donald Bergman, Chairman of the Board

This Final Order shall not become final until the time for rehearing has expired. See Rule 8, *Rules of Procedure for Disciplinary Matters of the Fort Pierce Board of Examiners of Contractors*.

AI-8871 8.b.

b

Contractor/Qualifier	DBA	Competency Card #	State License #
Patrick Silas	Patrick Silas Land Development Co., LLC	19-20107	CBC1254328

Both the Respondent and Complainant were present. The Complainant and her nephew, Darren Gibson were present and provided photos of the work completed at the site. It was noted that no permits were obtained. Mr. Silas indicated that work was supposed to recommence after a project meeting attended by himself and the Complainant, but he was locked out of the site. The Board, after much discussion, took a roll call vote on nine (9) alleged charges, finding Mr. Silas guilty of seven (7) of those charges.

The Board chose to take disciplinary action against Mr. Silas', including suspended permitting privileges, a letter in his file at the City, and a Letter of Reprimand to the Construction Industry Licensing Board at the Department of Business and Professional Regulation.

Motion was made by Ralph Fogg, seconded by Michael Waldrop to find Mr. Silas guilty of the following charges under Section 5-52 of the City of Fort Pierce Code of Ordinance:
(1) Committing fraud or deceit in the practice of contracting; (3) Committing incompetency or misconduct in the practice of contracting; (4) Committing gross negligence, repeated negligence, or negligence resulting in a significant danger to life or property; (6) Committing mismanagement or misconduct in the practice of contracting that causes financial harm to a customer, financial mismanagement occurs when: The contractor has abandoned a customer's job and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of the contact or refunds the excess funds within thirty (30) days after the date the job is abandoned; (8) Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or city; (11) Failing to actively supervise construction projects for which the contractor has applied for and obtained a building permit; or for projects for which the contractor is, by contract; responsible; (13) Proceeding on any job without obtaining the applicable building department permits and inspections. A Letter of Reprimand would also be filed with the Construction Licensing Board at the Department of Business and Professional Regulation, and placed in the contractor's file at the City, and permitting privileges would be suspended for 180 days.

AYE: Holly Theuns, Don Bergman, James Matula, Michael Waldrop, Ralph Fogg, Robert Allen, Ryan Collins

Passed

Board of Examiners of Contractors **8.b.**

Meeting Date: 05/14/2019

Re: Patrick Silas - Patrick Silas Land Development Co., LLC vs. Shirley Gibson Contractor Complaint

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

Patrick Silas - Patrick Silas Land Development Co., LLC vs. Shirley Gibson - Contractor Complaint.

SUBJECT:

Contractor/Qualifier	DBA	Competency Card #	State License #
Patrick Silas	Patrick Silas Land Development Co., LLC	19-20107	CBC1254328

CASE INFORMATION:

Property Owner	Address of Violation	Complainant
Shirley Gibson	424 N. 29th St.	Shirley Gibson

BACKGROUND

Ms. Gibson indicated in her complaint that the floor was not laid correctly, that bathroom tile in her home was not done correctly, a door was too short, an AC vent was removed and not replaced, and tile was chipped in two of her bedrooms.

TIMELINE

February 8, 2019	Building Department received Contractor Complaint against Mr. Silas
February 11, 2019	Notice of Complaint sent to Mr. Silas
February 26, 2019	Notice of Hearing sent to Mr. Silas
March 12, 2109	Board Continues item to meeting of April 9, 2019
March 15, 2109	Order of Continuance sent to Mr. Silas and Complainant

ALLEGATIONS

From the alleged charges chosen, allegations include incompetency or misconduct, negligence, lack of supervision of construction project.

ALLEGED CHARGES:

(3)	Committing incompetency or misconduct in the practice of contracting.

(4)	Committing gross negligence, repeated negligence, or negligence resulting in a significant danger to life or property.
(11)	Failing to actively supervise construction projects for which the contractor has applied for and obtained a building permit; or for projects for which the contractor is, by contract; responsible.

RECOMMENDATION:

To be determined at hearing.

Attachments

Silas Pkt May

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	03/04/2019 11:15 AM

Form Started By: Karen Murphy Started On: 03/01/2019 09:05 AM

Final Approval Date: 04/12/2019

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

April 29, 2019

Sent via: CERTIFIED LETTER & 1st CLASS MAIL

Mr. Patrick Silas, Jr.
Patrick Silas Land Development Co., LLC
5420 NW Nassau Ct.
Port St. Lucie, FL 34983

1190 SW Jericho Ave.
Port St. Lucie, FL 34953

Re: Notice of Hearing
Contractor Complaint – 2811 D Stoneway Lane

Dear Mr. Silas:

This pertains to the complaint submitted to the City of Fort Pierce against you, as a contractor, in the above-referenced case and provides you with notice of the hearing that has been scheduled on such complaint. The item has been forwarded to the Board for hearing **9:00 a.m. May 14, 2019, in the City Commission Chambers on the first floor of City Hall.**

The Respondent may be represented by counsel at the hearing, may present relevant evidence, and will be given an opportunity to cross examine witnesses. A copy of the Rules of Procedure for Disciplinary Matters for the Fort Pierce Board of Examiners of Contractors may be obtained upon request from the Building Department.

If you have any further questions, please call my assistant at (772) 467-3188.

Sincerely,

Shaun Coss, CFM
Building Department Coordinator

SC/km
Enclosures

C (via email): Paul Thomas, CBO, CFM, Building Official
Linda Cox, City Clerk/Asst. City Manager
Board Attorney – Iola Mosley
Contractor's License File
Complainant

RECEIVED
MAY 3 2019
Building Department

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
Sudderth, Reed A.	Contractors Board
MAILING ADDRESS P.O. Box 12755	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☑ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY: Fort Pierce — COUNTY: St Lucie	NAME OF POLITICAL SUBDIVISION: City Board
DATE ON WHICH VOTE OCCURRED 8/14/18	MY POSITION IS: ☐ ELECTIVE ☑ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Reed Sudderth, hereby disclose that on Aug 14, 20 18 :

(a) A measure came or will come before my agency which (check one or more)

___ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, in contract with owner as 8/15/18 ;

___ inured to the special gain or loss of my relative, _____ ;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

We bid new work to be performed at address in complaint. Nowork has been started by CRS Plumbing at this time. We are in contract at this time.

Thank you Reed Sudderth
DBA CRS Plumbing LLC

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

8/5/18
Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

AI-8667 8.c.

c

Contractor/Qualifier	DBA	Competency Card #	State License #
Patrick Silas	Patrick Silas Land Development Co., LLC	19-20107	CBC1254328

As Mr. Sudderth recused himself from this agenda item, a quorum was not present and the item could not be heard. The item will be noticed and scheduled for the May 14, 2019 hearing.

Board of Examiners of Contractors **8.c.**

Meeting Date: 04/09/2019

Re: Patrick Silas - Patrick Silas Land Development Co., LLC vs. Shirley Gibson Contractor Complaint

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

Patrick Silas - Patrick Silas Land Development Co., LLC vs. Shirley Gibson - Contractor Complaint.

SUBJECT:

Contractor/Qualifier	DBA	Competency Card #	State License #
Patrick Silas	Patrick Silas Land Development Co., LLC	19-20107	CBC1254328

CASE INFORMATION:

Property Owner	Address of Violation	Complainant
Shirley Gibson	424 N. 29th St.	Shirley Gibson

BACKGROUND

Ms. Gibson indicated in her complaint that the floor was not laid correctly, that bathroom tile in her home was not done correctly, a door was too short, an AC vent was removed and not replaced, and tile was chipped in two of her bedrooms.

TIMELINE

February 8, 2019	Building Department received Contractor Complaint against Mr. Silas
February 11, 2019	Notice of Complaint sent to Mr. Silas
February 26, 2019	Notice of Hearing sent to Mr. Silas
March 12, 2109	Board Continues item to meeting of April 9, 2019
March 15, 2109	Order of Continuance sent to Mr. Silas and Complainant

ALLEGATIONS

From the alleged charges chosen, allegations include incompetency or misconduct, negligence, lack of supervision of construction project.

ALLEGED CHARGES:

(3)	Committing incompetency or misconduct in the practice of contracting.

(4)	Committing gross negligence, repeated negligence, or negligence resulting in a significant danger to life or property.
(11)	Failing to actively supervise construction projects for which the contractor has applied for and obtained a building permit; or for projects for which the contractor is, by contract; responsible.

RECOMMENDATION:

To be determined at hearing.

Attachments

Silas.pkt

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	03/04/2019 11:15 AM

Form Started By: Karen Murphy Started On: 03/01/2019 09:05 AM

Final Approval Date: 03/13/2019

RECEIVED
Building Department
APR 9 2019

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
Reed Sudderth	Contractors Licensing
MAILING ADDRESS	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
P.O. Box 12755 SLC.	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY / COUNTY	NAME OF POLITICAL SUBDIVISION:
Ft Pierce / FLA	
DATE ON WHICH VOTE OCCURRED	MY POSITION IS:
MAR 19	☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

RECEIVED
APR 9 2019
Building Department

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Reed Suddeth, hereby disclose that on Mar 12, 20 19:

(a) A measure came or will come before my agency which (check one or more)

___ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

___ inured to the special gain or loss of my relative, _____;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

in concrat with owner

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

March 12 / 19
Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

BOARD OF EXAMINERS OF CONTRACTORS
OF THE CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION

SHIRLEY ANN GIBSON,
Complainant,
vs.
PATRICK SILAS,
DIB/ A PATRICK SILAS JR. LAND DEVELOPMENT CO., LLC
State of Florida Certified General Contractor No. CBC1254328, Respondent.

Address of Alleged Violation(s): 424 N. 29TH ST.

ORDER OF CONTINUANCE

THIS MATTER came before the Board of Examiners of Contractors of the City of Fort Pierce, Florida (the "Board") for hearing on March 12, 2019, upon the Complaint filed by the Complainant, Shirley Ann Gibson against the Respondent, Patrick Silas, dba Patrick Silas Construction, Inc., dated February 8, 2019, and the Notice of Alleged Charges filed by the Building Official with the Building Department of the City of Fort Pierce, Florida (the "Department") also dated February 8, 2019, based upon said Complaint. The Complainant appeared at previous hearing on March 12, 2019, the Respondent was not present. The Board, having received and heard the representations made by the Complainant, and the Department, and being otherwise advised in the premises, makes the following findings and determinations:

A. The Respondent is a State of Florida certified building contractor.

B. At the commencement of the hearing, the Chair indicated that since the Respondent was not present that the item be continued.

C. In considering such findings, the Board, by unanimous vote, adopted a motion to continue said hearing to provide the parties with the opportunity to resolve matters presented by the Complaint. Accordingly, it is

ORDERED as follows:

1. The hearing before the Board is hereby continued to the next meeting, taking place **April 9, 2019 promptly at 9 AM in the City Commission Chambers at Fort Pierce City Hall, located at 100 N. US Hwy. 1, Fort Pierce.**

DATED this 14TH day of MARCH, 2019.

Don Bergman, Chairman of the Board

CERTIFICATE OF SERVICE

In my capacity as Secretary for the Board of Examiners of Contractors of the City of Fort Pierce, Florida, I certify that a true and correct copy of the above Order was furnished by U.S. Mail and, if designated, emailed to: the Complainant, Shirley Ann Gibson, 424 N. 29th St., 34947, Fort Pierce, FL 34982; the Respondent, Patrick Silas, dba Patrick Silas Jr. Land Development Co., LLC, 5420 NW Nassau Ct., Port St. Lucie, FL 34983 and also 1190 SW Jericho Ave., Port St. Lucie, FL 34953; City of Fort Pierce Building Department, Attention: Shaun Coss, Building Department Coordinator, PO Box 1480, Fort Pierce, FL 34954-1480, scoss@city-ftpierce .com; and Iola Mosley, Esquire, Assistant City Attorney, Post Office Box 1480, 100 North U.S. Highway One, Fort Pierce, FL 34954-1480 on 15 day of March, 2019.

Secretary for Board of Examiners of Contractors

AI-8591 9.b.

b

Contractor/Qualifier	DBA	Competency Card #	State License #
Patrick Silas	Patrick Silas Land Development Co., LLC	19-20107	CBC1254328

Ms. Gibson was present for the hearing, however the Respondent, Mr. Silas, was not. Mr. Sudderth indicated that he would like to recuse himself from this agenda item because although he was not working in a plumbing contractor capacity with his company CRS Plumbing on this project, that he was working with another project in which Mr. Silas was hired as the contractor.

Motion was made by Ralph Fogg, seconded by Holly Theuns to continue this item to the next regularly scheduled meeting of Tuesday, April 9th, to give Mr. Silas a chance to appear before the Board. A vote was taken and the motion passed unanimously.

AYE: Holly Theuns, Don Bergman, Michael Waldrop, Ralph Fogg, Reed Sudderth, Ryan Collins

Passed

Board of Examiners of Contractors **9.b.**

Meeting Date: 03/12/2019

Re: Patrick Silas - Patrick Silas Land Development Co., LLC vs. Shirley Gibson Contractor Complaint

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

Patrick Silas - Patrick Silas Land Development Co., LLC vs. Shirley Gibson - Contractor Complaint.

SUBJECT:

Contractor/Qualifier	DBA	Competency Card #	State License #
Patrick Silas	Patrick Silas Land Development Co., LLC	19-20107	CBC1254328

CASE INFORMATION:

Property Owner	Address of Violation	Complainant
Shirley Gibson	424 N. 29th St.	Shirley Gibson

BACKGROUND

Ms. Gibson indicated in her complaint that the floor was not laid correctly, that bathroom tile in her home was not done correctly, a door was too short, an AC vent was removed and not replaced, and tile was chipped in two of her bedrooms.

TIMELINE

February 8, 2019	Building Department received Contractor Complaint against Mr. Silas
February 11, 2019	Notice of Complaint sent to Mr. Silas
February 26, 2019	Notice of Hearing sent to Mr. Silas

ALLEGATIONS

From the alleged charges chosen, allegations include incompetency or misconduct, negligence, lack of supervision of construction project.

ALLEGED CHARGES:

(3)	Committing incompetency or misconduct in the practice of contracting.
(4)	Committing gross negligence, repeated negligence, or negligence resulting in a significant danger to life or property.

(11)	Failing to actively supervise construction projects for which the contractor has applied for and obtained a building permit; or for projects for which the contractor is, by contract; responsible.

RECOMMENDATION:

To be determined at hearing.

Attachments

Silas.pkt.

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	03/04/2019 11:15 AM

Form Started By: Karen Murphy
Started On: 03/01/2019 09:05 AM
Final Approval Date: 03/04/2019

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

February 26, 2019

Sent via: CERTIFIED LETTER & 1st CLASS MAIL

Mr. Patrick Silas, Jr.
Patrick Silas Land Development Co., LLC
5420 NW Nassau Ct.
Port St. Lucie, FL 34983

1190 SW Jericho Ave.
Port St. Lucie, FL 34953

Re: Notice of Hearing
Contractor Complaint – 424 N. 29th St.

Dear Mr. Silas:

This pertains to the complaint submitted to the City of Fort Pierce against you, as a contractor, in the above-referenced case and provides you with notice of the hearing that has been scheduled on such complaint. The item has been forwarded to the Board for hearing **9:00 a.m. March 12, 2019, in the City Commission Chambers on the first floor of City Hall.**

The Respondent may be represented by counsel at the hearing, may present relevant evidence, and will be given an opportunity to cross examine witnesses. A copy of the Rules of Procedure for Disciplinary Matters for the Fort Pierce Board of Examiners of Contractors may be obtained upon request from the Building Department.

If you have any further questions, please call my assistant at (772) 467-3188.

Sincerely,

Shaun Coss, CFM
Building Department Coordinator

SC/km
Enclosures

C (via email): Paul Thomas, CBO, CFM, Building Official
Linda Cox, City Clerk/Asst. City Manager
Board Attorney – Iola Mosley
Contractor's License File
Complainant

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

RECEIVED
FEB 08 2019
Building Department

CONTRACTOR COMPLAINT AFFIDAVIT

Please return completed and notarized form to Building Department 772-260-0374

Person or company complaint is against: Patrick, Silas, Construction
Address of alleged offense: 424 North 29th Street

Made by: (Mr. /Mrs. (Ms.) Shirley Ann Gibson
Address: 424 North 29th Street
City: Fort Pierce, Fl
Home Phone: 772-461-8455 Work/Cell Phone: 772-332-0590
Email Address: Sgibson01@Bellsouth.net

BEFORE ME, the above signed authority, personally appeared to file a complaint against:
Name of Person and/or Company: Patrick Silas
Phone Number: 772-260-0374
Address:
City: State: Zip:
Email:

In detail, clearly state your complaint below: (Please include any contracts, bills, cancelled checks, correspondences, etc.)

Paid Patrick Silas $20,000.00
Paint not finished correctly
Door to Short, floor not Laid correct.
Bathroom tile wrong
~~Fire~~ Outlets not shown for oven or stove
AC vent removed in foyer and not replaced.
Ceiling messed
Chipped tile in two Bedrooms.

I have paid $ 20,000 to:

By check Wells Fargo Money Order other

Continue to next page to fill out alleged charges.

The Checked boxes specify the charges being brought against the above named contractor under the Fort Pierce Code of Ordinance, Section 5-52:

- ☐ (1) Obtaining a certificate by fraud or misrepresentation.
- ☐ (2) Committing fraud or deceit in the practice of contracting.
- ☑ (3) Committing incompetency or misconduct in the practice of contracting.
- ☑ (4) Committing gross negligence, repeated negligence, or negligence resulting in a significant danger to life or property.
- ☐ (5) Abandoning a construction project in which the contractor is engaged or under contract as a contractor. (A project may be presumed abandoned after ninety days if the contractor terminates the project without just cause or without proper notification to the owner, including the days.)
- ☐ (6) Committing mismanagement or misconduct in the practice of contracting that causes financial harm to a customer. Financial mismanagement or misconduct occurs when:
  - ☐ (a) Valid liens have been recorded against the property of a contractor's customer for supplies or services ordered by the contractor for the customer's job; the contractor has received funds from the customer to pay for the supplies or services; and the contractor has not had the liens removed from the property, by payment or by bond, within seventy- five (75) days after the date of such liens;
  - ☐ (b) The contractor has abandoned a customer's job and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of the contract or refunds the excess funds within thirty (30) days after the date the job is abandoned.
  - ☐ (c) The contractor's job has been completed, and it is shown that the customer has had to pay more for the contracted job than the original contract price, as adjusted for subsequent change orders, unless such increase in cost was the result of circumstances caused by the customer, or was otherwise permitted by the terms of the contract between the contractor and the customer.
- ☐ (7) Substantial departure from, or disregard, of plans or specifications without consent the owner or his duly authorized representative;
- ☐ (8) Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or city;
- ☐ (9) Willfully and deliberately engaging in a type or class of contracting for which the contractor is not licensed or registered;
- ☐ (10) Being disciplined by any other municipality or county;
- ☑ (11) Failing to actively supervise construction projects for which the contractor has applied for and obtained a building permit; or for projects for which the contractor is, by contract; responsible;
- ☐ (12) Contracting with persons or firms not having a certificate or competency issued by the city for work or services to be performed within the city when said persons or firms are required by this chapter to possess such a certificate of competency in order to perform the contracted work or services;
- ☐ (13) Proceeding on any job without obtaining the applicable building department permits and inspections.
- ☐ (14) Being convicted or found guilty, regardless of adjudication, of a crime in any jurisdiction which directly relates to the practice of contracting or the ability to practice contracting.
- ☐ (15) Knowingly combining or conspiring with an uncertified or unregistered person by allowing his certificate or registration to be used by the uncertified or unregistered person with intent to evade the provision of this code. When a certificate holder or registrant allows his certificate or registration to be used by one (1) or more business organizations without having any active participation in the operations, management, or control of such business organizations, such act constitutes prima facie evidence of an intent to evade the provisions of this Code.

Type of action being requested of the Board **(Note: If seeking a refund, this would be a civil matter.)**

Signature

SWORN TO AND SUBSCRIBED BEFORE ME this 8 day of February, 2019

Notary Signature:

Notary Public State of Florida
Karen Murphy
My Commission GG 183836
Expires 06/04/2022

Top

Living room ceiling

1. Chandler (electric box) damaged
2. holes in the ceiling (AC vent was removed)

Top

1- vent missing

Top
French door
#2
#16
#1
#16
#4
#3
#3

1- holes in the concrete

2- holes " " "

3 - " " " "

4 — door will not open correctly

5 - concrete damage

6 - door leans when open

Pantry (Top)
#1
Door Bell wire cut
#2
#3

- door bell wire cut

Top
Pantry Door
Door cut sheet #1

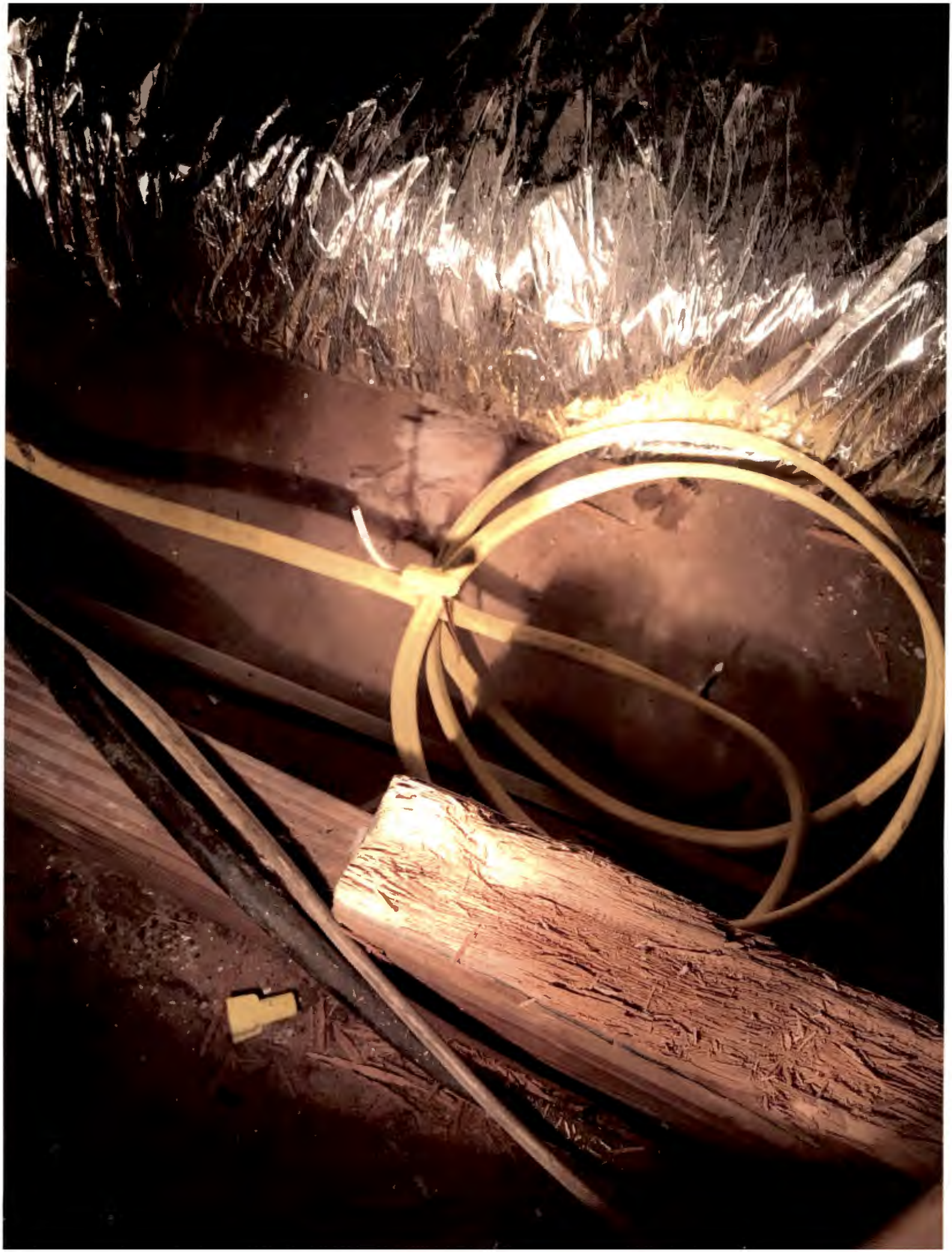
Top

Rear Entry

#2

#3

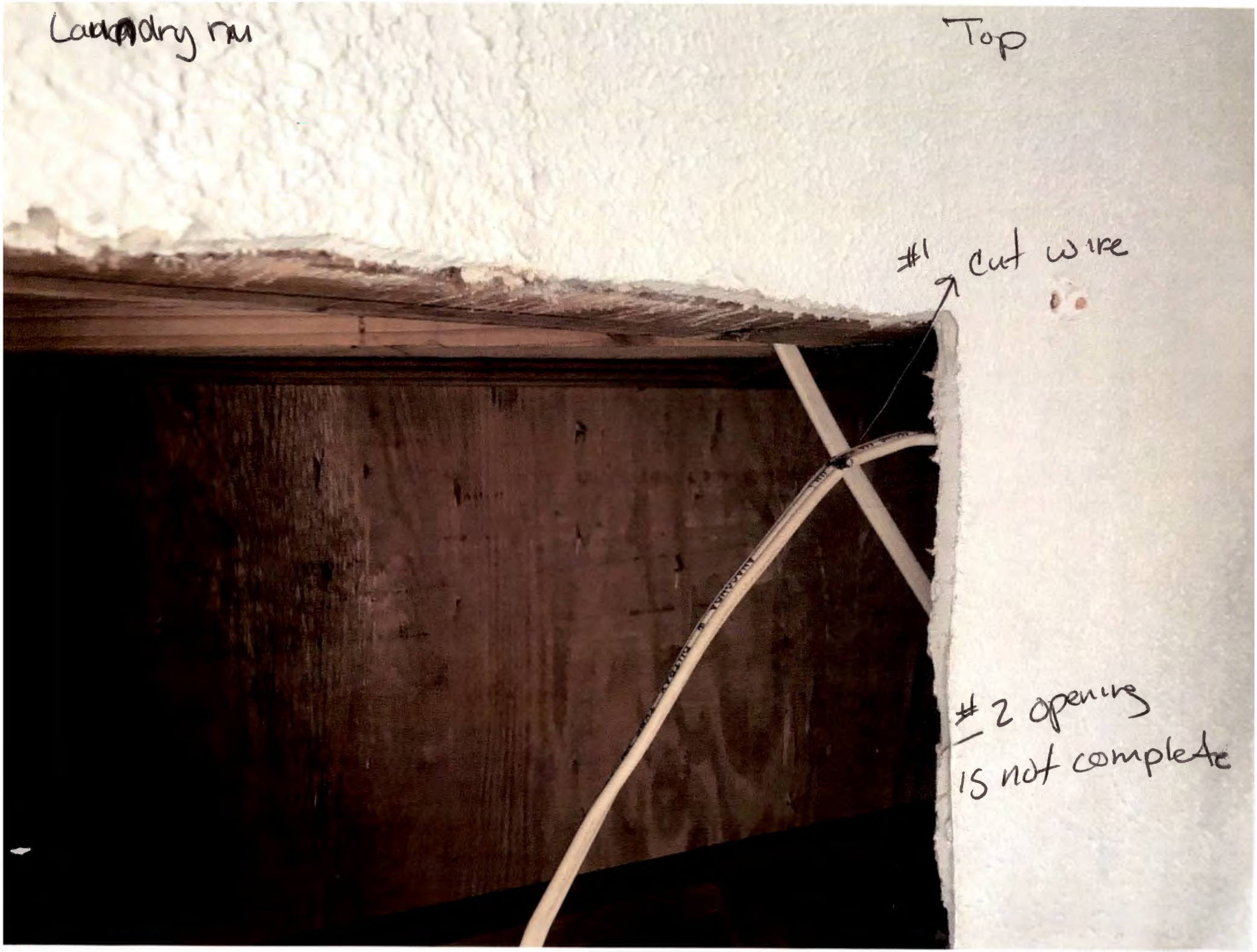
#1



Top
office ceiling
A whole

Top

TOP


Laundry rm
Top
#1 cut wire
#2 opening is not complete

Top
#2
#1
#3

1 - double oven outlet missing

2 - Stove top outlet missing

3 - Dishwasher and disposal missing

Top

BATH #2

Chipped Bathtub

#1

BATH #2
#1

BATH #2
#1
#2
#3

1- fixture missing

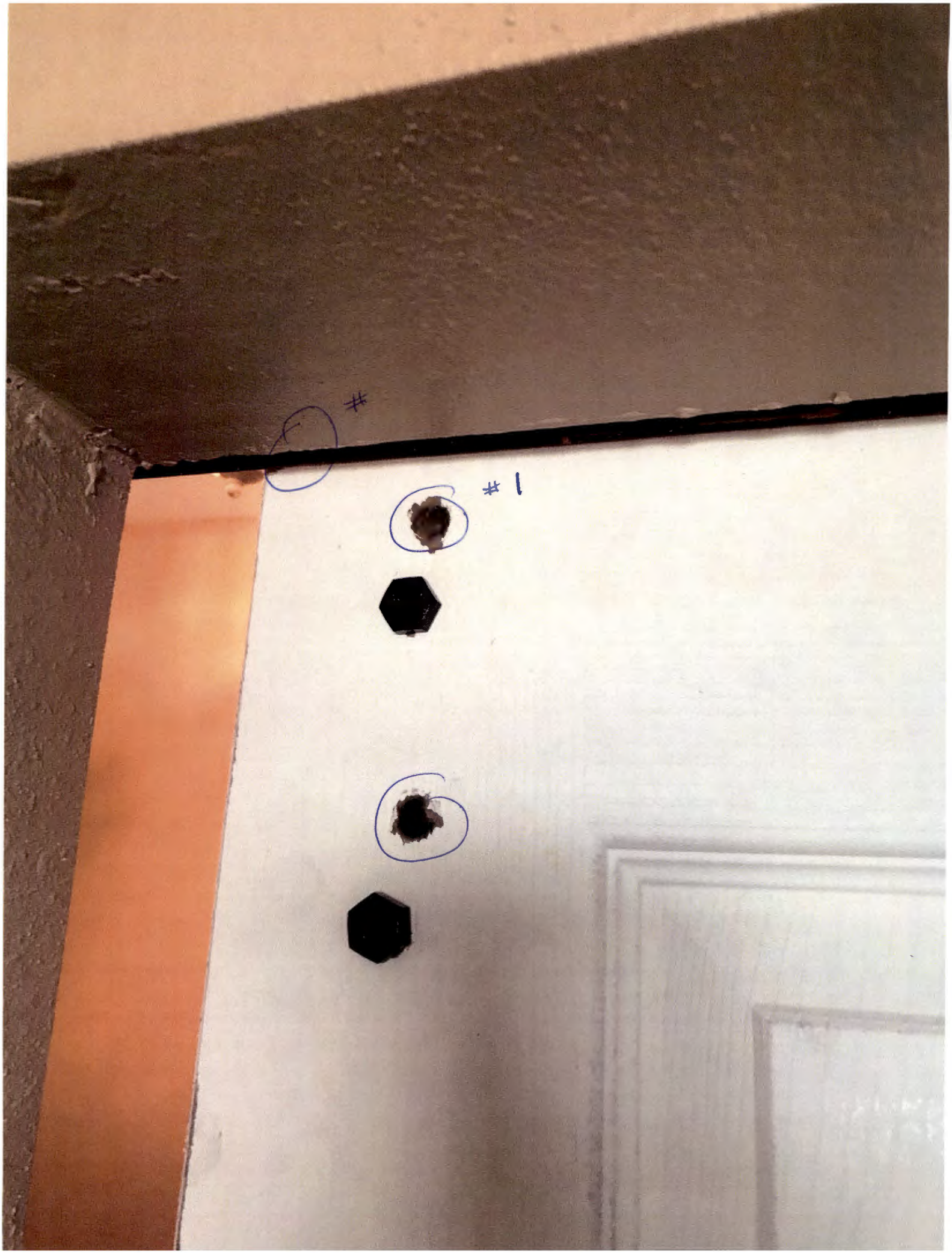
2- fixture missing

3- wall was not complete

top

Bath # 2

Bathroom window not complete


#
#1

Bath #2 (inside)

1- holes in the doors.

2- door has a sits from the wall almost an inch.

Top
Bath #2
Track is not level
#1
Door
missing

1- missing door

2 - door track is not level

Top
Bed Rm #3
#2
Tile chipped
#1

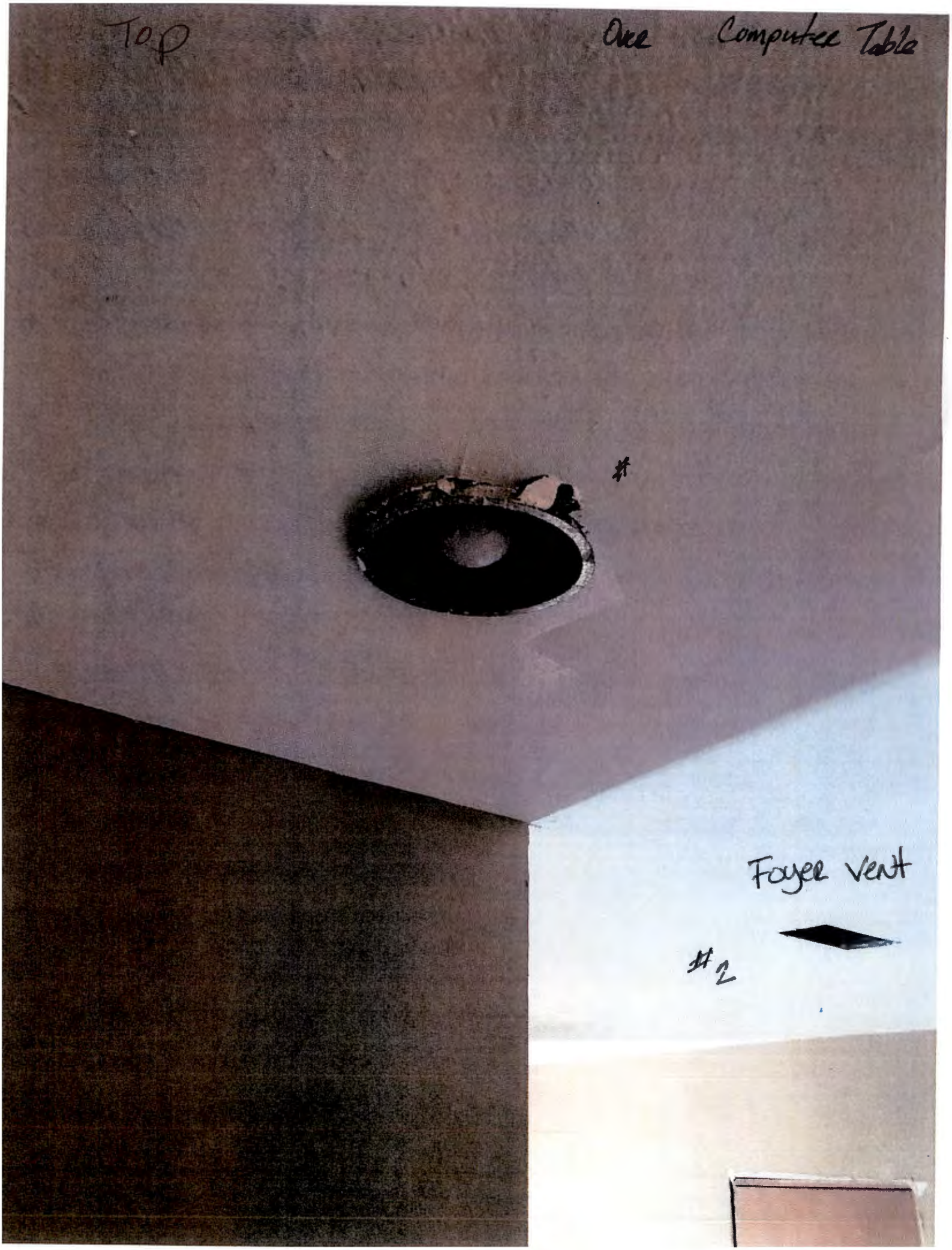
Top

~~Living~~ Family Rm

#2

1- window casing damage

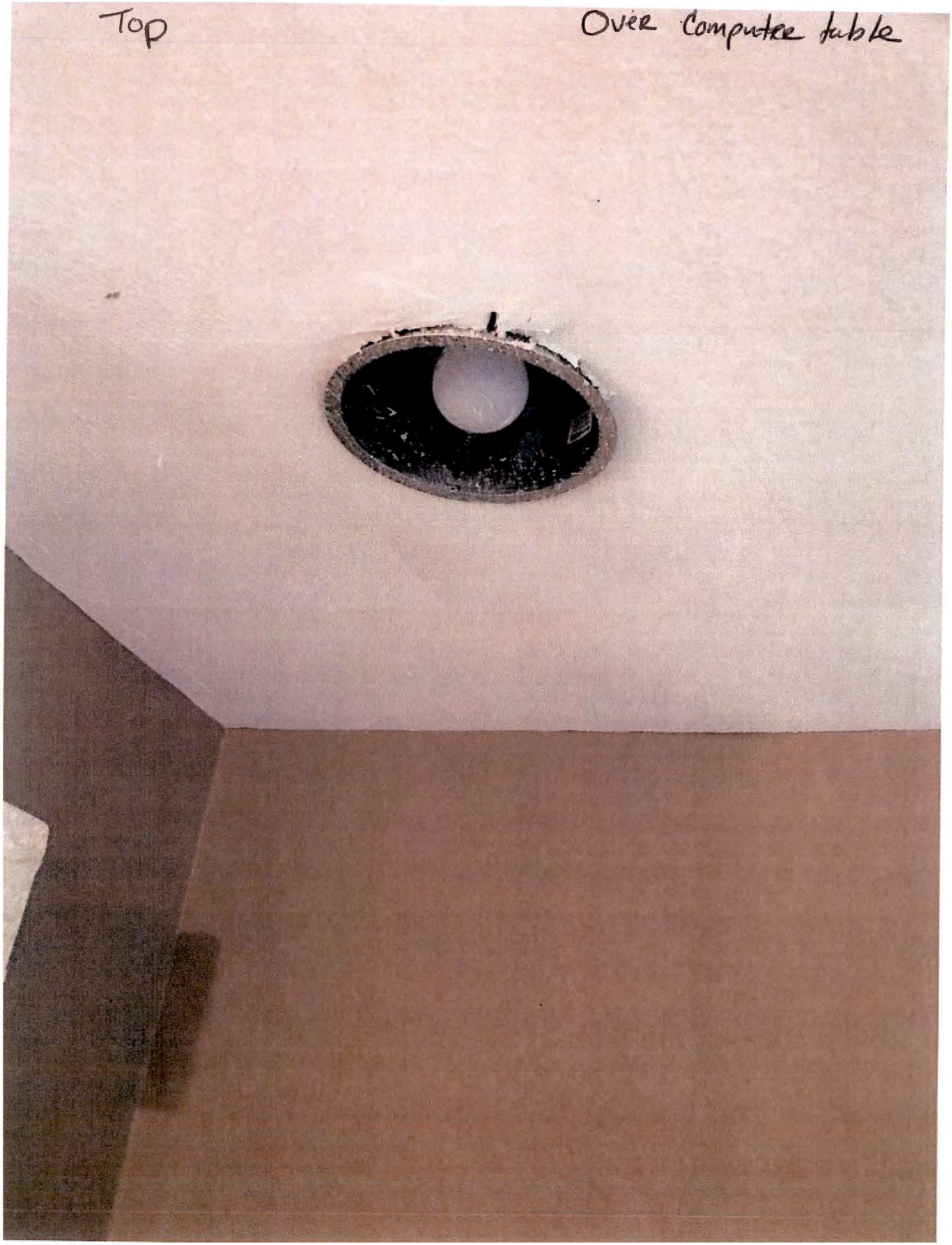
Bedroom Ceiling
Top


Top
Over Computer Table
#1
Foyer Vent
#2

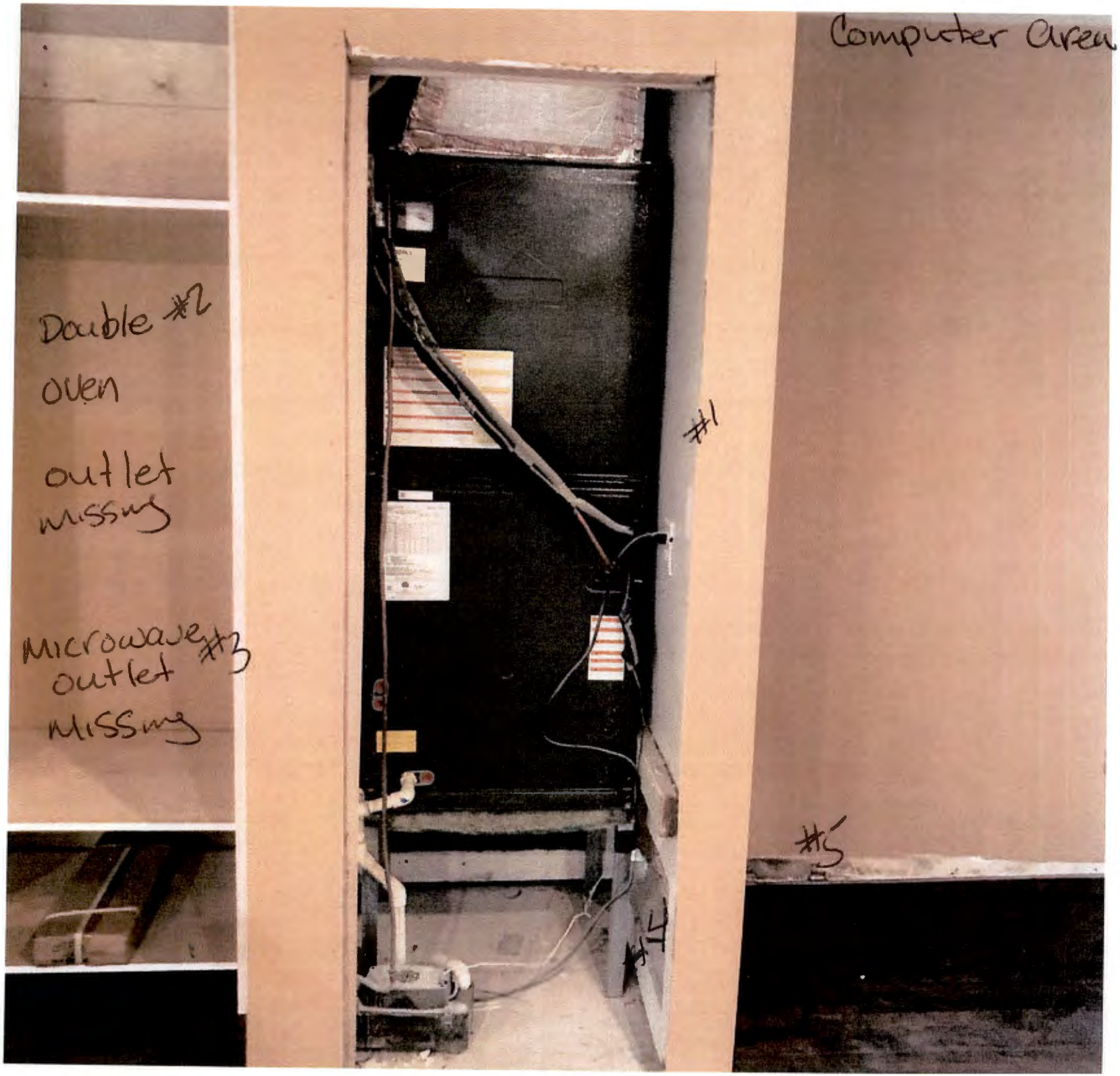
1. Recessed and drywall installed Incorrectly
2. Vent missing in foyer

Top

Over computer table



Top


Double #2
oven
outlet
missing
Microwave #3
outlet
missing
#1
#4
Computer area
#5

1- door missing

2- outlet missing /oven

3- microwave outlet missing

4- vent missing

5- damage floor

Top
#1
#2
Front of Cabinet

Kitchen

Top

#3
#2 Duct DP
covering missing
#1 Floor is
uneven and
in certain places
there are deep
uneven areas

Top
Kitchen
#1
#2

Top

formal
Living
Rm

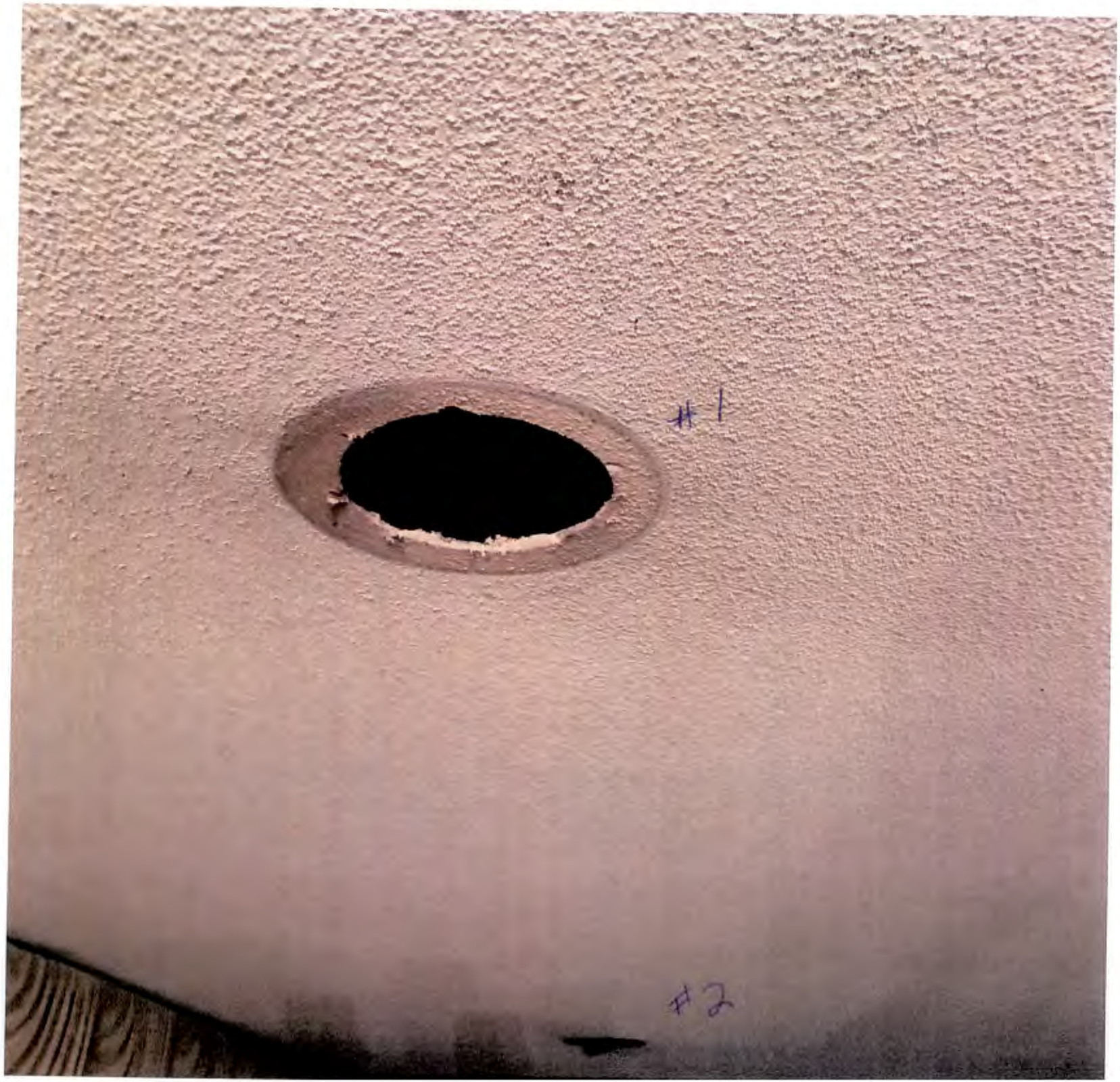
Top

Bottom

Livingroom ceiling (North)

1) hole in the ceiling

Top

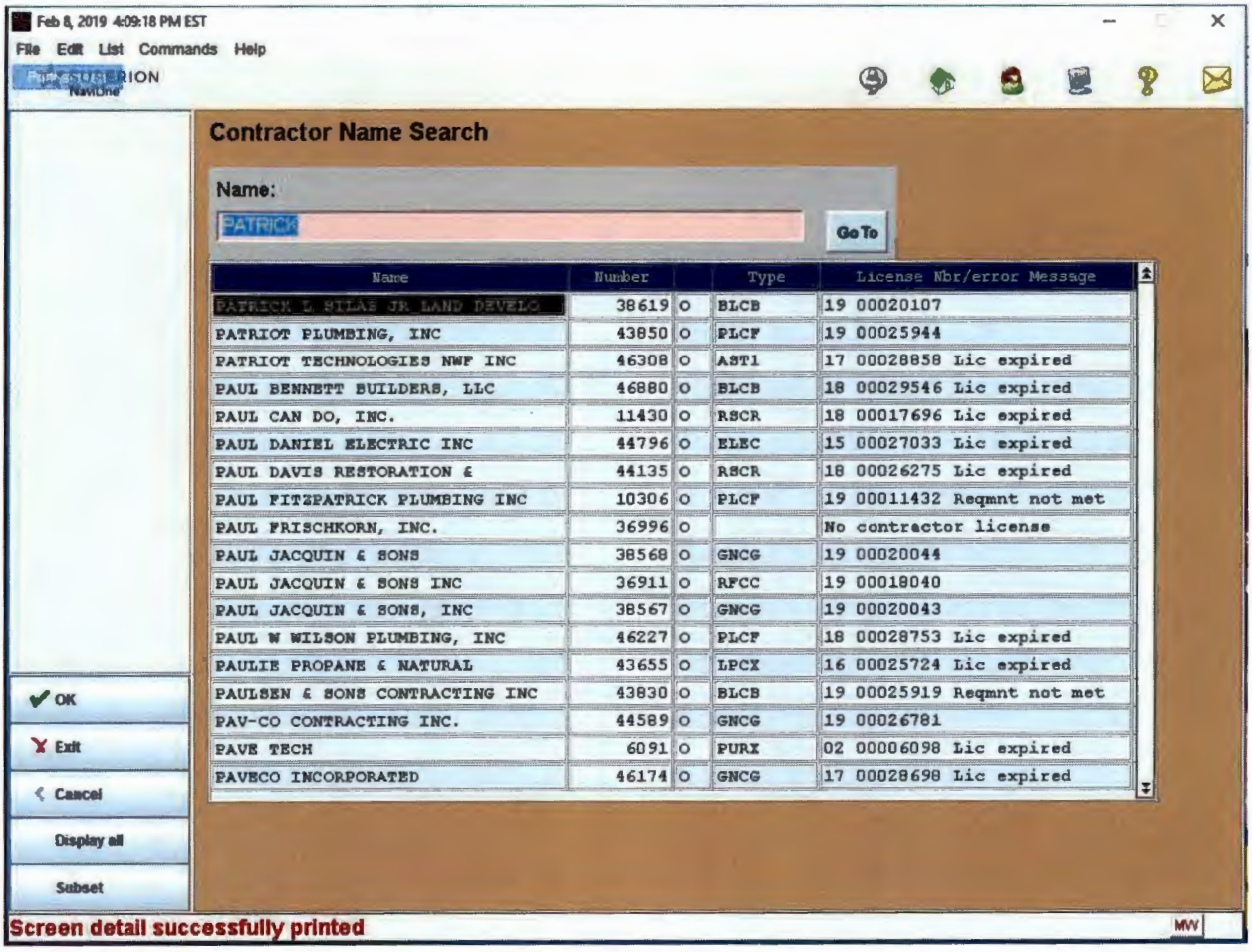


Formal Living Rm

Living Room ceiling

1 – hole in the ceiling (North)

2. hole in the ceiling (center of Living Room)



Name	Number		Type	License Nbr/error Message
PATRICK L SILAS JR LAND DEVELO	38619	O	BLCB	19 00020107
PATRIOT PLUMBING, INC	43850	O	PLCF	19 00025944
PATRIOT TECHNOLOGIES NWF INC	46308	O	AST1	17 00028858 Lic expired
PAUL BENNETT BUILDERS, LLC	46880	O	BLCB	18 00029546 Lic expired
PAUL CAN DO, INC.	11430	O	RSCR	18 00017696 Lic expired
PAUL DANIEL ELECTRIC INC	44796	O	ELEC	15 00027033 Lic expired
PAUL DAVIS RESTORATION &	44135	O	RSCR	18 00026275 Lic expired
PAUL FITZPATRICK PLUMBING INC	10306	O	PLCF	19 00011432 Reqmnt not met
PAUL FRISCHKORN, INC.	36996	O		No contractor license
PAUL JACQUIN & SONS	38568	O	GNCG	19 00020044
PAUL JACQUIN & SONS INC	36911	O	RFCC	19 00018040
PAUL JACQUIN & SONS, INC	38567	O	GNCG	19 00020043
PAUL W WILSON PLUMBING, INC	46227	O	PLCF	18 00028753 Lic expired
PAULIE PROPANE & NATURAL	43655	O	LPCX	16 00025724 Lic expired
PAULSEN & SONS CONTRACTING INC	43830	O	BLCB	19 00025919 Reqmnt not met
PAV-CO CONTRACTING INC.	44589	O	GNCG	19 00026781
PAVE TECH	6091	O	PURX	02 00006098 Lic expired
PAVECO INCORPORATED	46174	O	GNCG	17 00028698 Lic expired

4:05:07 PM 2/8/2019

Licensee Details

Licensee Information

Name:	**SILAS, PATRICK LAWRENCE JR. (Primary Name)** **PATRICK L SILAS JR LAND DEVELOPMENT CO LLC (DBA Name)**
Main Address:	**5420 NW NASSAU CT** **PORT ST LUCIE Florida 34983**
County:	**ST. LUCIE**
License Mailing:	
LicenseLocation:	**5420 NW NASSAU CT** **PORT ST LUCIE FL 34983**
County:	**ST. LUCIE**

License Information

License Type:	**Certified Building Contractor**
Rank:	**Cert Building**
License Number:	**CBC1254328**
Status:	**Current with Probation,Active**
Licensure Date:	**05/24/2006**
Expires:	**08/31/2020**

Special Qualifications	**Qualification Effective**
Construction Business	**05/24/2006**

Alternate Names

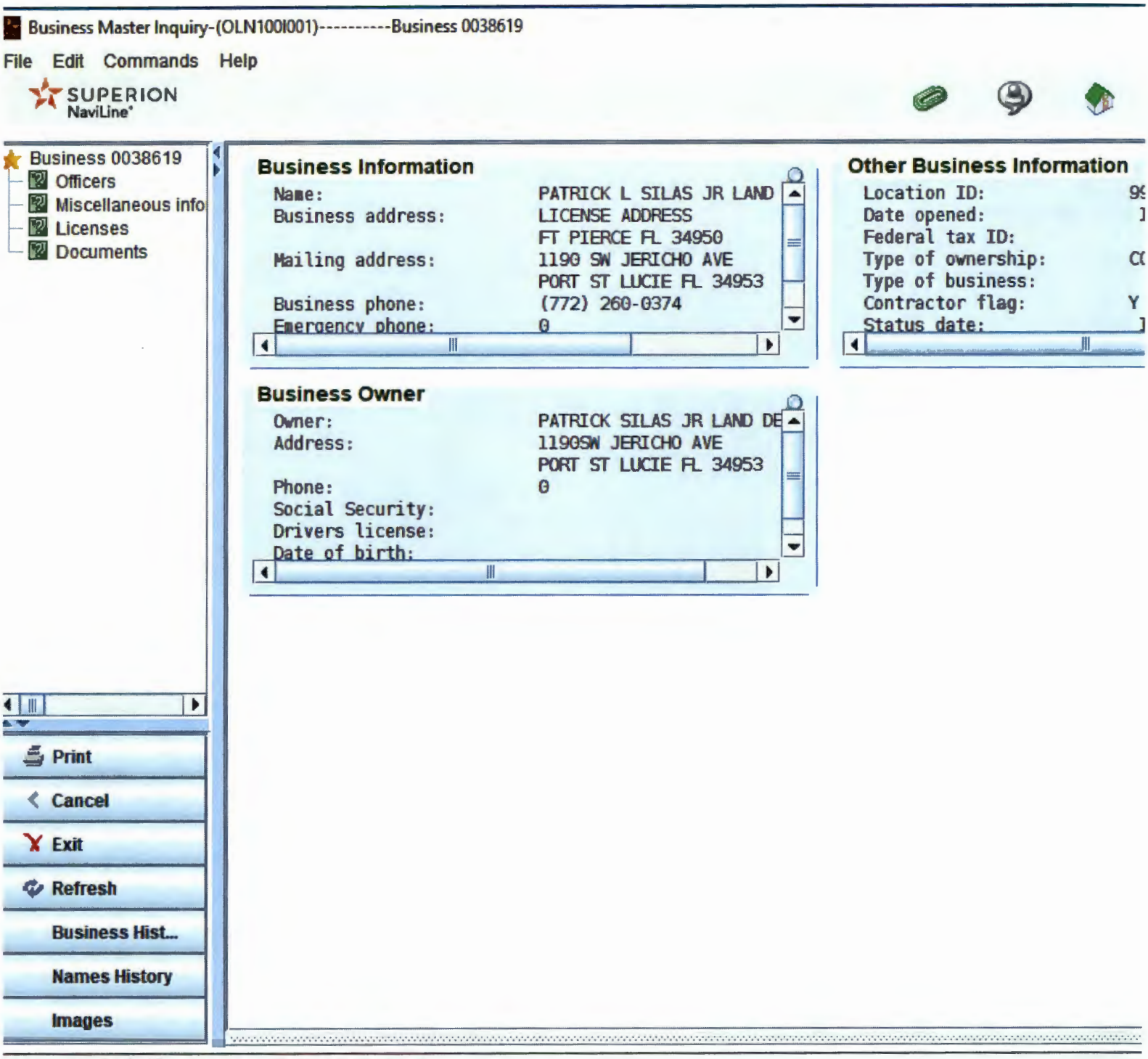
View Related License Information

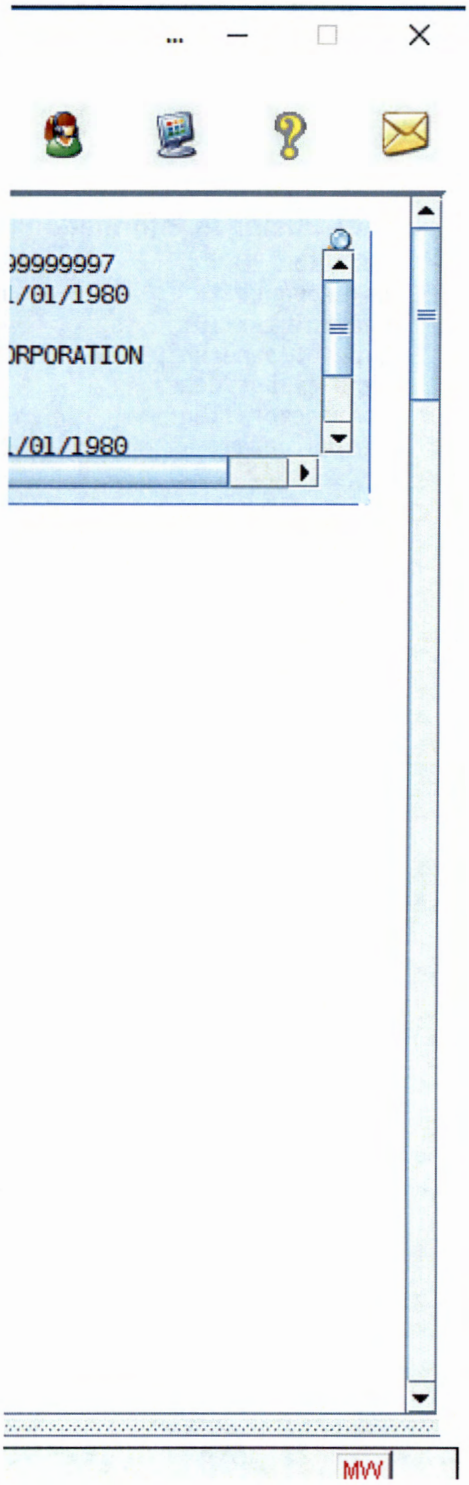
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

The State of Florida is an AA/EEO employer. **Copyright 2007-2010 State of Florida. Privacy Statement**

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public.


Business Master Inquiry-(OLN100I001)----------Business 0038619
File Edit Commands Help
SUPERION
NaviLine
Business 0038619
Officers
Miscellaneous info
Licenses
Documents
Business Information
Name: PATRICK L SILAS JR LAND
Business address: LICENSE ADDRESS
FT PIERCE FL 34950
Mailing address: 1190 SW JERICHO AVE
PORT ST LUCIE FL 34953
Business phone: (772) 260-0374
Emergency phone: 0
Other Business Information
Location ID: 9
Date opened:
Federal tax ID:
Type of ownership: C
Type of business:
Contractor flag: Y
Status date:
Business Owner
Owner: PATRICK SILAS JR LAND DE
Address: 1190SW JERICHO AVE
PORT ST LUCIE FL 34953
Phone: 0
Social Security:
Drivers license:
Date of birth:
Print
Cancel
Exit
Refresh
Business Hist...
Names History
Images
Screen detail successfully printed


99999997
1/01/1980
ORPORATION
1/01/1980

Florida Department of State

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company
PATRICK L. SILAS JR. LAND DEVELOPMENT CO. LLC

Filing Information

Document Number	L06000002429
FEI/EIN Number	33-1129951
Date Filed	01/08/2006
Effective Date	01/08/2006
State	FL
Status	ACTIVE
Last Event	LC DISSOCIATION MEM
Event Date Filed	07/30/2015
Event Effective Date	NONE

Principal Address

5420 NW Nassau Ct
Port St Lucie, FL 34953

Changed: 02/28/2018

Mailing Address

5420 NW Nassau Ct
Port St Lucie, FL

Changed: 02/28/2018

Registered Agent Name & Address

Silas Construction & Development
5420 NW Nassau Ct
Port St Lucie, FL 34953

Name Changed: 03/14/2016

Address Changed: 02/28/2018

Authorized Person(s) Detail

Name & Address

Title MGR

SILAS, PATRICK L., Jr.
5420 NW Nassau Ct
Port St Lucie, FL

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

Sent via: CERTIFIED LETTER & 1st CLASS MAIL

February 11, 2019

Mr. Patrick L. Silas, Jr.
Patrick Silas Land Development Co., LLC
5420 NW Nassau Ct.
Port St. Lucie, FL 34983

1190 SW Jericho Ave.
Port St. Lucie, FL 34953

Re: 424 N. 29th St.

Dear Mr. Silas:

This letter is to inform you that a complaint has been filed with the City of Fort Pierce against you, as the holder of a Contractor's Certificate of Competency, and/or as a contractor certified by the State of Florida. Attached is a copy of the complaint affidavit that has been filed with the Building Department.

You may submit to the Director of Building and Code Enforcement a written response to this complaint within 15 days of the date of this letter. The complaint and your response will be reviewed by the Building Official and Building Department Coordinator, and the complaint shall be referred to the Board for a hearing. You will be notified of the date, time, and place of the hearing.

If you have any further questions, please call my assistant at (772) 467-3188.

Sincerely,

Shaun Coss, CFM
Building Department Coordinator

SC/km
Attachment

cc: Paul Thomas, CBO, CFM, Building Official
Iola Mosley, Board Attorney
Linda Cox, City Clerk
Contractor's License File
Complainant

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

RECEIVED
FEB 08 2019
Building Department

CONTRACTOR COMPLAINT AFFIDAVIT

Please return completed and notarized form to Building Department 772-260-0374

Person or company complaint is against: Patrick, Silas, Construction
Address of alleged offense: 424 North 29th Street

Made by: (Mr. /Mrs. (Ms.) Shirley Ann Gibson
Address: 424 North 29th Street
City: Fort Pierce, FL
Home Phone: 772-461-8455 Work/Cell Phone: 772-332-0590
Email Address: Sgibson01@Bellsouth.net

BEFORE ME, the above signed authority, personally appeared to file a complaint against:
Name of Person and/or Company: Patrick Silas
Phone Number: 772-260-0374
Address:
City: State: Zip:
Email:

In detail, clearly state your complaint below: (Please include any contracts, bills, cancelled checks, correspondences, etc.)

Paid Patrick Silas $20,000.00
Paint not finished correctly
Door to Short, floor not Laid correct.
Bathroom tile wrong
~~Fre~~ Outlets not Shown for Oven or Stove
AC vent removed in foyer and not replaced.
Ceiling messed
Chipped tile in two Bedrooms.

I have paid $ 20,000 to:

By check Wells Fargo Money Order other

Continue to next page to fill out alleged charges.

The Checked boxes specify the charges being brought against the above named contractor under the Fort Pierce Code of Ordinance, Section 5-52:

- ☐ (1) Obtaining a certificate by fraud or misrepresentation.
- ☐ (2) Committing fraud or deceit in the practice of contracting.
- ☑ (3) Committing incompetency or misconduct in the practice of contracting.
- ☑ (4) Committing gross negligence, repeated negligence, or negligence resulting in a significant danger to life or property.
- ☐ (5) Abandoning a construction project in which the contractor is engaged or under contract as a contractor. (A project may be presumed abandoned after ninety days if the contractor terminates the project without just cause or without proper notification to the owner, including the days.)
- ☐ (6) Committing mismanagement or misconduct in the practice of contracting that causes financial harm to a customer. Financial mismanagement or misconduct occurs when:
  - ☐ (a) Valid liens have been recorded against the property of a contractor's customer for supplies or services ordered by the contractor for the customer's job; the contractor has received funds from the customer to pay for the supplies or services; and the contractor has not had the liens removed from the property, by payment or by bond, within seventy- five (75) days after the date of such liens;
  - ☐ (b) The contractor has abandoned a customer's job and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of the contract or refunds the excess funds within thirty (30) days after the date the job is abandoned.
  - ☐ (c) The contractor's job has been completed, and it is shown that the customer has had to pay more for the contracted job than the original contract price, as adjusted for subsequent change orders, unless such increase in cost was the result of circumstances caused by the customer, or was otherwise permitted by the terms of the contract between the contractor and the customer.
- ☐ (7) Substantial departure from, or disregard, of plans or specifications without consent the owner or his duly authorized representative;
- ☐ (8) Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or city;
- ☐ (9) Willfully and deliberately engaging in a type or class of contracting for which the contractor is not licensed or registered;
- ☐ (10) Being disciplined by any other municipality or county;
- ☑ (11) Failing to actively supervise construction projects for which the contractor has applied for and obtained a building permit; or for projects for which the contractor is, by contract; responsible;
- ☐ (12) Contracting with persons or firms not having a certificate or competency issued by the city for work or services to be performed within the city when said persons or firms are required by this chapter to possess such a certificate of competency in order to perform the contracted work or services;
- ☐ (13) Proceeding on any job without obtaining the applicable building department permits and inspections.
- ☐ (14) Being convicted or found guilty, regardless of adjudication, of a crime in any jurisdiction which directly relates to the practice of contracting or the ability to practice contracting.
- ☐ (15) Knowingly combining or conspiring with an uncertified or unregistered person by allowing his certificate or registration to be used by the uncertified or unregistered person with intent to evade the provision of this code. When a certificate holder or registrant allows his certificate or registration to be used by one (1) or more business organizations without having any active participation in the operations, management, or control of such business organizations, such act constitutes prima facie evidence of an intent to evade the provisions of this Code.

Type of action being requested of the Board **(Note: If seeking a refund, this would be a civil matter.)**

Shirley G. Gibson

Signature

SWORN TO AND SUBSCRIBED BEFORE ME this 8 day of February, 2019

Notary Signature: Karen Murphy

Notary Public State of Florida
Karen Murphy
My Commission GG 183836
Expires 06/04/2022

City Commission Regular Meeting **13.a.**

Meeting Date: 07/15/2019

Re: Property Donation to FDOT - North Causeway Bridge

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Resolution 19-R32 Approving the donation of City of Fort Pierce owned land for the North Causeway Bridge Replacement project to FDOT.

SUMMARY:

FDOT is in the process of finalizing the design of the fixed-bridge proposed to replace the deteroriating draw-bridge currently in place along SR A1A (North Causeway). This new design requires additional land in order to accomodate the bridge's approach and departure lanes which in-turn warrants the land acquistion for additional right-of-way.

The parcel of land requested for donation is 1,860 SF in size and is situated on the north side of SR A1A east of Old Dixie Highway.

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

Deny and have FDOT erect a draw-bridge or research another route for a fixed-bridge

RESPONSIBLE STAFF:

Engineering

COORDINATED WITH:

FDOT

Fiscal Impact

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

OTHER INFORMATION:

No fiscal impacts proopsed.

Attachments

19-R32

Deed and Resolution

Parcel Sketch
Location Map

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/05/2019 11:12 AM

Form Started By: Tracy Telle
Started On: 07/03/2019 07:25 AM
Final Approval Date: 07/05/2019

RESOLUTION NO. 19-R32

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AUTHORIZING THE EXECUTION OF A RESOLUTION AND DEED IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR A PARCEL OF LAND FOR TRANSPORTATION PURPOSES TO ACCOMMODATE THE APPROACH AND DEPARTURE LANES FOR THE RECONSTRUCTION OF THE BRIDGE ALONG SR A1A, NORTH CAUSEWAY; AND AUTHORIZING THE MAYOR, CITY CLERK, AND CITY ATTORNEY TO EXECUTE SAID AGREEMENT ON THE PART OF THE CITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida Department of Transportation prepared the attached deed and resolution for execution to effectuate the donation of land.

NOW, THEREFORE, BE IT RESOLVED that the attached resolution and deed be executed as described therein and attached hereto.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 15th day of July, 2019.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PETER J. SWEENEY, CITY ATTORNEY

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

Received
JUN 27 2019
City of Fort Pierce
City Manager's Office

TO: TRACY TELLE, ASSISTANT CITY ENGINEER

FROM: Peter Sweeney, City Attorney

RE: North Causeway Bridge Property Donation to FDOT

CAO RLS File: No. 19-165

DATE: June 27, 2019

I have reviewed the Request for Legal Services related to the North Causeway Bridge property donation to the Florida Department of Transportation. It is approved as to Form and Correctness. But I have not signed the deed or resolution until the City Commission approves the donation. If and when that happens, I will have the City Clerk contact me for my signature.

If you have any further questions, please contact this office via phone or email.

Thank you.

PS/mm

OIC
6/27/19

cc: Nicholas C. Mimms, P.E., City Manager
John R. Andrew, P.E., City Engineer
Linda Cox, City Clerk

RECEIVED
JUL 02 2019
CITY OF FORT PIERCE
ENGINEERING DEPARTMENT

03-BSD.05-07/18

This instrument prepared
under the direction of:
DAWN RADUANO, Esq. DR
Legal Description prepared by:
Louis Cefolia, P.S.M. (02/22/19)
Document prepared by:
Susanna Rowland (03/11/19)
Department of Transportation
Right of Way Production Services
3400 W. Commercial Boulevard
Ft. Lauderdale, Florida 33309

Parcel No.	100.1
Item/Segment No.	4299362
Section:	94060-2500
Managing District:	04
S.R. No.	A1A
County:	St. Lucie

CITY DEED

THIS DEED, Made this _____ day of _____, 201____, by the **CITY OF FORT PIERCE, a Florida municipal corporation**, whose address is: 100 North U.S. Highway 1, Fort Pierce, FL 34950 and mailing address is: P.O. Box 1480, Fort Pierce, FL 34954-1480, Grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Grantee: (Wherever 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 organizations).

WITNESSETH: That the Grantor, for and in consideration of the sum of $1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Lucie County, Florida, viz:

A portion of land lying in Section 34, Township 34 South, Range 40 East, St. Lucie County, Florida, as shown on Sheet 5 of the Florida Department of Transportation Right of Way Map of State Road A1A (North Bridge), Item/Segment No. 4299362, Section 94060-2500 and being more particularly described as follows:

Commence at a 1/2 inch iron rod and cap stamped "LB 4286", found marking the Southwest (SW) Corner of said Section 34; thence North 88°41'14" East along the South line of the Southwest One-Quarter (SW 1/4) of said Section 34, a distance of 109.51 feet; thence South 89°49'51" East, continuing along said South line of the Southwest One-Quarter (SW 1/4) of Section 34, a distance of 18.16 feet to a point on the Easterly Existing Right of Way line of State Road No. 5 (U.S. 1); thence North 27°16'55" West along said Easterly Existing Right of Way line of State Road No. 5 (U.S. 1), a distance of 420.42 feet to a point of intersection of said Easterly Existing Right of Way line of State Road No. 5 (U.S. 1) and the Northerly Existing Right of Way line of State Road No. A1A; thence North 87°27'08" East along said Northerly Existing Right of Way line of State Road No. A1A, a distance of 677.64 feet to the Easterly Existing Right of Way line of the Florida East Coast Railway; thence continue North 87°27'08" East along said Northerly Existing Right of Way line of State Road No. A1A, a distance of 266.41 feet to the POINT OF BEGINNING; thence North 19°12'12" West, a distance of 24.94 feet; thence North 89°18'20" East, a distance of 83.20 feet; thence South 19°54'05" East, a distance of 22.22 feet to the aforementioned Northerly Existing Right of Way line of State Road No. A1A; thence South 87°27'08" West along said Northerly Existing Right of Way line, a distance of 82.64 feet to the POINT OF BEGINNING.

Containing 1,860 square feet, more or less.

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

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

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Mayor, and its seal to be hereto affixed, attested by its City Clerk, the date first above written.

ATTEST: _____

Print Name: _____
Clerk (or Deputy Clerk)

CITY OF FORT PIERCE, a Florida municipal corporation
By Its Board of City Commissioners

By: _____

Print Name: _____
Its Mayor
(or Vice-Mayor)

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

(Official Seal)

By: _____
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this _____ day of _____, 201___, by _____, Mayor (or Vice-Mayor) on behalf of the **CITY OF FORT PIERCE, a Florida municipal corporation**, who is personally known to me or who has produced _____ as identification.

(SEAL)

_____
Notary Public

_____
Printed or stamped name of Notary Public

My Commission Expires: _____

03-BSD.06-07/18

This instrument prepared
under the direction of:
Dawn Radzuik Esq.
Legal Description prepared by:
Louis Cefolia, P.S.M. (02/22/19)
Document prepared by:
Susanna Rowland (03/11/19)
Department of Transportation
Right of Way Production Services
3400 W. Commercial Boulevard
Ft. Lauderdale, Florida 33309

Parcel No.	100.2
Item/Segment No.	4299362
Section:	94060-2500
Managing District:	04
S.R. No.	A1A
County:	St. Lucie

RESOLUTION

ON MOTION of City Commissioner _____, seconded by City Commissioner _____, the following Resolution was adopted:

WHEREAS, the State of Florida Department of Transportation proposes to construct or improve State Road No. A1A, Item/Segment No. 4299362, Section 94060-2500, in St. Lucie County, Florida: and

WHEREAS, it is necessary that certain lands now owned by the **City of Fort Pierce, Florida**, be acquired by the State of Florida Department of Transportation: and

WHEREAS, said property is not needed for City purposes: and

WHEREAS, the State of Florida Department of Transportation has made application to said City to execute and deliver to the State of Florida Department of Transportation a deed, or deeds, in favor of the State of Florida Department of Transportation, conveying all rights, title and interest that said City has in and to said lands required for transportation purposes and said request having been duly considered.

NOW THEREFORE, BE IT RESOLVED by the Board of City Commissioners of the **City of Fort Pierce, Florida**, that the application of the State of Florida Department of Transportation for a deed, or deeds, is for transportation purposes which are in the public or community interest and for public welfare and the land needed for transportation purposes is not needed for City purposes; that a deed, or deeds, in favor of the State of Florida Department of Transportation conveying all right, title and interest of the **City of Fort Pierce, Florida**, in and to said lands should be drawn and executed by this Board of City Commissioners. Consideration shall be $_____.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded forthwith to the State of Florida Department of Transportation at 3400 W. Commercial Boulevard, Ft. Lauderdale, Florida 33309.

STATE OF FLORIDA

CITY OF FORT PIERCE

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Board of City Commissioners of the **City of Fort Pierce, Florida**, at a meeting held on the _____ day of _____, 201___.

_____

Print Name: _____
Clerk, Board of City Commissioners
City of Fort Pierce, Florida

Item/Segment No. 4299362 Fee Simple Right of Way
Section 94060-2500
02/22/2019

Parcel No. 100 State Road A1A St. Lucie County Description

A portion of land lying in Section 34, Township 34 South, Range 40 East, St. Lucie County, Florida, as shown on Sheet 5 of the Florida Department of Transportation Right of Way Map of State Road A1A (North Bridge), Item/Segment No. 4299362, Section 94060-2500 and being more particularly described as follows:

Commence at a 1/2 inch iron rod and cap stamped "LB 4286", found marking the Southwest (SW) Corner of said Section 34; thence North 88°41'14" East along the South line of the Southwest One-Quarter (SW 1/4) of said Section 34, a distance of 109.51 feet; thence South 89°49'51" East, continuing along said South line of the Southwest One-Quarter (SW 1/4) of Section 34, a distance of 18.16 feet to a point on the Easterly Existing Right of Way line of State Road No. 5 (U.S. 1); thence North 27°16'55" West along said Easterly Existing Right of Way line of State Road No. 5 (U.S. 1), a distance of 420.42 feet to a point of intersection of said Easterly Existing Right of Way line of State Road No. 5 (U.S. 1) and the Northerly Existing Right of Way line of State Road No. A1A; thence North 87°27'08" East along said Northerly Existing Right of Way line of State Road No. A1A, a distance of 677.64 feet to the Easterly Existing Right of Way line of the Florida East Coast Railway; thence continue North 87°27'08" East along said Northerly Existing Right of Way line of State Road No. A1A, a distance of 266.41 feet to the POINT OF BEGINNING; thence North 19°12'12" West, a distance of 24.94 feet; thence North 89°18'20" East, a distance of 83.20 feet; thence South 19°54'05" East, a distance of 22.22 feet to the aforementioned Northerly Existing Right of Way line of State Road No. A1A; thence South 87°27'08" West along said Northerly Existing Right of Way line, a distance of 82.64 feet to the POINT OF BEGINNING.

Containing 1,860 square feet, more or less.

UNINCORPORATED ST. LUCIE COUNTY

Curve G	Curve H	Curve J	Curve K	Curve L	Curve M	Curve N
Δ = 02°20'30" (LT)	Δ = 01°36'47" (LT)	Δ = 02°11'39" (RT)	Δ = 01°24'54" (LT)	Δ = 00°35'40" (RT)	Δ = 12°23'27" (RT)	Δ = 03°49'31" (LT)
L = 132.00'	L = 91.21'	L = 123.70'	L = 80.01'	L = 33.51'	L = 168.64'	L = 215.63'
R = 3,229.88'	R = 3,239.88'	R = 3,229.88'	R = 3,239.88'	R = 3,229.88'	R = 779.81'	R = 3,229.88'
C.B. = N 84°19'44" E	C.B. = N 81°44'01" E	C.B. = S 82°03'39" W	C.B. = N 80°13'48" E	C.B. = S 80°40'00" W	C.B. = S 75°21'18" W	C.B. = N 78°27'24" E

SEC. 34, TWP. 34 S., RGE. 40 E
SCALE: 1" = 40'

CITY OF FORT PIERCE
ST. LUCIE COUNTY

INDIAN RIVER LAGOON

CITY LIMITS

S 19°01'12" E 866.32'

SUBMERGED LAND LEASE ORB 3433, PG. 310

SUBMERGED LAND LEASE ORB 2982, PG. 2515

N 68°32'45" E 2,316.36'

INGRESS/EGRESS EASEMENT ORB 627, PG. 2662

N 87°27'08" E 140.00'

S 20°42'00" E 102.43'

1 STY. CONC. BUS.

PERMANENT TELECOMMUNICATIONS BLANKET EASEMENT ORB 3477, PG. 2428

2.72' TO P.E.

7.57'

804

805

P.E. Curve G 140.00' S 87°27'08" W 134.16'

32.94'

STA 39+05.37 50.00' LT FND. 5/8" IRC ILLEGIBLE

50.00'

ACREAGE

N 69°08'57" E 66.26'

PERMANENT TELECOMMUNICATIONS BLANKET EASEMENT ORB 3477, PG. 2428

STA 40+24.66 74.26' LT FND. NL & DISC NORTHSTAR LB7212

5.31'

10.15'

VOID 880

83.20' N 89°18'20" E 34.81'

P.E. Curve J

R/W LINE Curve H 126.41' 93.47'

9.48'

39+37.65 50.00' LT

105

100

82.64'

48.39'

CITY LIMITS

S 88°54'54" E 66.97'

S 77°25'20" E 58.59'

S 81°36'15" E 55.86'

S 66°28'07" E 44.47'

STA 40+74.61 72.06' LT FND. 5/8" IRC NORTHSTAR LB7217

STA 41+06.32 70.58' LT FND. 5/8" IRC NORTHSTAR LB7217

1 STY. ALUM. BUS.

10' F.P.U.A. EASEMENT ORB 1371, PG. 1828

41+07.13 71.21' LT

41+07.77 69.15' LT

CITY LIMITS

Curve N P.E.

Curve M

S 19°54'05" E 22.22'

37.78'

41+51.54 50.00' LT

41+13.76 50.00' LT

N 19°12'12" W 24.94'(O.A.)

Δ = 00°36'49" L = 8.35' R = 779.81' C.B. = N 68°51'10" E

42+76.87 104.30' LT

S 68°32'45" W 99.41'

Δ = 13°00'16" L = 176.99' R = 779.81' C.B. = N 75°02'53" E

Δ = 18°54'22" L = 217.42' R = 658.91' C.B. = N 77°59'56" E

42+85.38 106.55' LT

43+88.11 131.11' LT

43+72.94 76.49' LT

404.92' N 68°32'45" E 2,601.97'

SUBMERGED LAND LEASE #22283

116.42' N 67°03'22" E DEED LINE

83.12' DEED LINE

S 36°17'45" W 196.60'

115.36'

45+56.38 260.10' LT

71.19' S 89°48'53" E

25.00'

46+51.18 179.59' LT

1,370.57' N 68°59'54" E

SOVEREIGN SUBMERGED LANDS EASEMENT LINE

808

20.87' S 87°49'55" W

10.94' N 01°28'06" E

27.07' N 32°17'31" W

4.62' N 87°54'47" W

1,989.32'

MEAN HIGH WATER LINE

69.43' S 81°13'59" W

40.14' S 68°47'51" W

MEAN HIGH WATER LINE

EXIST. R/W LINE

47+98.25 124.94' LT

125.00'

SEE SHEET 4

SEE SHEET 6

N 87°27'08" E

EASEMENT D.B. 103, PG. 518

40

45

50

CURVE CUR1

PC STA 41+83.01

PT STA 48+13.29

N 68°32'45" E

SURVEY SR A1A

CITY LIMITS

STA 40+31.95 FND. 5/8" IRC NORTHSTAR LB7217

STA 42+27.86 50.11' RT FND. 5/8" IRC STMD: C+T LB4286

37+97.49 50.00' RT

N 87°27'08" E 197.67

R/W LINE

S 81°18'23" W 192.04'

39+95.17 50.00

30.02'

25.69'

N 87°27'08" E

CITY LIMITS

207.15'

39+65.32 53.21' RT

N 31°39'10" W 38.96'

39+84.27 87.25' RT

115

703

T.E.

S 87°31'36" W 48.83'

N 20°42'00" W 446.72'

CONC. SLAB

F.P.U.A. EASEMENT ORB 602, PG. 2515

S 02°13'52" E 48.32'

42+26.86 50.52' RT

VARIES

40+33.10 87.32' RT

50'

ACREAGE

42+25.81 98.82' RT

EXIST R/W LINE

Δ = 16°22'23" L = 496.45' R = 1,737.28' C.B. = N 76°43'57" E

CITY LIMITS

46+99.44 78.53' RT

N 68°32'45" E 2301.46'

170.86'

S 61°08'32" E 493.01'

CITY LIMITS

EXIST. R/W LINE

75.00'

21.63'

N 20°42'00" W

COVER

38+04.23 70.56' RT

PERMANENT TELECOMMUNICATIONS BLANKET EASEMENT ORB 3477, PG. 2428

2 STY. ALUM./CONC. BUS.

10' F.P.U.A. EASEMENT ORB 602, PG. 2561

PERPETUAL EASEMENT FOR INGRESS/EGRESS ORB 3357, PG. 1945

15' F.P.U.A. EASEMENT ORB 602, PG. 2515

CONC. SLAB

CURVE CUR1
PI STA 45+01.04
N = 1,140,713.301
E = 873,670.144
Δ = 18°54'22" (LT)
D = 02°59'59"
T = 318.03'
L = 630.28'
R = 1,910.08'
PC STA 41+83.01
N = 1,140,699.164
E = 873,352.427
PT STA 48+13.29
N = 1,140,829.623
E = 873,966.139

INDIAN RIVER LAGOON

CITY OF FORT PIERCE
ST. LUCIE COUNTY

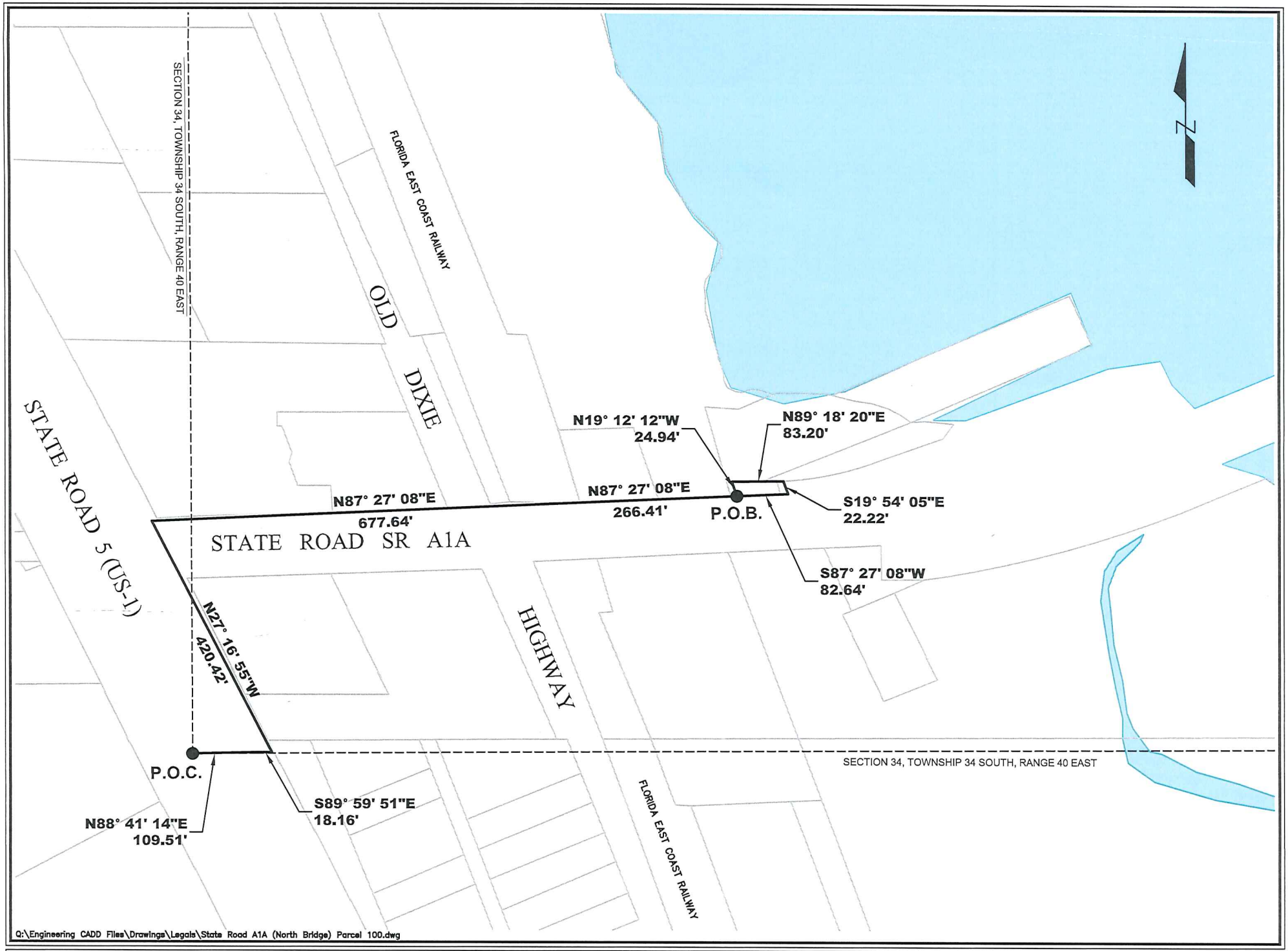
THIS MAP IS NOT A SURVEY

FROM STATE ROAD 5 (US1) TO STATE ROAD A1A (OCEAN BLVD.)

SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY: Jeffrey O. Smith, PSM	DATE 12/10/18										BY	DATE	FED. PROJ. N/A	SECTION 94060-2500	MAPS PREPARED BY: WANTMAN GROUP, INC. L.B. NO. 7055	DATA SOURCE: SEE COVER SHEET
				ADD EASEMENT	WALKER	03/06 19	VOID PAR 800	WALKER	02 22 19	PRELIM	M. EFIRD	04-05-2017						
				REVISION	BY	DAT	REVISE PAR 100	WALKER	02-22-19	FINAL	J. EDGAR	10-15-2018	STATE ROAD NO. A1A (NORTH BRIDGE)	ST. LUCIE COUNTY	ITEM/SECTION NO. 429936-2	SHEET 5 OF 20		
							REVISION	BY	DATE	CHECKED	S. HALL	10-15-2018					SCALE: 1" = 40'	

TIMS:RWMAPPING\R4299362\RWDETL05.DGN



Q:\Engineering CADD Files\Drawings\Legals\State Road A1A (North Bridge) Parcel 100.dwg

CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING	EXHIBIT "A"	DATE: 06/19/2019 SCALE: 1" = 200' DRAWN:	N

No.	DATE	BY	REVISIONS

SHEET 1 OF 1

Saint Lucie County Property Appraiser

July 3, 2019

1:564

0 20 40 80 ft

0 5 10 20 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

City Commission Regular Meeting **13.b.**

Meeting Date: 07/15/2019

Re: Submittal of Applications for Civil Service Appeals Board

Submitted For: Kevin Browning, Human Resources Manager, Human Resources

---

SUBJECT:

Resolution 19-R33 Appointing or Reappointing individuals to serve as regular and alternate members for the City Commission on the Civil Service Appeals Board following a vote.

SUMMARY:

The City Commission is requested to appoint / reappoint the City Commission representative member and alternate member to the Civil Service Appeals Board (CSAB). The vacancies which need to be filled are:

Regular Commission Appointed Board Members - (2) to replace or for the reappointment of:
Christine Taylor - Term expires 07/31/2019; and
J.W. Gaines - Term expired

Alternate Commission Appointed Board Members - (2) to replace or for the reappointment of:
Ed Cox - Term expires 07/31/2019; and
Pearl Liverpool Davis - Term expired

Per City Charter Article VII, Section 82 - Civil service appeals board created:
The two (2) members named by the City Commission... shall serve for a term or a period of two (2) years except the first member appointed by the city and the first member appointed by the employees shall serve for a term of only one year, but thereafter all terms of members of the board shall be for two (2) years.

The remainder of the vacancies are to be filled by employee elections and the CSAB.

RECOMMENDATION:

The Applications for Appointment / Reappointment to the CSAB are being submitted for consideration by the City Commission at this time. Appointment of the candidates will take place at the Regular City Commission Meeting to be held on July 15, 2019.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Kevin Browning, Human Resources Manager
Barbara G. Moore, Human Relations Generalist

COORDINATED WITH:

Human Resources Department

Fiscal Impact

Budgeted Y/N: Y
Fiscal Year: 2019
Account: N/A
Amount: N/A
OTHER INFORMATION:
There is no fiscal impact for this agenda item.

Attachments

19-R33
Current Membership
Article VII Charter Provisions
CM Memo re CSAB Process
Amandro, Frank
Aller, Steven
Barnes, Samuel
Benton, Kori
Coe, Donna
Conavay, William
Cox, Ed
Dahan, Michel
Davis-Liverpool, Pearl
Furness, Darlene
Gaines, J.W.
Gillette, Ellen
Glenn-Reed, Cheryl
Neuman, Charlene
Parker, Jovona
Penick, Ralph
Rivera, Sharon
Sullivan, Bertha
Taylor, Christine
Taylor, Wesley
Todd, Jerome

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/26/2019 02:22 PM

Form Started By: Angela Wilkinson
Started On: 06/14/2019 11:58 AM
Final Approval Date: 07/02/2019

RESOLUTION NO. 19-R33

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF MEMBERS TO THE CIVIL SERVICE APPEALS BOARD**; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida, in accordance the Fort Pierce City Charter, Article VII, Sec. 82, that the following be and are hereby appointed and/or reappointed as members of the Civil Service Appeals Board; said term to commence upon adoption of this resolution, and to expire as shown below, or when a successor has been duly appointed:

Name	Seat	Term Expires
_____	Commission Appointment #1	July 31, 2020
_____	Commission Appointment #2	July 31, 2021
_____	Commission Alternate #1	July 31, 2020
_____	Commission Alternate #2	July 31, 2021

BE IT FURTHER RESOLVED that this Resolution shall become effective on July 31, 2019.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 15th day of July, 2019.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PETER J. SWEENEY, CITY ATTORNEY

Term Tracker Report **Run Date: 07/01/19**

Civil Service Appeals Board

First Name	Last Name	City	ST/Zip	District/Position	Appointed	Resolution #	New Resolution	Start	End
Edward	Cox	Fort Pierce	FL 34982	Comm Alt #2	08/07/2017	17-R25		08/07/2017	07/31/2019
Mike	Dahan		FL	CSAB Alt.#1	06/11/2015	n/a		03/04/2013	03/27/2017
J.W.	Gaines	Fort Pierce	FL 34950	Comm Appt/Chairman	08/01/2016	16-R36		05/05/2014	07/31/2018
Pearl	Matthews Davis	Fort Pierce	FL 34950	Comm Alt #1	08/01/2016	16-R36		05/05/2014	07/31/2018
Laura	Murphy	Fort Pierce	FL 34949	CSAB Appt	01/01/1900	n/a		06/11/2015	03/27/2017
Charlene	Neuman	Fort Pierce	FL 34982	Emp Alt. #2	01/01/1900	n/a		06/14/2016	06/14/2018
Bertha	Sullivan	Fort Pierce	FL 34950	Emp Alt #1	01/01/1900	n/a		06/14/2016	06/18/2018
Christine	Taylor	Fort Pierce	FL 34947	Comm Appt	08/07/2017	15-R17	17-R25	07/06/2015	07/31/2019
Wesley	Taylor	Fort Pierce	FL 34946	Emp Rep	01/01/1900	n/a		06/14/2016	06/14/2018

ARTICLE VII. - CIVIL SERVICE AND MERIT SYSTEM

Sec. 78. - Establishment of merit system; repeal of previous act.

All appointments and promotions in the administrative service of the city shall be made according to merit and fitness to be ascertained, so far as practicable, by competitive tests. In order to permit the adoption and use of a modern merit system which is efficient and fair to officials, employees and the public, Chapter 23296, Acts of 1945, and all acts amendatory thereto are hereby repealed and a merit system is hereby created which shall conform to the provisions hereinafter set forth.

Sec. 79. - Classified and unclassified service.

The following shall constitute the unclassified service of the city and shall be exempt from the provisions of this chapter [article]:

(a) Members of the city commission and all elected officials.

(b) The city manager, city clerk, city auditor, city attorney, personnel officer, director of finance, chief of police, department heads, and all members of any board or commission or any individual in a specialized field appointed by the city commission.

(c) Part-time or temporary employee[s].

The classified service shall include all other positions now existing or hereafter created, and the provisions of this act shall apply thereto except as hereinabove set out.

(Laws of Fla., Ch. 65-1556, § 4; Laws of Fla., Ch. 65-1557, § 2; Ord. No. G-356, § 6, 8-1-77)

Amendment note— Ch. 65-1556, § 4, amended § 79(c) by deleting the words "day laborer." Ch. 65-1557, § 2, amended § 79(a) by including all elected officials and § 79(b) by adding the prosecuting attorney and department heads to the unclassified service.

Sec. 80. - Status of present employees.

Any person holding a position in the classified service when this act takes effect, who shall have served in such position for a period of at least six (6) months, shall be retained without preliminary or performance tests and shall thereafter be subject in all other respects to the provisions of this act. Any other persons in the classified service at the time this act takes effect shall be considered as having been given probationary appointments at the time this act takes effect.

Sec. 81. - Personnel officer.

There shall be a personnel officer, who shall be appointed or removed by the city manager with the approval of the commission. The personnel officer shall administer the merit system of the city in accordance with this charter and the personnel rules adopted thereunder. To this end, his powers and duties shall be:

(a) To prepare competitive examinations and tests of various types for all appointments in the classified service, restricted to persons reasonably qualified to perform duties of the position;

(b) To give wide publicity through appropriate channels in each case to all announcements of competitive examinations to the end of encouraging qualified persons to take such examinations;

(c) To prepare and recommend to the city manager such rules as he may consider necessary, appropriate or desirable to carry out the provisions of this chapter [article] except rules, regulations and procedure pertaining to suspension, removal or demotion of any person in [the] classified service;

(d) To prepare, install, and maintain a classification plan based on the duties, authority and responsibility of positions in the city service;

(e) To prepare and submit to the city manager and the city commission for its consideration a pay plan for the city service;

(f) To establish and maintain a roster of all persons in the municipal service in which there shall be set forth, as to each officer and employee, (1) the class title of the position held, (2) salary or pay, (3) any changes in class title, pay or status, and (4) such other data as may be deemed desirable or useful to produce significant facts pertaining to personnel administration;

(g) To certify all payrolls for persons in the classified service. No payment for personal service to any person in the classified service of the city shall be made unless the payroll vouchers bear the certification of the personnel officer or his authorized agent that the persons mentioned therein have been appointed and employed in accordance with the provisions of this act;

(h) To assist the city manager in developing and establishing training and educational programs for persons in the municipal service, so that wherever possible vacancies may be filled within the service;

(i) To perform such acts, consistent with this charter and the personnel rules adopted thereunder, as he may deem desirable to administer the provisions of this chapter [article].

Sec. 82. - Civil service appeals board created.

(a) Upon the taking effect of this act, the board of civil service created by Chapter 23296, Acts of 1945, shall be abolished and shall be superseded by a civil service appeals board consisting of five (5) members. Two (2) members shall be appointed by the city commission of said city, and two (2)

members shall be elected by the members of the civil service of said city. The fifth member shall be named by the other four (4) members. In the event said four (4) members shall not agree upon the fifth member within fifteen (15) days after said four (4) members take office, the county judge of St. Lucie County, Florida, shall designate such fifth member. The said board shall elect one of their members to be chairman. The two (2) members named by the city commission and the two (2) members of the board named by the employees shall serve for a term or a period of two (2) years except the first member appointed by the city and the first member appointed by the employees shall serve for a term of only one year, but thereafter all terms of members of the board shall be for two (2) years. The fifth member of the board named by the other members of the civil service [sic] shall hold office for a period of one year. All members of the appeals board shall hold office until their successors are duly elected or named and qualified.

(b) The city commission of said city shall elect two (2) alternate members of the civil service appeals board and the members of civil service of said city shall elect two (2) alternate members of the civil service appeals board. The five (5) members of the said board shall elect two (2) alternate members of the civil service appeals board to serve in the event of disqualification or absence of the five (5) members of the said board.

(c) If there exists any ground which under the laws of the State of Florida would disqualify the judge of any court, or which is a ground of challenge for cause to disqualify any juror then such procedure shall apply to members of the civil service appeals board and any member who shall be disqualified shall not be permitted to hear and determine any cause wherein he is disqualified.

(d) Whenever a person [sic] to any charge or proceeding, shall make and file an affidavit that he fears a fair trial cannot be had before said board, where charges are pending, on account of the prejudice of any member or members of said board against the applicant or in favor of the adverse, and thereupon, such member or members shall proceed no further therein, but an alternate or alternates for such member or members shall be designated in the manner prescribed for the substitution of members for the trial of any case when any member is disqualified.

The member or members may, however, examine the affidavit supporting the motion to disqualify any of them for prejudice, to determine its legal sufficiency but shall not pass on the truth of the facts alleged nor [ad]judicate the question of disqualification.

Every such affidavit shall state the facts and the reasons for the belief that any such bias or prejudice exists, and such affidavit shall be filed not less than forty-eight (48) hours before the time the case is called for hearing or good cause shown for the failure to so file the same within such time.

Any such affidavit so filed, shall be accompanied by a certificate of counsel representing the applicant stating that such affidavit and application are made in good faith and the facts stated as a basis for making the said affidavit shall be supported in substance by affidavits of at least two (2) reputable citizens of St. Lucie County, not kin to the applicant or of the counsel for the applicant. Provided, however, that when a suggestion of disqualification of any member or members has been made and the disqualification of such member or

members shall have been admitted and an alternate member acting in lieu of the member so held to be disqualified [is designated], the said alternate member shall not be disqualified on account of alleged prejudice against the party making the suggestion in the first instance, or in favor of the adverse party unless such alternate member shall admit that it is then a fact that he, the said alternate member does not stand fair and impartial between the parties and if the alternate member shall state and hold that he does stand fair and impartial between the parties and their respective interests, he shall cause such statement or holding to be entered on the minutes of the said board and shall proceed to serve as member of said board in the pending case. The foregoing holding or ruling may be reviewed by the appellate court, as are other rulings of the said board.

(e) In event a member of the civil service appeals board shall refuse to qualify as such member, or if said office shall become vacant by reason of death, resignation or otherwise, the proper alternate shall become a member of the civil service appeals board for the unexpired term of the member vacating said office, and a first alternate shall be elected as herein provided for the election of a second alternate.

(As amended by Laws of Fla., Ch. 59-1290, § 1)

Sec. 83. - Qualifications of board members.

Each member of the civil service appeals board shall be a resident of St. Lucie County, shall be known to be in sympathy with the merit principle as applied to the civil service, shall neither hold nor be a candidate for any other public office or position, and shall not be a member of any local, state or national committee of a political party or an officer in any partisan political club or organization. No person who has been convicted of a crime involving moral turpitude, or who is an officer or employee of said city shall be eligible to hold said office.

(Ord. No. J-17, §§ 1, 2, 5-4-92)

Sec. 84. - Term of office; employees; meetings and compensation.

Members of the civil service appeals board elected as herein provided shall take office within ten (10) days after their election or appointment. The oath of office shall be administered to each member of the civil service appeals board by the city clerk.

The personnel officer shall act as secretary to the appeals board of civil service. The city commission may employ such additional personnel for said board as said city commission shall deem necessary.

The civil service appeals board shall hold not less than one regular meeting each month and may hold special meetings when required for the transaction of business by said board. Such members may be called by the chairman or any three (3) members of the board, upon giving each member written notice thereof served personally, or left at the members usual place of residence. A majority of the board shall constitute a quorum for all meetings; except, however, for all hearings there shall be a full board.

Members of the civil service appeals board shall each receive compensation in the amount of ten dollars ($10.00) per meeting, contingent upon attendance at the meeting, payable on a quarterly basis. Responsibility for reporting attendance to receive compensation shall be placed with the board's staff coordinator.

(Ord. No. I-12, § 1, 6-6-83; Ord. No. K-288, § 1, 10-4-04)

Sec. 85. - Duties of board.

It shall be the duty of the civil service appeals board:

(a) To make any investigation which it may deem desirable concerning personnel administration in the classified service and to that end, any member of the board shall have the power to administer oaths.

(b) To report to the city commission and expose publicly any abuses or improper practices which it may find in the classified service of the city.

(c) To provide rules for the procedures and grounds for suspension, demotion and dismissal of employees, said rules being subject to the approval of the city commission, and for the filing of appeals with the civil service appeals board herein created.

(d) To sit as a body to hear appeals of any person in the classified service who is dismissed, demoted, suspended or transferred.

(e) To supervise the holding and grading of all competitive examinations held under the merit system.

(Laws of Fla., Ch. 65-1557, § 2)

Amendment note—Ch. 65-1557, § 2, amended § 85 to provide for approval of the rules by the commission in paragraph (c).

Sec. 86. - Existing rules and regulations stand until superseded.

The rules and regulations of the board of civil service which are in effect upon the taking effect of this chapter [article] shall remain in full force and effect until superseded by the rules adopted under this chapter [article].

Sec. 87. - Personnel rules.

Immediately after the taking effect of this act, the personnel officer shall prepare personnel rules to govern the merit system and carry out the provisions of this chapter [article]. The city manager shall approve them with or without modification. When approved by him they shall be submitted to the city commission and shall become effective thirty (30) days after the commission by resolution adopts them, with or without amendment.

Thereupon, the rules and regulations of the board of civil service passed on June 19, 1944, and amended as of July 15, 1954, shall be automatically repealed and superseded by the rules herein provided, except rules promulgated by the civil service appeals board under subsection (c) of section 85 of this act.

The personnel rules shall provide for:

(1) The classification of city positions which classification shall be based on the duties, authority and responsibility of each position;

(2) A pay plan for all city positions embodying the principle [of] equal pay for equal work which plan shall become effective when the commission by resolution adopts it with or without amendment;

(3) The method of holding competitive tests for fairly determining the merit and fitness of candidates for appointment and promotion;

(4) The establishment, maintenance and certification of eligible lists for filling vacancies;

(5) The order and manner in which layoffs may be effected;

(6) Hours of work, attendance, regulations and provisions for sick and vacation leave;

(7) The procedure governing provisional or probationary appointments;

(8) Other practices and procedures necessary for effective administration of the merit system under the provisions of this charter;

(9) To make rules and regulations for the selection of a grievance committee by members in the classified service.

Sec. 88. - Rules to incorporate principle of merit and fitness.

The rules required by section 87 shall be so prepared that all decisions on personnel matters shall be made solely on the basis of merit and fitness of the individual, and the various practices and procedures established thereunder which are to govern these decisions shall incorporate established professional standards and techniques which will serve to further that end.

Sec. 89. - Causes for suspension and dismissal.

Any member of the civil service under this act who shall be incompetent, neglect his duty, be guilty of insubordination, immorality, drunkenness, any felony or crime involving moral turpitude or for the violation of any rules and regulations adopted by the civil service appeals board pursuant to subsection (c) of section 85 of this act shall be subject to reduction, suspension, fine or dismissal; provided, however, that no officer or employee shall be fined a sum in excess of one month's compensation.

Annotations— Grounds for discharge interpreted generally, see *Bloodworth v. Suggs,* 60 So.2d 768(1952); *City of St. Petersburg v. Pfeiffer,* 52 So.2d 796(1951); *Becker v. Merrill,* 20 So.2d 912(1944); *Barron v. Vailles,* 26 So.2d 449(1944); *Nelson v. State ex rel Quigg,* 23 So.2d 136, 90 L. Ed. 1016(1945).

Sec. 90. - Removals, fine and appeals.

(a) The city manager may at any time fine or suspend or dismiss or demote or transfer any employee of the classified service for any cause which will promote the efficiency of the service but only in accordance with the rules and regulations of the merit system and the civil service appeals board.

(b) The members of the civil service appeals board shall not discuss the facts or merits of any case which may be tried before them with any person or persons whomsoever, except to receive the list of witnesses by any person or which the said city desires to subpoena before the board.

(c) Violations of the foregoing provisions of this section by any member of the board shall be grounds for disqualifications.

(d) In investigation of charges each member of the civil service appeals board shall have the power to administer oaths, and said board is hereby authorized to compel by subpoena the attendance of witnesses, [and] the production of books and papers relevant to such investigation, said subpoena to be served by a member of the police department.

(e) It shall be unlawful for any person to fail or refuse to respond to any subpoena duly issued by the civil service appeals board, without a legitimate excuse therefor, and such failure or refusal to respond is hereby declared to be a misdemeanor and shall be punishable as is now provided by [the] criminal code of the city for violation of misdemeanors.

(f) All witnesses demanding witness fees for attendance shall be entitled to a per diem of one dollar ($1.00) to be paid by the city, but no employee of the city summoned before said civil service appeals board to testify shall be entitled to any compensation.

(g) Upon dismissal, suspension or demotion, the city manager shall within twenty-four (24) hours give the employee a written statement of the reasons for his dismissal, suspension or demotion and shall immediately file a copy thereof with the civil service appeals board. If the employee desires, he may within seven (7) days file with the board a request for a hearing upon the dismissal or suspension or demotion. Any employee under the classified service of the city transferred within the classified service shall also have the right of appeal to the civil service appeals board within seven (7) days after such transfer upon written request to the board. The board upon receiving such notice of appeal, shall within five (5) days set a date for a hearing. Notice of the time and place of such hearing shall be served upon the city manager and the employee either personally or by registered mail at least five (5) days before the date of hearing.

(h) The board shall conduct the hearing at the time set, which hearing shall be public and may adjourn the hearing from time to time upon cause shown, or upon its own motion, provided that such adjournment in all shall not extend beyond thirty (30) days from the date of dismissal or fine or demotion or transfer, except for good cause shown. Both the affected employees and the city manager shall be given full opportunity to be heard in person or with counsel. The personnel officer shall spread on the official minutes of the board the facts contained in the appeal, the board's findings and its decision which shall be final. Such decisions shall be transmitted to the city manager and executed by him.

(Laws of Fla., Ch. 65-1557, § 2)

Amendment note— Ch. 65-1557, § 2, amended § 90(h) by providing that a hearing may be extended beyond thirty days for good cause shown.

Annotation— Appeals, procedure. See *City of Miami v. Huttoe,* 38 So.2d 819(1949).

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE Florida

TO : The Honorable Mayor and Members of the City Commission

FROM : Nicholas C. Mimms, P.E., City Manager NCM

RE : Civil Service Appeals Board - Update

DATE : April 23, 2019

FPUA, St. Lucie County Fire District and City employees recently submitted forms for nominations to fill the two employee representatives and two employee representative alternates vacancies on the Civil Service Appeals Board. The HR Manager provided a status update of the process concerning the election. The update is provided for your review and utilization.

If you have any questions or need additional information, please contact me.

NCM:jdr

Attachment

c: City Attorney
City Clerk

THE SUNRISE CITY
FORT PIERCE
Florida
HUMAN RESOURCES
DEPARTMENT

TO: NICHOLAS C. MIMMS, P.E., CITY MANAGER

FROM: KEVIN BROWNING, HR MANAGER KEB

SUBJECT: UPDATE ON CIVIL SERVICE APPEALS BOARD

DATE: APRIL 19, 2019

RECEIVED
TIME
APR 19 2019
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

As you are aware, the nomination forms for the Civil Service Appeals Board (CSAB) were distributed to employees of the City of Fort Pierce, the Fort Pierce Utilities Authority and the St. Lucie County Fire District. The City Clerk's office was also asked to begin taking applications for the City Commission's appointments to the CSAB.

In analyzing participation in the CSAB election process from prior years, it was surmised that the FPUA and the SLC Fire District may not have distributed the nomination forms to all of their employees. Changes to the nomination process were instituted in an attempt to raise employee participation. The nomination forms for each of the three organizations were numbered and color coded and a more streamlined process was utilized. These nomination forms were forwarded to the directors and their Human Resources Managers/Directors. A mass email was also sent out to the employees of each body to inform them that the CSAB nomination process was taking place. An exceptional response was received to the updated process. A grand total of 151 nominations were received. The total FPUA nomination forms submitted increased from approximately 6 in prior years to 53 this election cycle. The SLC Fire District experienced a marked increase from 3 employees to 83 participating in the process.

The submitted nomination forms were verified for eligibility and tabulated. Lois Wolfe from the FPUA was contacted to receive clarification on a disqualified nominee. She has also been informed on the status of the nomination process. Ms. Wolfe, Hewana Fauntleroy from the SLC Fire District, and CSAB Attorney Ron Cason will be meeting with the city's HR staff to be updated on the CSAB status. There are a total of 32 eligible nominees submitted. Of those, seven are previous CSAB members. The election ballots will be disseminated to employees from the three organizations within the next two weeks.

I anticipate the completion of this process shortly after the City Commission votes on their CSAB representatives. Once all members have been seated, they will move forward to elect their officers and follow all pertinent processes required by CSAB rules.

KB/aw

2019 Civil Service Appeals Board Nominations

	Name		# of Ballots	Contact Information	
	Last	First		Telephone #	Email
	Amandro	Frank	3	[redacted]	[redacted]
	Anderson	Mattie	1	[redacted]	
	Banks	Martha	1	[redacted]	[redacted]
	Barnes	Tony	4	[redacted]	
	Benton	Kori	28	[redacted]	[redacted]
	Brown	Patricia	1	[redacted]	
	Coe	Donna	1	[redacted]	[redacted]
	Conavay	William	14	[redacted]	
*	Cox	Edward	2	No Information Given - Currently on CSAB	
	Crutchfield	Linda	1	[redacted]	
	Drummond	Darrell	2	[redacted]	
	Furness	Darlene	2	[redacted]	
	Gillette	Ellen	18	[redacted]	[redacted]
	Gillette	Gary	5	[redacted]	
	Glenn-Reed	Cheryl	5	[redacted]	
	Ingram	Jonathan	1	[redacted]	
	Knight	Eugene	1	[redacted]	
*	Liverpool	Pearl	3	[redacted]	[redacted]
*	Murphy	Laura	1	No Information Given - Currently on CSAB	
*	Neuman	Charlene	2	[redacted]	[redacted]
	Parker	Javona	1	[redacted]	
S	Penik	Ralph	4	[redacted]	
	Pipes	Nyla	1	[redacted]	[redacted]
	Riggins	Calandra	1	[redacted]	[redacted]
	Rizello	Michael	1	[redacted]	
	Roundtree	Liz	1	[redacted]	
	Smith	Ruby	1	[redacted]	[redacted]
*	Sullivan	Bertha		[redacted]	[redacted]
*	Taylor	Wesley	2	No Information Given - Currently on CSAB	
*	Taylor	Christine	1	No Information Given - Currently on CSAB	
	Thiess	Bill	1	[redacted]	
	Todd	Jerome	1	[redacted]	
			111		

S = Spouse of Department Head

32 Total Eligible Nominees
7 Currently CSAB Members (2 of which have resubmitted applications for current board members.
25 New Nominations

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: Civil Service Appeals Board

Name: Frank J. Amandro	Phone: (772) 579-1852
Home Address: [redacted] City/Zip Code:	How long at this address? 8/2007
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Assistant Director; St Lucie County Public Safety Dept.	

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):

See the attached resume.

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: LINDA COX Applicant Email Address: amandrof@stlucie co.org

Date: 5/9/2019 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

Frank J. Amandro

Objective

I am a highly accomplished and motivated law enforcement executive with a Master's Degree in Criminal Justice Administration. I have twenty-five years of exemplary supervisory, management, administrative, and leadership experience with the City of Fort Pierce and the Fort Pierce Police Department. Eighteen of these years of experience is in an executive staff position.

Professional Development

Florida Department of Law Enforcement – Contemporary Issues for LE Executive (2007)
Federal Bureau of Investigation – National Academy 221st Session (2005)
Federal Bureau of Investigation – Florida Executive Development Seminar (2004)

Professional Experience

2019— Present

Assistant Director, Public Safety Department
St. Lucie County board of County Commissioners

- Management and administration of the Public Safety Department: Emergency Management Division, Radiological Division, 911 Communications Division, Animal Safety Division, Marine Safety Division, and the 800 MHz Radio System.
- Participate in the development and administration of the department's budget; approve the forecast of funds needed for staffing, equipment, materials and supplies; approve expenditures and implement budgetary adjustments and appropriate and necessary.
- Organization and facilitation of department, divisional, and community meetings, including public speaking engagements and presentations.
- Served as liaison between department and community leaders, governmental officials, and first responder agencies throughout the Treasure Coast.

2012 — 2019

Deputy Chief
Community Policing Bureau

- Management and administration of Patrol Division, Fiscal Management Division, Records Division, Information Technology Department, Grants, Armory, Fleet, and assisted the Public Information Officer.
- Participate in the development and administration of the department's budget; approve the forecast of funds needed for staffing, equipment, materials and supplies; approve expenditures and implement budgetary adjustments and appropriate and necessary

- Organization and facilitation of department, divisional, and community meetings, training events, including public speaking engagements and presentations
- Served as liaison between department and community leaders, business organizations, government officials, other law enforcement agencies and other city departments.
- Participate and coordinate in the development and implementation of goals, objectives, policies and priorities for assigned programs: recommend and administer policies and procedures.
- Monitor and evaluate the efficiency and effectiveness service for assigned programs; recommend appropriate service and staffing levels.
- Coordinate, organize, and schedule assigned personnel and other resources to achieve departmental goals; assign work activities, projects and programs; review and evaluate work products, methods, and procedures; meet with staff to identify and resolve problems.
- Provide staff assistance to the Chief of Police; participate in a variety of boards, commissions, and committees; prepared and presented staff reports and other necessary correspondence.
- Member of the City of Fort Pierce's Contract Negotiation Team, representing the Chief of Police while negotiating three annual contracts: Treasure Coast Police Benevolent Association, Lieutenants and Sergeants Unit; International Union of Police Association, Police Officers Unit, and the Local Teamsters Unit.
- Emergency Management Director for the City of Fort Pierce.

2006 — 2012

Captain

Administrative Services Bureau

- Management and administration of Fiscal Management Division, Records Division, Information Technology Department, Grants, Training and Recruiting, Armory, Fleet, Animal Control, Evidence, K-9 Unit, and Public Records Requests.
- Emergency Management Director for the City of Fort Pierce.

1999 — 2006

Lieutenant

Neighborhood Policing Bureau: Patrol Commander (2004 – 2006)

- Management and administration of patrol division, community policing, crime prevention, juvenile intervention, animal control, and traffic enforcement program and activities
- Back-up Public Information Officer
- Assistant Emergency Management Director

Crime Suppression Unit: Commander (2002-2004)

- Development, management, and administration of street crimes, covert, and narcotics investigations.
- Preparation, management, and administration of the Gang Reduction and Abatement Program, Weed & Seed Initiative, and Project Safe Neighborhoods Grant.

Community Response Division: Commander (2001-2002)

- Management and administrative of community policing, crime prevention, juvenile intervention, animal control, and traffic enforcement programs and activities.
- Coordination of law enforcement services for special events.

Investigative Services Bureau: Executive Officer (2001)

- Management and administration of criminal investigations, special operations, crime scene investigations and investigative/victim assistance programs and activities.
- Developed and implemented the Gang Reduction and Abatement Program, a federally funded grant and its $95,000 annual budget, developing a strategic plan to reduce the persistent gang problem throughout the city.

Office of Professional Standards (1999-2001)

- Created and managed the transition from an internal administration division, a one member unit to a multi-faceted Office of Professional Standards to include Accreditation, Training and Recruiting.
- Management and administration of random drug testing/screening, investigation of personnel complaints, conducted staff inspections and audits of various operations within the entire agency, as well as Accreditation, Training, Recruiting and the Armory.

1997— 1999

Sergeant

- General assignment: supervisory responsibility for shift personnel and activities, including scheduling, evaluation, critical incident management, personnel complaint investigation and field supervision.

1997

Detective

- General assignment: management and investigation of criminal investigations ranging from theft or homicide investigations.

1994 - 1997

Police Officer

- General assignment: patrol duties including enforcement, prevention, report writing, evidence collection, and providing court testimony

Skills and Accomplishments

2011 – 2014

Adjunct Professor

2006 – 2018

Emergency Management Director

Education

August 2003— May 2005 *Lynn University* *Boca Raton, Florida*

Master's of Science Degree: Criminal Justice Administration

January 1985— June 1989 *St. John's University* *Jamaica Queens, New York*

Bachelor of Fine Arts: Graphic Design

Professional and Community Memberships

Florida Police Chief Association, Member
Federal Bureau of Investigation National Academy – Florida Chapter, Member
Treasure Coast Chiefs of Police and Sheriffs Association, Member
St. Lucie Chamber of Commerce, Fort Pierce Area Council, Member
Florida Department of Emergency Preparation, Member

CITY OF FORT PIERCE

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

RECEIVED
MAR 21 2019
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Civil Service Appeals Board

Name: Steven E. Aller	Phone: 772-579-8214
Home Address: 411 NW Sheffield Circle City/Zip Code: Port St. Lucie FL 34983	How long at this address? 14 years
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Retired Telecommunication Manager	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☒ Yes ☐ No Real Estate Brokering: ☒ Yes ☐ No Contracting: ☒ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Public Utilities Describe your education, background, training and knowledge – (feel free to attach a resume): Resume Attached	
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: N/A	Applicant Email Address: Sealler2@gmail.com
Date: 3/19/19	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

Resume Steve Aller

Date: January 26, 2017 Page I of 3

I would like to find a position that will use my technical and customer contact skills at any Level.

Experience: I took an early retirement offer as a Director with SBC communications in Columbus, Ohio. During my career I was a lineman, cable repairman, splicer, installer and test deskman. I managed outside crews doing Installation and Maintenance, Cable Rehabilitation crews, Fiber Optic and Digital Maintenance, Remote Terminals, Controlled Environmental Vaults, Air Pressure and Air Dryer maintenance, Plant Protection and New Construction crews as well. My last assignment consisted of managing four area managers, 40 managers and over 400 non-management employees across the state of Ohio covering numerous disciplines of the telecommunications business under the Infrastructure Maintenance umbrella. I have an extensive safety background in man-holes, controlled environmental vaults, ladders, aerial lifts, trenches/open pits, tools, work area protection, motor vehicle safety, gas cylinders and much more. I am familiar with lock-out/tag-out procedures as well.

I have project Manager experience on a regional level. I project managed the Ameritech Y2K remote terminal DLC carrier back-up power plants and maintenance. I developed the first Digital Loop Carrier maintenance organization for Ohio which was later the model for the Ameritech Region which I Project Managed as

well. I was also one of the Project Managers for the development and implementation of the Infrastructure Maintenance organization across the SBC/Ameritech region. I developed the first Cable Rehabilitation crew in Columbus, Ohio which was then used as the model across the entire five state region.

Education: 1980 Associates Degree Franklin University Columbus, Ohio. 1990 Certificate of Management from Capital University Columbus, Ohio

I am able to work flexible hours and can travel to meet job expectations.

I was employed by Ameritraining Inc. as a contract trainer. I was qualified to train the entire AT&T U-Verse IPTV training package including VOIP. I was also qualified to train Centurylink's entire Prism IPTV courses. I have also been a Red Cross Instructor. 12/2005 to 5/2010.

I was employed as a Supervisor Regional Operations by Centurylink. My responsibilities were to manage 14 Technicians in a very large geographical area in South Carolina to provide phone and internet services. I was assigned numerous projects during my time with Centurylink and served on many regional projects. 5/2010 to 12/2016

Community Service Officer, Hollywood Police Dept. Hollywood, Florida 4/2004 to 11/2004

I do volunteer work for the St. Lucie Humane Society and do rescue work for them.

Contact Information: Steve Aller

Home Address: 411 NW Sheffield Circle

Port St. Lucie, Florida 34983

Home Telephone#: 772-579-8214

Cell#: 772-579-8214

E-Mail: sealler@ameritech.net.

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: _____

Name: Samuel (Tony) Barnes	Phone: 772/905-7185
Home Address: 3501 Juan Ortiz Circle City/Zip Code: Ft. Pierce, Fl 34947	How long at this address? 25 years
Are you a citizen of the United States? Yes ☐ Yes ☐ No	
Occupation: Retired	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☑ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☐ Yes ☑ No Contracting: ☐ Yes ☑ No Land Development: ☐ Yes ☑ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume):	
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: tony.barnes54@yahoo.com
Date: 6/12/2019	Applicant's Signature MJB

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
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CITY OF FORT PIERCE

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Civil Service Appeals Board

Name: Kori Benton	Phone: 772-519-0470
Home Address: 4181 Worlington Terr., Ft. Pierce 34947 City/Zip Code:	How long at this address? 2+ years
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Urban & Regional Planner - St. Lucie County BOCC	
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):	
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: koricbenton@gmail.com
Date: 5.17.2019	Applicant's Signature Kori Benton

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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

Kori C. Benton

4181 Worlington Terrace, Fort Pierce FL

(772)519-0470
koricbenton@gmail.com

EDUCATION

University of Florida – Gainesville, Florida

Bachelors of Arts: Economics, cum laude - 2010

Bachelors of Arts: Political Science, cum laude - 2010

-Public Affairs Certificate; Specializing in Environmental, Regional Planning, & State/Local Policy

UF GPA: 3.498 / UF Upper Division GPA: 3.57

Florida Atlantic University – Boca Raton, Florida

Masters of Arts: Public Administration - 2014

FAU GPA: 3.71

WORK

St. Lucie County – Senior Planner (2018-Present)

- Project Manager on assigned development review applications, including applications for conditional use, variance, rezoning, etc.
- Professional planning analysis and implementation of the Comprehensive Plan, including project management of Comprehensive Plan Amendments, Land Development Code guidelines, and other regional and long-range planning policy.
- Intergovernmental coordination and economic development.
- Interpret laws, rules and regulations relative to the County's planning issues.

City of Fort Pierce – Senior Planner (2015-2018)

City of Fort Pierce – Historic Preservation Officer (2013-2015)

City of Fort Pierce – Planning Specialist (2011-2013)

COMMUNITY INVOLVEMENT

Treasure Coast Section of Florida APA Executive Committee (2016-Present)
Fort Pierce Rotary Club (2016-Present)
Heathcote Botanical Gardens Board – (2015-Present)
Hibiscus Children's Center Foundation Board – President (2015-2016)
Hibiscus Children's Center Foundation Board – (2012-Present)
Hibiscus Children's Center Governing Board (2013-2014)
IRSC Student Affairs and Ethics Committee (2008)
Volunteer for Habitat for Humanity (2006-2009)
Volunteer for St. Lucie County Education Foundation (2005-2007)
Volunteer for Fort Pierce Manatee Center (2003)
UF Student Government Senator (2009-2010)
Kappa Phi Epsilon – Philanthropy Chair - (2009-2010)
Volunteer for Desire Street Ministries (2008- 2010)

Kori C. Benton

4181 Worlington Terrace, Fort Pierce FL (772)519-0470
koricbenton@gmail.com

EDUCATION

University of Florida – Gainesville, Florida

Bachelors of Arts: Economics, cum laude - 2010

Bachelors of Arts: Political Science, cum laude - 2010

-Public Affairs Certificate; Specializing in Environmental, Regional Planning, & State/Local Policy

UF GPA: 3.498 / UF Upper Division GPA: 3.57

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Kappa Phi Epsilon – Philanthropy Chair - (2009-2010)
Volunteer for Desire Street Ministries (2008- 2010)

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CITY OF FORT PIERCE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: _____

Name: DONNA L. CODE	Phone: 772.323.5243
Home Address: 7205 OCALA AVE City/Zip Code: FORT PIERCE, FL 34951	How long at this address? 5 1/2 years
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: BRANCH MANAGER	
Do you own a business that operates within the City of Fort Pierce? ☒ Yes ☐ No If yes, list the address and nature of said business: 7205 OCALA AVE FORT PIERCE, FL 34951 — DEE7CEE'S TRUCKING, LLC HAUL FREIGHT THROUGHOUT STATE OF FL	
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: PNC BANK 500 VIRGINIA AVE FORT PIERCE, FL 34982	
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): M.S. in Human Resource Development ~~of~~ Administration B.S. in Professional Administration	
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: SERITHA REEVES Applicant Email Address: deecoe@att.net	
Date: 5/9/19 Applicant's Signature [signature]	

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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

DONNA L. COE

7205 Ocala Avenue
Fort Pierce, FL 34951
Phone: (772)323-5243
Email: deecoe@att.net

OBJECTIVE

To secure a position that will enable me to maintain and enhance production while developing strong manpower, identifying talent, and deploying professional development programs in order to achieve organizational goals and fulfill employees' needs through efficient and effective training.

QUALIFICATIONS

- Articulate and remarkable communicator with the ability to work well with others while maintaining extremely professional manner in all business environments.
- Capable of administering multiple projects at once with a strict adherence to time.
- Skilled problem solver by applying creative approach and resourcefulness to maintain smooth flow in a fast pace environment.
- Knowledgeable and proficient in creating various types of reports in Microsoft Word, Excel, Power Point, and Access.
- Valuable motivator to personnel in need of personal and professional growth to better performance within an organization.
- Strong operational management skill with a great team building character.
- Competent of supervising and coaching diverse group of individuals in effective atmosphere while maintaining patience to understand and satisfy the needs of consumers in today's market.

EDUCATION & LICENSING

2006 Master of Science in Human Resource Development & Administration, Barry University
2003 Bachelor of Science in Professional Administration, Barry University

- Indian River State College Teaching Certificate in Human Resources
- Public Notary, State of Florida

EMPLOYMENT

11/2000 – present **Branch Manager;** PNC Bank, Ft. Pierce, FL

- Supervise, audit, and coach team of 10 employees
- Conduct performance and developmental monthly one-on-one coaching sessions
- Resolve client service issues.
- Network with community leaders to advance prospective sales opportunities
- Monitor and increase branch profitability by expanding client and prospect relationships through effective profiling, cold calls, and outreach initiatives.
- Interview, hire, and recruit diverse talent for positions of customer service representatives, teller supervisor, consumer bankers, licensed financial consultants, and assistant managers.
- Community promoter by creation of acquisition events and facilitation of financial literacy workshops

07/1998 – 11/2000 **Assistant Sales Manager;** Service Merchandise, Jensen Beach, FL

- Supervise, train, and evaluate diverse group of 53 employees
- Motivate higher sales performance by 3% monthly increase through weekly sale meetings, team task, contests and time off incentives.
- Recruit, interview and hire diverse candidates through job fairs, table stands advertisements and store walk-ins for employment with the jewelry and home goods departments
- Generate weekly 40-hour work schedules for non-exempt employees
- Encourage sales and resolve customer service issues
- Inventory stock and arrange floor displays.

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2 Yrs
FPUA Retired

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Civil Service Appeals Board

Name: William J. Conaway	Phone: 772-519-2737
Home Address: City/Zip Code: 1013 Colonial Rd., Ft. Pierce 34950	How long at this address? 19 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: Describe your education, background, training and knowledge – (feel free to attach a resume): . Completed high school, some college, training in energy conservation, 27 years employed at Ft. Pierce Utilities Authority - Meter Reading, New Services, Energy Conservation, Facilities Administrator.	
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: FPUA Employees	Applicant Email Address: wconaway@gmail.com
Date: 06/02/2019	Applicant's Signature William J. Conaway

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CITY OF FORT PIERCE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: CIVIL SERVICE APPEALS BOARD

Name: ED COX	Phone: 772-359-6717
Home Address: 4344 GATORTRACE CIRCLE City/Zip Code: FORT PIERCE, FL 34982	How long at this address? 5+ 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: HUMAN RESOURCES Describe your education, background, training and knowledge – (feel free to attach a resume): RESUME ATTACHED	
Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No If yes, please specify: CIVIL SERVICE APPEALS 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: evcox@comcast.net
Date: 05/17/19	Applicant's Signature Ed Cox

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Edward V. Cox

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CITY OF FORT PIERCE

4344 Gator Trace Circle Fort Pierce, FL 34982
Cell: 772-359-6717 Email: evcox@comcast.net

Volunteer Activity since paid employment ended September, 2013: Certified State of Florida Ombudsman; Police Athletic League; Sara's Kitchen; Learn To Read tutor and Board member; Fort Pierce Communitywide Council; Fort Pierce Citizens Academy; Fort Pierce Civil Service Appeals Board; Lector, Mass Server, and Finance Council Member St. Mark's Catholic Church; Vice-President Gator Trace Homeowners Association.

Employment History

Fort Pierce Utilities Authority
March, 2007 to September, 2013
206 S. 6th Street, Fort Pierce, Florida 34948

Human Resources Manager

- Responsible for all personnel actions from recruitment through retirement for a technical workforce of approximately 300 employees.
- Contract negotiations and management for all benefit providers including health, dental, vision, term life, long term disability, and a variety of voluntary benefits like 457 pension plans, cancer, whole life, pre-paid legal.
- Same duties as listed under Wicomico County/City of Salisbury HR Director position.

Harbortown Marina
August, 2005 to March, 2007
1936 Harbortown Drive, Fort Pierce, Florida 34964

Dockmaster

- Responsible for all operational and financial activities of a 330 slip marina, including contractual and logistical controls.
- Employ and manage dock attendants and dock support personnel.
- Report to General Manager for all technical and administrative support strategies.
- Develop policies, procedures and systems for effective and efficient marina dock operations.

St. Lucie County Government
November, 2004 to March, 2005
2300 Virginia Avenue, Fort Pierce, Florida 34982

Department of Growth Management Director

- Responsible for management of all activities of the department including Administration, Planning Division, Geographic Information System Division, and Tourism/Economic Development Division. Also responsible for administrative oversight of regional Metropolitan Planning Organization.
- Developed and administered department policies and procedures including budget, accounting, personnel, record-keeping, and project control.
- Managed and reported on land use issues related to Comprehensive Plan, Land Use Development Code, community development, growth management, development review.
- Represented department before Board of County Commissioners, Planning and Zoning Commission, County Administrator, advisory boards, agencies, civic organizations, and special interest groups.

Wicomico County Government
March, 1999 to April, 2004
Government Office Building, 125 N. Division Street, Salisbury, Maryland 21803-0870

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CITY OF FORT

Human Resources Director

- Responsible for all functions and activities of a full service personnel department serving both Wicomico County and the City of Salisbury (650 county employees and 350 city employees, plus part-time, seasonal, and retirees).
- Develop and manage department budget and budget for benefits for all employees, assign work and supervise employees, prepare reports, maintain variety of data bases.
- Originate policies and procedures, create personnel transaction systems, coordinate inter-department operations.
- Organize and conduct training sessions, explain employment opportunities and conditions.
- Administer compensation and benefit systems, negotiate with and supervise vendors, review and update salary and classification plans.
- Received above satisfactory evaluations every Performance Appraisal.

ManTech Systems Engineering Corporation
July, 1995 to March, 1999
21491 Great Mills Road, Lexington Park, Maryland 20653

Technical Director

- Provided management/strategic planning support to Naval Air Station Commanding Officer and NAS Executive Director for community infrastructure improvements to support significant growth at NAS due to base realignments.
- Responsible for managing Department of Defense projects providing contractor services to the Patuxent River Naval Air Station in technical management support, data services, and engineering services.
- Adhered to all corporate policies and procedures; participated in company management activities. Reported to Company Vice President.
- Interacted with various military and civilian Department of Defense representatives.
- Applied knowledge of management functions, processes and analytical methods or techniques to gather, analyze and evaluate information required by program/project managers and customers.
- Developed and drafted program and project milestones, progress monitoring, financial acquisitions, quality control, maintenance and training documentation.
- Drew conclusions and devised solutions to problems relating to improvement of management effectiveness, organizational structure, work methods and procedures, efficiency and resource requirement, utilization or control.
- Performed work measurement studies, program or project operations efficiency reviews, cost studies or workload change impact analyses.
- Received top evaluations every performance period.

St. Mary's County Government
December, 1973 to June, 1995
Governmental Center, P.O. Box 653, Leonardtown, Maryland 20650

County Administrator

- Served as principal appointed official under elected five-member Board of County Commissioners in a community of approximately 85,000 with an annual General Fund budget exceeding $100 Million dollars, and 550 employees.
- Responsible for day-to-day management of all functions and activities of county government, including the supervision of all department heads and the exercise of administrative control over county governmental functions such as Public Works, Financial Management, Personnel, Recreation and Parks, Economic Development, Human Services, Emergency Services, Planning and Zoning, etc.
- Served as legislative action officer overseeing legislative development process and implementation of enacted measures.
- Served as principal liaison with community organizations, other jurisdictions, state and federal government agencies and representatives.

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- Served as public information officer by providing briefings, reports, information releases with print, sound, and video media.
- Elected by peers as President of Maryland Association of Counties- Administrative Officers Affiliate
- Was re-appointed by six successive Boards of County Commissioners. Always received superior performance ratings.

Education/Training/Professional Certification

Senior Professional in Human Resources certification from HR Certification Institute
Compensation Management Specialist certification
Society for Human Resources Management
International City/County Management Association
International Personnel Management Association
International Public Employers Labor Relations Association
Pension System certified coordinator

B.A., Bachelor of Arts degree Philosophy and Sociology, St. Mary's College

M.Ed., Master of Education degree Psychology & Guidance, Loyola University

M.A., Master's Equivalency, St. Mary's University

Doctorate program in Administration (doctorate not completed), Ohio University

Business Management, Administration, Human Resources: many courses, seminars, and conferences on such subjects as Accounting, Project Management, Performance Measurement, Personnel Practices, Information Technology, Proposal Development. Real Estate Licensure, Private Pilot Certificate.

Strengths

- Reputation for effective and efficient management practices.
- Working knowledge of the principles and practices of effective management.
- Ability to develop, effect and monitor administrative procedures and operations.
- Ability to assemble, analyze and present data for decision making processes.
- Ability to effectively communicate orally and in writing in a variety of settings.
- Ability to establish and maintain effective working relationships at all levels.

CITY OF FORT PIERCE

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: CSAB KB for M. Dora

Name: Michel Dahan	Phone: 772-812-9600
Home Address: 1809 Eucalyptos Av FP. 34949 City/Zip Code:	How long at this address?
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Realtor	
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): I'm a Realtor	
Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No If yes, please specify: CSAB	
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: Michel_Dahan@yahoo.com
Date: 6/13/19	Applicant's Signature Dahan

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Civil Appeals Board

Name: Pearl M. Davis - Liverpool	Phone: 772-240-2328
Home Address:	
City/Zip Code: 2006 Ave. Q, Ft. Pierce, FL 34950	How long at this address? 12 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:

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):
Resume attached

Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No
If yes, please specify: Infrastructure Surtax Citizens Committee

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: None (Applying for Reapp't.) Applicant Email Address: davisp7@aol.com

Date: 6-13-19 Applicant's Signature: Pearl M. Davis

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: CIVIL SERVICE APPEALS BOARD

Name: DARLENE ROSALYN FURNESS	Phone: 772-486-2796
Home Address: 2631, SW ACE ROAD	How long at this address? 14 YEARS
City/Zip Code: PORT ST LUCIE, FL, 34953	

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:
SEE RESUME

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):

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:

Completed by: Applicant Email Address: DARLENEF15@ATT.COM

Date: 6/3/19 Applicant's Signature: D Furness

APPLICATION EXPIRES 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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Prior to retiring I have been in the Water and wastewater industry for 30 years, 27 of which was in supervisory positions. I earned FDEP certification "A" level for both Water and Wastewater plus FWPCOA "B" level for Water Distribution and Wastewater Collection. I also earned an AS degree in Water and Wastewater Management from Palm Beach Community College.

I was also "Instructor of Record" at IRSC teaching Water treatment courses for ten years. I also was an organizer at State and local levels of FWPCOA "Short School".

CITY OF FORT PIERCE

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Civil Service Appeals Board

Name: J. W. Gaines	Phone: 772-461-1155
Home Address: 9528 Laurelwood Court City/Zip Code: Ft. Pierce, FL 34951	How long at this address? 29 years

Are you a citizen of the United States? ☒ Yes ☐ No

Occupation: Owner / CPA Firm

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:
Address: 600 Citrus Avenue, Suite 200 Business: CPA Firm
Ft. Pierce, FL 34950

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:
See Above

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☒ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ☒ No
Contracting: ☐ Yes ☒ No Land Development: ☐ Yes ☒ No Other: CPA
Describe your education, background, training and knowledge – (feel free to attach a resume):
BBA - Stetson University, Accounting Major
CPA - August 1978

Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No
If yes, please specify: Civil Service Appeals 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: Tom Perona Applicant Email Address: jgaines@btef-cpas.com

Date: 2/26/19 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

THE SUNRISE CITY
FORT PIERCE
Florida
HUMAN RESOURCES
DEPARTMENT

February 24, 2019

JW Gaines
600 Citrus Ave. Suite 200
Fort Pierce, FL 34950

Dear Mr. Gaines,

RE: Board Member Term Expiration

Your term as a Commission Appointed Regular Member of the Civil Service Appeals Board has expired. If you would like to be re-appointed to the Board, please respond by March 6, 2019.

Enclosed is an "Application of Re-Appointment" that ***needs to be filled out and returned with your response.*** You may email it to bmoore@city-ftpierce.com or mail it by using the stamped, self-addressed envelope that is enclosed for your convenience.

Thank you for your past and continued support of the Civil Service Appeals Board. If you have any questions, please feel free to contact me.

Sincerely,

HEB for Barbara Moore

Barbara G. Moore

Assist. Secretary to the Civil Service Appeals Board

Enclosure

__X__ I elect ***to serve*** another term -------- I elect ***not to serve*** another term

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: Civil Service Appeals

Name: Ellen Gillette	Phone: 910-890-2839(c)
Home Address: 859 Noa Street City/Zip Code: Fort Pierce, Fl 34982	How long at this address? 6 yrs

Are you a citizen of the United States? ☑ Yes ☐ No

Occupation: Freelance writer/photographer; substitute teacher

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No BUT!
If yes, list the address and nature of said business: as a book author I am sometimes a vendor at city events.

Do you now or in the future plan to do business with the City of Fort Pierce? ☑ Yes ☐ No
If yes, in what capacity? I occasionally volunteer with FPPD, but understand I may need to quit that if chosen to serve on the Civil Service Appeals Board.

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No BUT!
If yes, state the business and location:
Technically, I am employed as a sub by the Diocese of Palm Beach but I sub for John Carroll High /St. Anastasia schools in Fort Pierce.

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☑ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☐ Yes ☑ No
Contracting: ☐ Yes ☑ No Land Development: ☐ Yes ☑ No Other:
Describe your education, background, training and knowledge – (feel free to attach a resume):
No special training in construction but have helped build, roof, etc. Primary skills are writing, editing, communication, speaking, teaching.

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: Lt. Caleb Gillette Applicant Email Address: ellengillette22@gmail.com

Date: 5/8/19 Applicant's Signature Ellen Gillette

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 lacy@cityfortpierce.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: Civil Service Appeals Board

Name: Cheryl Glenn-Reed	Phone: (772) 284-3291
Home Address [redacted] City/Zip Code:	How long at this address? 20 yrs
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Retired Police officer	
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):	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address:
Date:	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: _____

Name: Charlene Neuman	Phone: 772 461 6493
Home Address: 5710 Palmetto Dr. City/Zip Code: Fort Pierce FL 34982	How long at this address? 37yr
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Book Keeper	
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? LF Staffing Empolyee at Sunrise Theatre	
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): Associate Degree in Accounting Tidewater Community Collage Associate Degree in Bussnes Indian River Community Collage	
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: Charneu@Bellsouth.net
Date: 3-1-19	Applicant's Signature Charlene L Neuman

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

THE SUNRISE CITY
FORT PIERCE
Florida
HUMAN RESOURCES
DEPARTMENT

RECEIVED
MAR 15 2019
HUMAN RESOURCES
CITY OF FORT PIERCE

February 24, 2019

Charlene Neuman
5710 Palmetto Drive
Fort Pierce, FL 34982

Dear Mrs. Neuman,

RE: Board Member Term Expiration

Your term as a Commission Appointed Regular Member of the Civil Service Appeals Board has expired. If you would like to be re-appointed to the Board, please respond by March 6, 2019.

Enclosed is an "Application of Re-Appointment" that ***needs to be filled out and returned with your response.*** You may email it to bmoore@city-ftpierce.com or mail it by using the stamped, self-addressed envelope that is enclosed for your convenience.

Thank you for your past and continued support of the Civil Service Appeals Board. If you have any questions, please feel free to contact me.

Sincerely,

KEB for Barbara Moore
Barbara G. Moore

Assist. Secretary to the Civil Service Appeals Board

Enclosure

✓ I elect ***to serve*** another term -------- I elect ***not to serve*** another term

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: Civil Service Appeal Board

Name: Jovona Parker	Phone: 772-999-1453
Home Address: 5130 E Portofino Landings #205 City/Zip Code: Fort Pierce, FL 34947	How long at this address? 3 yrs
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation:	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☑ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☑ Yes ☐ No Contracting: ☑ Yes ☐ No Land Development: ☑ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): I have a juris doctorate	
Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No If yes, please specify: City 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: JovonaParker1aw@Gmail.com
Date: 5/10/19	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

JOVONA I. PARKER, ESQ.

5130 E. Portofino Landings Blvd. #205, Fort Pierce, FL 34947 • 772-999-1453 • jovonaparkerlaw@gmail.com

Dedicated and results-driven legal professional with proficiency for critical thinking, and an ability to analyze complex legal issues. Effective and efficient problem solver with exceptional legal research and writing skills.

EXPERTISE

- Client Advocacy & Trial Preparation/Practice
- Legal Research & Writing
- Analytical & Logical Reasoning
- Case Management
- Effective Oral & Written Communication
- Public & Private Housing Litigation
- Knowledge of Substantive Law & Legal Procedure
- Civil Litigation
- Family Law
- Guardianship/Guardian Advocacy
- Consumer Law

PROFESSIONAL EXPERIENCE

FLORIDA RURAL LEGAL SERVICES, INC. – FORT PIERCE, FL

Supervising Associate, 2016 – Present

Provide legal advocacy to diverse client caseload through participation in all aspects of civil litigation and unified family court cases including, but not limited to client interviews, factual investigations, comprehensive legal research, discovery, preparation of pleadings, negotiations, mediation, trial advocacy, and legal counsel. Effective and efficient case management, and active participation in impact litigation in the areas of private and public housing, family law, consumer defense, and individual rights. Other specific duties include but are not limited to:

- Providing legal advice to individual clients
- Handling a variety of civil legal proceedings
- Active participation in impact litigation
- Community outreach and education initiatives
- Extensive written & oral advocacy
- Supervision of Individual Rights Sealing/Expungement Clinic

COMPREHENSIVE OFFENDER REHABILITATION EDUCATION PROGRAM – FORT PIERCE, FL

Probation Officer, 2014 – 2016

Provide offender case management, referrals, recommendations, and assessments. Conduct offender screenings for further evaluation, facilitate the completion of court ordered sanctions for conditional release and comprehensive assessments. Confer with court personnel and program advocates during and after the criminal court proceedings. Attend specialty court hearings providing status updates for

mental health court, drug court, and family court diversion programs. Successfully provided monthly supervision and case management for over 200 offenders through efficient time management, and organization. Specific duties included but were not limited to:

- Perform on-going interviews regarding progression on conditional release
- Prepare and submit quality summary reports outlining defendant conditions and progression
- Continuously review and provide status updates on sentenced incarcerated defendants for immediate reporting upon release
- Prepare affidavits/petition for Violation of Probation for any violation of conditional release
- Monitor changes in local, state, federal laws and regulations regarding sentencing guidelines

WAY OF LIFE, TCM. – ORLANDO, FL

Director of Compliance & Community Affairs 2012 – 2014

Facilitate and maintain compliance with Agency for Healthcare Administration regulation through the development of strategies for accountability, including communication and enforcement of federal guidelines, policies and procedures for targeted case management. As well as the implementation of training, orientation and coaching programs. Other duties included but were not limited to:

- Monitoring, appraising and reviewing case manager client files
- Development of trainings, employee manuals and agency policy based on regulations
- Compile data and quality assurance reports
- Develop and review service plans and treatment plans
- Coordinate referrals for healthcare agencies, mental health providers and client supports
- Manage complex cases
- Review changes in local, state, and federal regulations

EDUCATION

Florida Agricultural & Mechanical University College of Law
Orlando, Florida
2010 – 2014 Evening Program
Juris Doctor, August 2014

- **President**, Marshall-Bell Law Society

Indian River State College
Fort Pierce, Florida
2005 - 2009
Bachelor of Science – Business Administration, June 2009

Indian River State College
Fort Pierce, FL
2003 – 2005
Associate of Arts – Social Science/Economics

BAR ASSOCIATIONS

The Florida Bar
September 2016

United States District Court, Southern District of Florida
November 2016

Saint Lucie County Bar Association
2016 to Present

Port Saint Lucie Bar Association
2018 to Present

Gwen S. Cherry Black Women Lawyers Association
2016-2018

ORGANIZATIONAL MEMBERSHIPS

Nineteenth Judicial Circuit Pro Bono Committee, Member	11/2017 – Present
Lincoln Park Advisory Committee, St. Lucie County Roundtable, Member	2/2017 – Present
Bridges to Prosperity, Member at Large	2016 -Present
Villages Coalition of Youth Activities, Member	2016 – Present
We Leap – Teen Domestic Violence Prevention, Member at Large	2017-2018
Human Trafficking Coalition of the Treasure Coast, Member at Large	2018 – Present
Lincoln Park Main Street Committee, Board Member	2019 – Present
City of Fort Pierce, Planning Board, Member	2018 – Present

COMMUNITY OUTREACH & EDUCATION

CITY OF FORT PIERCE ANNUAL JOB AND RESOURCE FAIR
WE LEAP TEEN DATING VIOLENCE AWARENESS SYMPOSIUM
STEP BOOTCAMP
UNITED STATES DISTRICT COURT FOR THE SOUTHERN DISTRICT OF FLORIDA –
PANEL DISCUSSION ON VOTING RIGHTS
COMMON GOOD INITIATIVE BUS TOUR THROUGH OBSTACLES
RESTORING THE VILLAGE YOUTH SYMPOSIUM
EPIC – COMMUNITY EVENT
UNITY IN OUR COMMUNITY RESOURCE FAIR
HOPE, HEAL, HELP COMMUNITY SUMMIT

LINCOLN PARK MAINSTREET – FREE HOUSING SEMINAR
DEPARTMENT OF JUVENILE JUSTICE BACK TO SCHOOL RESOURCE FAIR
BOYS TO MEN EMPOWERMENT SUMMIT
REENTRY SUMMIT
IRSC PANEL DISCUSSION ON COMMUNITY POLICING, RACE AND THE LAW
4TH ANNUAL DOMESTIC VIOLENCE AWARNESS
EPIC IMPACT COMMUNITY AWARDS

REFERENCES

VALENCIA Y. STUBBS, ESQ. - MANAGING ATTORNEY
FLORIDA RURAL LEGAL SERVICES, INC.
121 N. 2ND STREET, 4TH FLOOR
FORT PIERCE, FL 34950
561-352-0872

ANGELA THOMPSON, ESQ.– SUPERVISING ADVOCATE
FLORIDA RURAL LEGAL SERVICES
121 N. 2ND STREET, 4TH FLOOR
FORT PIERCE, FL 34950
561-985-2199

REGINALD B. SESSIONS, ESQ – CITY COMMISSIONER
100 NORTH U.S. 1
FORT PIERCE, FL 34950
772-467-3065
RSESSIONS@CITY-FTPIERCE.COM

CITY OF FORT PIERCE

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

RECEIVED
MAY 16 2019
HUMAN RESOURCES
CITY OF FORT PIERCE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: _____

Name: Ralph A. Penick	Phone: 772-812-3825
Home Address: 579 SE Brookside Ter. City/Zip Code: Port St. Lucie FL 34983	How long at this address? 21 years
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Retired FPUA 12/31/13	
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): See attached	
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: dad@penickgator.com
Date: 5/16/19	Applicant's Signature Ralph A. Penick

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

RALPH A. PENICK
579 SE Brookside Terrace
Port St. Lucie, FL 34983
(772) 812-3825

EDUCATION

Harrisburg Electronics Institute, Harrisburg, PA - Associates Degree – February 1967

Cumberland Valley High School, Mechanicsburg, PA – Class of 1965

EXPERIENCE

Fort Pierce Utilities Authority – February 1989 to December 2013, Retired

Gas Meter Technician. Technically-oriented work relating to the electrical and mechanical operation and maintenance of regulator and meter stations, the SCADA system and responsibility for the measurement function for large volume customers. Installed and maintained gas measurement instruments and equipment as well as read several large volume meters. Maintained accurate records of all gas meters. Tested and calibrated all industrial meters and instruments. Maintained records of all testing and calibration of electronic instruments used in the department. Performed repairs and maintenance of the telemetering equipment and other instruments used to monitor the status of the gate stations and the large volume meter stations. Performed inspections of regulator stations and relief valves at gate stations and large volume users. Oversight of CNG operations at the Energy Services Center, which included installation and maintenance of the two compressor units, the time fill and fast fill operations and most of the maintenance of the vehicles. Maintained customer billing records.

Instrument Service, Inc., Bridgeville, PA – June 1987 to February 1989

Project Manager. Reviewed project specifications, managed purchasing and oversight of calibration of materials. Secured work area electric and communications services, personnel and their living arrangements as needed. Managed payroll and other office work, and customer communications. Installed the fiber optic communication system for the gate stations and a key customer in Fort Pierce, Florida.

Instrument Repair Technician. Removed, refurbished, calibrated and reinstalled customer-owned equipment. Successfully prepared bids for several projects.

Fischer and Porter, Pittsburgh, PA – July 1985 to October 1986

Area Service Supervisor. Supervised multiple personnel, controlled expenses, oversight of collection over overdue billings, performed emergency service work, quoted prices for service work, installation, startup and maintenance of company products, and all the paperwork associated with these responsibilities. Entered an estimated $10 million of inventoried items into the computer system, with the assistance of four subordinate employees.

Mecklenburg County Schools, Boydton, VA – April to June 1985

Teacher. Taught Electronics I, II and III to students in 10th, 11th and 12th grades at Bluestone High School.

American Sign and Indicator Corporation, Spokane, WA – May 1971 to June 1984

Regional Service Manager. Responsible for 1700 accounts and 25 field employees. The 1983 region's budget was just over $2 million. Other positions included Service Manager, Senior Field Technician and Field Engineer.

Philco-Ford Corporation, Newport News, VA – June 1969 to April 1971

Instrumentation Technician. Worked in the high temperature structure tunnels at NASA, installing pressure and strain gauges on modules for tunnel test chambers.

Westinghouse, Inc., Fort Meade, MD – February 1967 to May 1969

Product Reliability Technician. Worked in the Testing and Troubleshooting Department with solid state systems. Assisted the Engineering Department in the design of these systems before production, and then tested these products in the field for durability and performance.

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3066 FAX (772) 467-3841

RECEIVED
JAN 17 2019
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Civil Service Appeal Board

Name: Sharon Rivera	Phone: 772 332-3132
Home Address: 1154 S.E Sandia Drive City/Zip Code: Port Saint Lucie 34983	How long at this address? 5yrs
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Nurse	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☒ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ☒ No Contracting: ☐ Yes ☒ No Land Development: ☒ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s):	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Commissioner Alexander	Applicant Email Address: Sharonrivera@gmail.com
Date: 1/17/19	Applicant's Signature: Sharon Rivera

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

RECEIVED
MAR 23 2019
HUMAN RESOURCES
CITY OF FORT PIERCE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: CSAB

Name: Bertha L. Sullivan	Phone (772) 464-8351
Home Address: 1750 Timberlake Dr. Fort Pierce, City/Zip Code: FL 34947	How long at this address? 30+ years
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Retired Educator	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☒ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ☒ No Contracting: ☐ Yes ☒ No Land Development: ☐ Yes ☒ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume):	
Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No If yes, please specify: Civil Service Appeals 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: sullivan1337@bellsouth.net
Date: 3-20-19	Applicant's Signature: Bertha L Sullivan

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

THE SUNRISE CITY
FORT PIERCE
Florida
HUMAN RESOURCES
DEPARTMENT

February 22, 2019

Mrs. Bertha Sullivan
1750 Timberlake Drive
Fort Pierce, FL 34950

Dear Mrs. Sullivan,

RE: Board Member Term Expiration

Your term as a member of the Civil Service Appeals Board has expired. If you would like to be re-appointed to the Board, please respond by March 6, 2019.

Enclosed is an "Application of Re-Appointment" that ***needs to be filled out and returned with your response.*** You may email it to bmoore@city-ftpierce.com or mail it by using the stamped, self-addressed envelope that is enclosed for your convenience.

Thank you for your past and continued support of the Civil Service Appeals Board. If you have any questions, please feel free to contact me.

Sincerely,

KEB for Barbara Moore
Barbara G. Moore

Assist. Secretary to the Civil Service Appeals Board

Enclosure

--X-- I elect ***to serve*** another term -------- I elect ***not to serve*** another term

CITY OF FORT PIERCE

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

RECEIVED
JUN 14 2019
HUMAN RESOURCES
CITY OF FORT PIERCE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Civil Service Appeals Board

Name: CHRISTINE J. TAYLOR	Phone: 772 905-7521 (c)
Home Address: 1650 Timberlake Dr. City/Zip Code:	How long at this address? 21 yrs
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Retired Educator	

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No
If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No
If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No
If yes, state the business and location:

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☑ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☐ Yes ☑ No
Contracting: ☐ Yes ☑ No Land Development: ☐ Yes ☑ No Other:
Describe your education, background, training and knowledge – (feel free to attach a resume):

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: christaylor01@bellsouth.net
Date: 6/14/2019	Applicant's Signature Christine J. Taylor

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: Civil Service Appeals

Name: Wesley J Taylor	Phone: 772-519-1297
Home Address: 491 Tarpey Rd City/Zip Code: St Lucie Village FL 34946	How long at this address? 1 Year
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Retired - Police officer City of Ft Pierce FL	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No If yes, in what capacity?	
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):	
Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No If yes, please specify: Sunrise Theatre St Lucie County Code Enforcement 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: wesk449@comcast.net
Date: 2-27-19	Applicant's Signature Wesley Taylor

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
HUMAN RESOURCES
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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: Civil Service Appeals Board.

Name: Jerome E Todd SR.	Phone: 772-318-8079
Home Address: 690 N.W. Kingston Street City/Zip Code: Ft St Lucie, 34983	How long at this address? 12 years
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Semi Retired.	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☑ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☐ Yes ☑ No Contracting: ☐ Yes ☑ No Land Development: ☐ Yes ☑ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): Please see Resume	
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: JeromeTodd2@Gmail.com
Date: 5/9/19	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

Jerome E Todd Sr
690 NW KINGSTON ST
PORT SAINT LUCIE, FL 34983
Phone: (772) 336-1705
Email: jerometodd@gmail.com

Profile

Looking for a career with a fast paced company with many chances to advance. I would like to utilize my experience and leadership in mentoring, providing trainings, encouragement and motivation.

Professional Skills

- Non-Violent Crisis Intervention
- Certified Red Cross Trainer
- Train The Trainer
- Primary Leader
- 20 Years of supervising staff
- Oversee the Daily operations of youth programs
- Veteran of US Army 82nd Airborne Division

Experience

Patient Services/Security Manager

09/2015 - 04/2018 Dynamic Life Recovery Ctr Fort Pierce, FL

- Supervised 14 Behavioral Health Technician
- Responsible for shift scheduling all staff trainings
- Internal investigation dealing with staff and patients concerns
- Provided a detail report for supervisor
- Scheduled transportation for patients to any appointments off campus
- Supervised the maintence department and housekeeping
- Responsible for the upkeep of the facility's ordering supplies to meet the need of staff and patients.

Life Coach

11/2013 - 06/2015 Eckerd Youth Alternatives Port Saint Lucie, FL

- Actively engage with youth (ex-gang members, gang affiliated, youth with backgrounds and social/family issues) in the center and community in preparation for life and educational experiences by encouraging theme to explore learning opportunities a while persevering to challenging tasks.
- Interview, review records, and confer with other counselors to evaluate individuals' mental and physical condition and to determine their suitability for participation in a specific programs.
- Complete and maintain accurate records or reports regarding histories and progress, services provided, or other required information.
- Confer with youth to discuss options, develop short and long tem goals with a plan to reach them while accessing needed services.
- Provide crisis intervention individually or in group sessions in overcoming background situations, adjusting to life or making changes
- Complete at least 10 hours of professional development each year.

Unit Director

06/2005 - 05/2013 Boys and Girls Club of St Lucie County Fort Pierce, FL

- Managed the training and supervision of up to 7 staff and volunteer workers in enforcing rules and regulations of recreational facilities while maintaining discipline and the assurance of safe and fun activities.

- Greet new arrivals to activities, introducing them to other participants, explaining facility rules while encouraging participation.
- Organized, led, and promoted interests in recreational activities, such as arts, crafts, sports, games, camping, and hobbies.
- Encouraged educational opportunities by scheduling events with military branches, vocational schools, service industry professionals and local colleges.

Assistant Director

06/1997 - 06/2005 S.T.O.P. Camp Hobe Sound, FL

- Assisted the Program Director in the daily operations of the camp.
- Conducted the interviewing, hiring and training of new personnel.
- Prepared staff work schedules and assigned specific duties.
- Directed and supervised staff in the planning, scheduling and coordination of all activities.

Education

Issuing Institution	Location		Course of Study
Brookline College	FL	Bachelor's Degree	Management
Currently working on a Bachelor's Degree in Management			
Red Cross	Vero Beach, FL	Vocational School Certificate	CPR Trainer
Valencia College	Orlando, FL	Vocational School Certificate	Train the Trainer
This course taught different techniques on how to train employees.			
Bocas	Amityville, NY	1 Year of College or a Technical or Vocational School	Electronic Tech and Computer Repair

Certifications

Certification Title	Issuing Organization	Completion Date	Expiration Date
Restorative Justice And Victim Impact	DJJ West Central Region	03/2003	
Instructor Techniques Workshop	Criminal Justice Institute	10/2004	
Non-Violent Crisis Intervention	Children Services Council Of Palm Beach County	01/2005	
Instructors Red Cross Traning	Red Cross	02/2009	02/2017

Achievements

- Volunteer Speaker at locale High Schools
- Volunteer Wrestling Coach- Ft Pierce Central High School
- Army Achievement Award
- Good Conduct Award
- Army Service Ribbon
- Parachute's Badge
- NCO Professional Development Medal
- Teaching Basic computer skills to senior citizen
- Electronic Technician

City Commission Regular Meeting **13.c.**

Meeting Date: 07/15/2019

Re: Discussion on Naming of Kayak Park

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

SUBJECT:

Resolution 19-R34 Naming Citrus Avenue Kayak Launch

SUMMARY:

The Parks Advisory Committee has provided all suitable applications to an open call for submission on the naming of the Kayak Park.

RECOMMENDATION:

Review and vote on the submittals.

ALTERNATIVES:

Staff will proceed as directed by the Commission.

RESPONSIBLE STAFF:

Public Works Department

COORDINATED WITH:

Parks Advisory Committee

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2019

Account: N/A

Amount: N/A

OTHER INFORMATION:

N/A

Attachments

19-R34

Sylvie Park

Indian River Citrus Kayak Launch

PAC email

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/05/2019 11:09 AM

Form Started By: Mike Reals Started On: 07/03/2019 01:15 PM
Final Approval Date: 07/05/2019

RESOLUTION NO. 19-R34

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA **NAMING THE KAYAK LAUNCH AT THE INTERSECTION OF INDIAN RIVER DRIVE AND CITRUS AVENUE;** PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE**.**

WHEREAS, the City Commission adopted Resolution 18-R52 establishing the criteria and procedures for the naming of public facilities; and

WHEREAS, in accordance with the established procedures, in June, 2019 the City Commission issued a call for nominations to name the newly established Kayak Launch; and

WHEREAS, the Parks Advisory Committee met to review for completeness the naming submissions timely received; and

WHEREAS, the City Commission discussed the nomination submissions at their Conference Agenda on July 9, 2019.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. That the Kayak Launch constructed within the Citrus Avenue Right-of-Way at its intersection with Indian River Drive and immediately adjacent to the Indian River Lagoon is hereby named _____.

SECTION 2. The provisions of this Resolution are declared to be severable and if any section, sentence, clause, or phrase of this Resolution shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Resolution but shall remain in effect, it being the legislative intent that this Resolution shall stand notwithstanding the invalidity of any part.

SECTION 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 4. This Resolution shall take effect immediately upon its adoption.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 15th day of July, 2019.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox, City Clerk

Approved as to Form
And Correctness:

_____
Peter J. Sweeney, City Attorney

City of Fort Pierce Naming of Public Facilities Nomination Form

This Nomination Form is to establish a systematic and consistent approach for the official naming of public facilities in the City of Fort Pierce including parks, facilities, recreational areas, streets, municipal buildings, and specialized areas. The criteria for nomination are explained in the document "Guidelines for the Naming of Public Facilities".

Nominator

Name Richard Barrie Reed, II

Address, City, State, Zip 2625 South US1, Fort Pierce, Florida 34982

Phone 772-240-9784 Email RBR0969@Icloud.com

Nomination

The nominator must answer the following questions and submit this form to the City Clerk by _____

Name being nominated Sylvie Kramer Marceau

If a person:

A. Address, City, State, Zip (or former if deceased) Fort Pierce

B. Date of Death (if deceased) October 22, 2011

C. List specific years of involvement (Example - 01/10-12/17) 1991-2011

D. Identify the general area of contribution made by the nominee.
   a. (Example - Health, Education, Business, Environment, Civic, Other) Leadership and founder of Healthy Start Coallition of St. Lucie County and Kids Connected by Design, Inc.

E. Summarize the type of contribution (accomplishments and community involvement) that the nominee made. (more detail in #1 and #2) See Attachment
   a. (Examples – Neighborhood or geographic; Natural or geological features; National, State, and local leaders; Historical figure, place, or event; Individuals who have made significant monetary contributions or have contributed outstanding service to the community).

If other than a person:

A. Summarize the reason for this nomination (more detail in #3) This is a person. However, we developed the concept, designed and constructed this park for the people of Ft. Pierce at a cost of over $300,000.00. In that capacity and knowing the contributions Sylvie mad to our community we are requesting the Kyak Park be named for Sylvie and called Sylvie Park.

1. Identify in detail the area of contribution made by the nominee and be specific – name either facilities or specialized areas. (Example - Health, Education, Business, Environment, Civic, Other).

See Attached.

2. Describe the type of contribution (accomplishments and community involvement) that the nominee made. (Examples – Neighborhood or geographic; Natural or geological features; National, State, and local leaders; Historical figure, place, or event; Individuals who have made significant monetary contributions or have contributed outstanding service to the community).

See attached: Florida Senate Proclamation, Fort Pierce City Proclomation and articles and letters of support and endorcement and as far as monetary contributions, We paid for the park.

3. Describe in detail why the name being nominated is related to this facility, including any background, details, or other relevant information.

Geographically, Sylvie's Office was four blocks from the Kayak Park and her home on Inidan River Drive was located just down the street. Further, the programs she provided served more than 16,500 area children and families yearly. These recipients the babies and children are now of age to utilize the park. Sylvie's programs saved lives while also reducing taxpayers cost for the service provided to our community. We request that the park we built be named in honor of Sylvie's commitment to Fort Pierce and Saint Lucie County.

Signature of Nominator _____

Return the completed forms by email or mail to:

Email: lcox@city-ftpierce.com

Mail: Linda Cox, City Clerk, City of Fort Pierce, 100 N US Highway 1, Fort Pierce, FL 34950

Casinos Hate When You Do This, But This Is Not Cheating

Obituary

Sylvie Kramer Marceau

SYLVIE KRAMER MARCEAU On Thursday October 20th, Sylvie Kramer Marceau lost a ten year battle with lymphoma. Sylvie is survived by her son Marc Malloy, his wife Sandi, granddaughter Devon, her sister Line. Sylvie was preceded in death by her parents Maurice and Irene Lebaube; in 1968 she lost her second son James Anthony Malloy to sudden infant death syndrome; he was 6 months old. That event changed her life forever; Sylvie turned grief and tragedy into source of unstoppable energy - she worked tirelessly because she wanted no woman to suffer the tragic loss of a child; and she felt that every child deserved a healthy start and every mother the joy of having a healthy baby. Sylvie always said that she made entrances, not exits; she specifically asked that there be no services, or gatherings. But for her statement, she made a beautiful and peaceful exit on that Thursday. That day began with a dawn unparalleled to any other before. It was a day that she would have described as "Chamber of Commerce weather" - blue skies, gentle breezes, and ocean colors that could never be captured on a pallet. Many of those that Sylvie loved the most had come to visit her in her final days, and too many to list. But a few were fortunate to be there at the final moment; Rick Reed, who she always considered the brother she never had. Christine Epps and Jackie Copeland, two women that were like daughters to Sylvie, and her son. Sylvie was born just outside Paris France; she was raised in Paris and personified all that is French - class, style, confidence, and joie de vivre. She came to the States as the wife of an American serviceman. Sylvie's higher level education began at the University of Cincinnati; she transferred to Xavier University where she completed her bachelors of science and masters degree in business. Her marriage ended after 20 years; and shortly after that she began a journey that would eventually lead her to Florida and St. Lucie County. In 1991 as a faculty member of USF, College of Public Health, Sylvie was charged to examine the delivery of health services to pregnant women and infants. She

AGENCY GETS GRANT TO BATTLE HIV

By Jason Geary Fort Pierce Tribune
SOUTH FLORIDA SUN-SENTINEL

JULY 10, 2004 | FORT PIERCE

Sylvie Kramer has seen children -- some barely teenagers and some just babies -- facing the harsh realities of HIV infection.

The disease can spread any number of ways throughout an entire family, she said.

"It is our hope that we can remove the stigma and the silence," said Kramer, who runs St. Lucie County's Healthy Start and Healthy Families programs.

Last month, Kramer's organization, Kids Connected by Design, was chosen to spend a $370,000 grant to combat HIV infection among young women from the Centers for Disease Control and Prevention.

The local maternal and child health organization was one of 142 agencies selected nationwide for these renewable grants, which together totaled about $49 million, said Jessica Frickey, a CDC spokeswoman.

"Over the next five years, it's going to mean at least $1.75 million to St. Lucie County to do some prevention," Kramer said.

The majority will be spent in Fort Pierce, which has been battling infections and coming to grips with an HIV/AIDS epidemic, Kramer said.

Kramer's staff is monitoring 51 babies born to HIV-positive mothers in the county for 18 months to determine if they've contracted the disease.

Florida ranks third nationwide in the number of recorded AIDS cases, which totaled 95,141 from the mid-1980s through 2003, according to the state's Department of Health.

Last year, St. Lucie County was ranked ninth statewide in number of AIDS cases, the department stated.

The CDC funding will identify high-risk women and emphasize prevention.

"Our focus is going to be women of child-bearing age -- 10 to 45 years old," Kramer said. "Most people

twitch when I say 10. But you have girls 10 to 14 sexually active.

"Once we've identified that this woman is an accident waiting to happen, we want to do intensive case management to redirect her behavior," she said.

Jason Geary can be reached at jason.geary@scripps.com.

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This article is related to: HIV - AIDS

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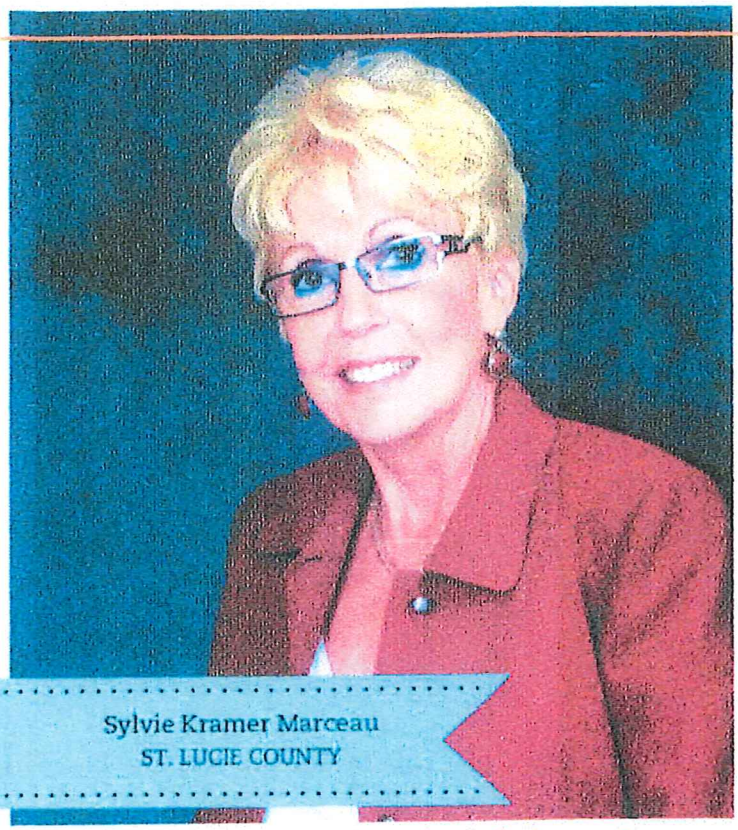
Weaving a Story of Grief into a Passion for Infant Health

By Arlease Hall, Public Information Officer, Community Relations Director, St. Lucie County



Sylvie Kramer Marceau
ST. LUCIE COUNTY

Sylvie Kramer Marceau was born just outside Paris, France. She was raised in Paris and personified all the well-known qualities of French culture: class, style, confidence and joie de vivre (joy of living). She came to the United States as the wife of an American serviceman. In 1968, Marceau lost her second son to sudden infant death syndrome, then known as crib death, when he was only six months old. This event changed her life forever. Marceau turned grief and tragedy into a source of unstoppable energy. She worked tirelessly because she did not want any woman to suffer the tragic loss of a child. Marceau felt that every child deserved a healthy start and every mother the joy of having a healthy baby.

In 1991, as a faculty member at the University of South Florida, College of Public Health, Marceau examined the delivery of health services to pregnant women and infants. She did not like what she saw—poor outcomes, poor access to care and high rates of infant morbidity and mortality. In 1992, Marceau moved to St. Lucie County from Clearwater to develop and implement a program establishing a more efficient and effective obstetrics delivery system. The new program increased the level and quality of care for moms and babies, saving the county millions of dollars.

"I had numerous conversations with Sylvie and her passion was to stop the babies from dying **.... Yes, she left a legacy!"**

—Rufus "Butch" Alexander, Fort Pierce City Commissioner

In 2000, Marceau founded the Healthy Start Coalition of St. Lucie County and Kids Connected by Design (KCBD), an umbrella organization that tied together three organizations involved with the care of women, babies and children: the Healthy Start Coalition, Healthy Families and Healthy Kids. Through these programs, Marceau transformed the county's maternal and child health system of care. Access to pre-natal care increased, teen births dropped significantly and mother-to-baby transmission of HIV dropped from 30 percent to zero. Infant mortality rates dropped from a high of 11.7 percent in 1993 to 4.7 percent in 2011.

Marceau passed away in 2011, but her legacy lives on through the work of 15 programs operating under the KCBD umbrella. These programs serve over 16,500 children and families a year.

"I had numerous conversations with Sylvie and her passion was to stop the babies from dying," Fort Pierce City Commissioner Rufus "Butch" Alexander, a third-generation funeral home director said. "It was not until she put a quality system of care in place that I stopped burying the babies. Yes, she left a legacy!"

WHEREAS, the American Public Health Association brings together communities across the United States to observe National Public Health Week during the first full week in April of each year; and

WHEREAS, Sylvie Kramer Marceau is being recognized as a Public Health Hero for her passion and leadership that transformed a maternal child health system for moms and their babies in the City of Fort Pierce; and

WHEREAS, Sylvie Marceau began her work in St. Lucie County as a faculty member in 1991 through the University of South Florida's College of Public Health; and

WHEREAS, after examining the delivery of health services by Sylvie Marceau to pregnant women and infants with poor outcomes, poor access to care and high rates of infant mortality, an effective and efficient obstetric delivery system was implemented; and

WHEREAS, in 2000, Sylvie Marceau founded the Healthy Start Coalition of St. Lucie County and Kids Connected by Design, an umbrella organization that tied together three organizations which included the Healthy Start Coalition, Healthy Families and Healthy Kids; and

WHEREAS, due to Sylvie Marceau's efforts, access to pre-natal care was increased, teen births dropped significantly and transmission of HIV from mother-to-baby dropped from 30% to 0%, the infant mortality rates also dropped from a high of 11.7% in 1993 to 4.7% in 2011; and

WHEREAS, Sylvie Kramer Marceau passed away in 2011, but her legacy lives on through the work of 15 programs serving over 16,500 children and families per year which operate under the umbrella of Kids Connected by Design.

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

Sylvie Kramer Marceau

in recognition of her outstanding and dedicated service to the City of Fort Pierce.

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 7th day of April, 2014.

_____

MAYOR/COMMISSIONER

LOCAL NEWS

State Senate panel OKs KidCare revisions

By Michael Peltier
Posted: March 15, 2007

0

Florida's program to provide health care for uninsured children got a major face-lift Wednesday after a Senate committee voted to streamline administration and bolster outreach efforts that affect thousands of kids along the Treasure Coast.

Prompted by mounting complaints that the system is difficult to access, members of the Senate Health Policy Committee voted unanimously to make fundamental changes to the state's KidCare program, which now insures about 1.4 million children under the age of 19.

Administration of the program is split among four agencies, which has led to confusion by many eligible parents who fail to work through the labyrinth of applications and offices to find where their child fits.

"This is a vast improvement of the program both from a structural standpoint and from a substantive standpoint," said. Sen. Burt Saunders, R-Naples, and a member of the committee who helped make early changes to the KidCare program during the late 1990s.

Under the Senate plan, all KidCare applications would be processed out of a single agency located within the state Department of Health. Billing and administration would be handled by the Agency for Health Care Administration.

The Senate plan allows families of special needs kids to purchase insurance on a sliding scale if their income is above the 200 percent

threshold and allows state employees and legal immigrants to participate.

The proposal reduces from six months to 60 days the period a family needs to be without private insurance coverage to be eligible for the program and lists special exceptions to the 60-day rule:

Other provisions in the Senate plan:

• Allow a 60-day period for nonpayment before benefit is cut off.

• Allow continuous applications throughout the year instead of enrollment periods.

• Expand eligibility of coverage from five months to a year for Medicaid recipients younger than 19.

"We certainly would be grateful for anything that does away with the systematic barriers that our families have been forced to deal with for way too long," said Sylvie Kramer, CEO of Kids Connected by Design, a Fort Pierce-based group that manages children's programs in St. Lucie County.

Speaking to committee members Wednesday, Kramer said provisions expanding the program to pregnant women who make 200 percent of the poverty level will have a tremendous impact in further reducing infant mortality rates for working women who too often have no other insurance options available to them.

"A lot of women are working in service industries which do not often offer health care," Kramer said.

The House has yet to produce a written plan but generally backs streamlining the program. The Senate version now travels to the Senate Health Care Appropriations Committee.

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NEWS COLUMNISTS

Anthony Westbury: We'll miss the tall blonde in heels who was always right

By Anthony Westbury of TCPalm
Posted: Nov. 02, 2011

0

I first noticed Sylvie Kramer many years ago at a Coffee with the Mayor in Fort Pierce.

Statuesque, blonde and striking, the sophisticated lady with the model looks was even more interesting when she opened her mouth. Her slight Midwestern drawl was offset by traces of a European accent.

Sylvie Kramer (later Marceau) died Oct. 22 after a decade-long battle with cancer. She'll be long remembered for her groundbreaking work with infants and mothers through the Kids Connected by Design agency she founded, and by the way she did it.

Sylvie was recruited to St. Lucie in the early 1990s to overhaul the county's then-deplorable infant mortality rate.

As she was fond of reminding all of us, St. Lucie's rates were more than twice as high as the state average when she first arrived.

Over the next decade, Sylvie was able to radically reduce the number of children dying before their first birthday, so much so that St. Lucie's rate ended up significantly lower than the Florida average.

Sylvie achieved that, she said, through "Education, education, education."

True, but mostly it was "Sylvie, Sylvie, Sylvie."

While she was relentless about telling everyone in St. Lucie County about the importance of supporting programs that included educating Latino moms and ensuring their daughters got good sex education advice, Sylvie also was well-known in Tallahassee.

For years, she fought like a tigress to improve the flow of state money to pay for all those outreach efforts.

Sylvie would frequently take off to Tallahassee to buttonhole a few politicians in person.

Children's Services Council Executive Director Sean Boyle recalled one such trip to lobby the chairman of the Senate health appropriations committee.

"We all had our presentations rehearsed," Boyle said. "Sylvie kicked things off and immediately went on the attack. She reminded the senator how his own county was getting much more money per child than we did in St. Lucie, and how they were doing a rotten job of spending it."

Abruptly, the senator stood up and left the room. The meeting was over before it had started.

I reminded former state Senate President Ken Pruitt of that confrontation. He'd set up the meeting and laughed when I described Sylvie's attacking style.

"Maybe that's why he never spoke to me again?" Pruitt said, chuckling.

Pruitt remembered being on the receiving end of Sylvie's "dressing downs" many times.

"But you couldn't get angry with her because she always had her facts right," he said. "(She left me) stammering and stuttering many times because I never had a comeback. Yet she never got personal. She was the only person who'd dress me down in such a way that made you think critically. You knew she was right."

Yet while Sylvie knew all the movers and shakers, she also embraced

being an outsider.

For one, she wore her native French-ness like Joan of Arc's suit of armor.

"Yes, she was always telling us how much better they do things in France," Boyle recalled.

Sylvie ran for Fort Pierce mayor in 2001 and later worked with mayoral candidate Rick Reed in 2004. She wasn't shy about telling everyone that the city's good-old-boy system of politics needed a major shake-up, and that she was just the outsider to do it.

Sylvie unquestionably left the world a better place than she found it, both Pruitt and Florida Department of Children & Families Circuit 19 Administrator Vern Melvin agreed.

"Sylvie was as passionate as she was compassionate," Melvin said. "She was one of the most colorful characters I've ever encountered in my years in social services. Agree or disagree with her, she would not be ignored.

"Friends are families that we choose for ourselves," Melvin went on, "and I considered Sylvie a very close family member."

Colorful, exotic, always opinionated — and always right — we're certainly going to miss Sylvie Kramer Marceau.

And even though they may not realize it, so are the thousands of St. Lucie County children who are alive today because of her untiring advocacy.

Anthony Westbury is a columnist for Scripps Treasure Coast Newspapers. This column reflects his opinion. For more on St. Lucie County topics, follow his blog at tcpalm.com/westbury. Contact him at 772-409-1320 or anthony.westbury@scripps.com.

About Anthony Westbury

Anthony Westbury is an opinion columnist who covers St. Lucie County for Treasure Coast Newspapers. Anthony is a member of the Treasure Coast Newspapers Editorial Board.

anthony.westbury@tcpalm.... 772-221-4220

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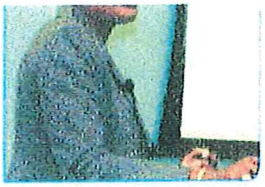
stlucie.floridahealth.gov/programs-and
stlucie.floridahealth.gov



health department to speak to community leaders about Louisville's public health approach to address community violence. A local movement coined "Restoring the Village" by Representative Larry Lee Jr., was created to reduce the violence by addressing the root causes that undermine the health and safety of our youth.

County Commissioner Kim Johnson and Health Department Assistant Director Clint Sperber (photo far right) listen intently as Nesbitt explains Louisville's plan. Unintentional injury is the leading cause of death for children in St. Lucie. A community taskforce is beginning to address the social determinants that impact child safety issues.

PUBLIC HEALTH **PREPAREDNESS**

Preparedness is a continuous cycle of planning, training, exercising and evaluating progress through successful partnerships between government and non-government agencies and the citizens of St. Lucie County.

Savanna Club Disaster Exercise

REMEMBERING OUR HERO

SYLVIE KRAMER MARCEAU

Leaves Lasting Legacy—During her tenure in St. Lucie County (SLC), Sylvie successfully advocated and championed better prenatal care; decreased teen births; improved pregnancy outcomes; reduced prenatal HIV transmission to **ZERO**; and saved St. Lucie County millions of dollars. Sylvie was selected as the county's first Public Health Hero.

A Florida Senator's Proclamation

By Senator Negron

. . . . . .

A Proclamation recognizing the late Sylvie Marceau for her dedication to the well-being of children and families in St. Lucie County and statewide and recognizing January 30, 2012, as a day of remembrance of her extraordinary life.

WHEREAS, Sylvie Marceau began her work in the field of maternal and child health in St. Lucie County in 1991 as a faculty member of the University of South Florida, College of Public Health, where she was assigned to the St. Lucie County Health Department, and

WHEREAS, from 1991-1994, Sylvie Marceau provided technical assistance and assessment in the area of maternal and child health, implementing an effective and efficient countywide obstetric delivery system, while substantially reducing costs to St. Lucie County, and

WHEREAS, in 1994, Sylvie Marceau founded the Healthy Start Coalition of St. Lucie County, and, in 2000, she founded Kids Connected By Design, which provides support and funding to 15 programs that annually serve more than 16,500 area children and families, and

WHEREAS, through the Healthy Start Coalition of St. Lucie County and her nonprofit organization Kids Connected By Design, Sylvie Marceau accomplished extraordinary outcomes in maternal and child health that many thought were not possible, and

WHEREAS, Sylvie Marceau tenaciously provided leadership statewide for the well-being of Florida's most vulnerable citizens and established a system of care that has removed barriers for services to pregnant women and babies, and

WHEREAS, under the inspired leadership of Sylvie Marceau, the Healthy Start Coalition of St. Lucie County made tremendous gains in infant and child health, with infant and prenatal screening rates that are significantly higher than the statewide average, along with a significant reduction in the percentage of babies born to teenage moms age 18 or younger, and elimination of known mother-to-baby transmission of HIV for the last 3 years, down from a 30 percent infection rate in the early 1990s, and

WHEREAS, Sylvie Marceau actively led and served on a host of committees and boards that work toward improving quality of life in our community, including the Florida Association of Healthy Start Coalitions, the Healthy Families Florida Roundtable of St. Lucie County, the Shared Service Alliance of the Treasure Coast, the Early Learning Coalition, and the Treasure Coast Coordination Coalition, and

WHEREAS, Sylvie Marceau was a visionary, known for her forward thinking and legendary drive, whose energy, intelligence, creativeness, and no-nonsense approach not only improved the lives of women and children in St. Lucie County, but saved lives, and

WHEREAS, with the passing of Sylvie Marceau, St. Lucie County, the Treasure Coast, and this state recently lost one of their strongest advocates for mothers, babies, and families, NOW, THEREFORE,

I, Senator Joe Negron, of Florida Senate District 28, do hereby recognize the late Sylvie Marceau for her life-long dedication to the well-being of children and families in St. Lucie County and statewide, and recognize January 30, 2012, as a day of remembrance of her extraordinary life.

. . . . . .

Senator Joe Negron
Senate District 28

City of Fort Pierce Naming of Public Facilities Nomination Form

This Nomination Form is to establish a systematic and consistent approach for the official naming of public facilities in the City of Fort Pierce including parks, facilities, recreational areas, streets, municipal buildings, and specialized areas. The criteria for nomination are explained in the document "Guidelines for the Naming of Public Facilities".

Nominator

Name Susan Hamburger

Address, City, State, Zip 1504 Coronado Avenue, Fort Pierce, FL 34982

Phone 772-882-9249 Email sxh36@psu.edu

Nomination

The nominator must answer the following questions and submit this form to the City Clerk by _____

Name being nominated Indian River Citrus Kayak Launch

If a person:

A. Address, City, State, Zip (or former if deceased) _____

B. Date of Death (if deceased) _____

C. List specific years of involvement (Example - 01/10-12/17) _____

D. Identify the general area of contribution made by the nominee.
   a. (Example - Health, Education, Business, Environment, Civic, Other) _____

E. Summarize the type of contribution (accomplishments and community involvement) that the nominee made. (more detail in #1 and #2) _____
   a. (Examples – Neighborhood or geographic; Natural or geological features; National, State, and local leaders; Historical figure, place, or event; Individuals who have made significant monetary contributions or have contributed outstanding service to the community).

If other than a person:

A. Summarize the reason for this nomination (more detail in #3)_____

1. Identify in detail the area of contribution made by the nominee and be specific – name either facilities or specialized areas. (Example - Health, Education, Business, Environment, Civic, Other).

Natural or geological feature that places the kayak launch site at the intersection of Indian River Drive and Citrus Avenue (not to confuse it with the Citrus Avenue off Midway Road in the White City area where Citrus Hammock Preserve is located)

2. Describe the type of contribution (accomplishments and community involvement) that the nominee made. (Examples – Neighborhood or geographic; Natural or geological features; National, State, and local leaders; Historical figure, place, or event; Individuals who have made significant monetary contributions or have contributed outstanding service to the community).

Natural or geological feature that places the kayak launch site at the intersection of Indian River Drive and Citrus Avenue (not to confuse it with the Citrus Avenue off Midway Road in the White City area where Citrus Hammock Preserve is located)

3. Describe in detail why the name being nominated is related to this facility, including any background, details, or other relevant information.

Natural or geological feature that places the kayak launch site at the intersection of Indian River Drive and Citrus Avenue (not to confuse it with the Citrus Avenue off Midway Road in the White City area where Citrus Hammock Preserve is located)

Signature of Nominator Susan Hamburger

Return the completed forms by email or mail to:

Email: lcox@city-ftpierce.com

Mail: Linda Cox, City Clerk, City of Fort Pierce, 100 N US Highway 1, Fort Pierce, FL 34950

Submissions for the Naming of the new kayak launch at Citrus and Indian River

Charlene Adair <cbadair4884@gmail.com>
Tue 6/25/2019 12:04 PM
To: Mike Reals <mreals@fppwd.com>

Mr. Reals,
I am writing you on behalf of the Parks Committee. We have reviewed and vetted the submissions described below and are presenting these to the Commission for consideration per the Commission-approved procedures, "Guidelines for the Naming of Public Facilities". Both of these submissions meet the criteria as stated in the Guidelines.

- Sylvie Kramer Marceau (Kayak Launch)
- Indian River Citrus Kayak Launch

Respectfully submitted,
Charlene Adair
City of Fort Pierce Parks Committee

--
Charlene Adair
[redacted]

City Commission Regular Meeting **13.d.**

Meeting Date: 07/15/2019

Re: 19-R35 Amending Quasi Judicial Procedures

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Resolution 19-R35 Revising Quasi-Judicial Procedures

SUMMARY:

Staff has discovered a few revisions that need to be made to the Quasi-Judicial Procedures.

RECOMMENDATION:

Adopt Resolution 19-R35.

ALTERNATIVES:

Do not adopt or adopt with revisions.

RESPONSIBLE STAFF:

Peter Sweeney, City Attorney

COORDINATED WITH:

Linda Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

19-R35

Form Review

Form Started By: Linda Cox Started On: 07/10/2019 09:56 AM

Final Approval Date: 07/10/2019

RESOLUTION NO. 19-R35

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **ESTABLISHING QUASI-JUDICIAL PROCEDURES** FOR THE CITY COMMISSION; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE**.**

WHEREAS, the City Commission adopted Resolution 17-R16 establishing quasi-judicial procedures; and

WHEREAS, the City Commission has determined that minor revisions are necessary.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. When conducting quasi-judicial hearings, the City Commission shall follow the procedures as outlined in Exhibit "A."

SECTION 2. The provisions of this Resolution are declared to be severable and if any section, sentence, clause, or phrase of this Resolution shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Resolution but shall remain in effect, it being the legislative intent that this Resolution shall stand notwithstanding the invalidity of any part.

SECTION 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 4. This Resolution shall take effect immediately upon its adoption.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 15th day of July, 2019.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox, City Clerk

Approved as to Form
And Correctness:

_____
Peter J. Sweeney, Esq.
City Attorney

Exhibit "A"

QUASI-JUDICIAL HEARING PROCEDURES AND RULES FOR EX PARTE COMMUNICATIONS

I. Scope and Applicability. These procedures shall apply to all quasi-judicial hearings held by the City Commission.

II. Proceedings. The Mayor (hereafter, the "Presiding Officer") shall conduct the proceedings and maintain order. The City Attorney shall represent the City Commission, rule on all evidentiary and procedural issues and objections, and advise the City Commission as to the applicable law and necessary factual findings. Hearings shall be conducted informally, but with decorum. Formal rules of procedure shall not apply except as set forth herein; however, fundamental due process shall be accorded.

III. Unauthorized Communications. In all quasi-judicial hearings, all rulings must be based only upon the evidence presented at the hearing. Ex parte communications with City Commissioners in quasi-judicial matters are permissible and the adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with City Commissioners:

A. The substance of any ex parte communication with a City Commissioner which relates to a quasi-judicial action pending before the Commission is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before the final action on the matter.

B. A City Commissioner may read a written communication from any person. However, a written communication that relates to a quasi-judicial action pending before the Commission shall not be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

C. City Commissioners may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

D. Disclosure made pursuant to subparagraphs A, B and C must be made before or during the public meeting at which a vote is taken on such matters, so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.

IV. Witnesses and Supporting Materials. At least five (5) calendar days before a quasi-judicial hearing:

A. Staff shall prepare a report, recommendation and supporting materials, a copy of which shall be available to the applicant and to the public at the City Clerk's Office. Included in the supporting materials will be copies of all exhibits and documents upon which staff's recommendation is based.

B. The Applicant shall submit a detailed outline of the argument in support of their application, copies of all exhibits which will be presented at hearing and the names and addresses of all witnesses who will be called to testify in support of the application (including resumes for any witness the party intends to qualify as an expert).

C. The five calendar days deadline is necessary to ensure the Commission is given sufficient opportunity to review the written submissions prior to the hearing, and shall be strictly observed. Should the five (5) calendar day deadline be missed by either staff or the Applicant, the item may be continued at the discretion of the City Commission to the next available agenda.

V. Party Intervenors. The City Attorney may allow a person to intervene as a Party Intervenor if they meet the following requirements:

A. The person must have an interest in the application, which is different than the public at large.

B. At least three (3) calendar days prior to the hearing, the person shall submit a written request to intervene including: a detailed outline of his or her interest in the application and argument in favor or against it, copies of all exhibits which will be presented at the hearing and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert).

VI. Conduct of Hearing.

A. The Presiding Officer shall call the proceeding to order and announce that the hearing has begun.

B. The Presiding Officer shall inquire whether all parties, members of the public and Commission agrees to waive the quasi-judicial hearing.

C. When the quasi-judicial hearing is not waived, the City Attorney or Presiding Officer shall explain the rules concerning procedure, testimony, and admission of evidence.

D. When the quasi-judicial hearing is not waived, the City Clerk shall swear in all witnesses who are to testify at the hearing.

E. The order of proof shall be as follows:

1. A representative of the City's staff shall briefly describe the Applicant's request, introduce and review all relevant exhibits and evidence, report staff's recommendation, and present any testimony in support of staff's recommendation. Staff shall have a maximum of twenty (20) minutes to make their full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission. Any requests for extension of time shall be made to the Presiding Officer, but shall be solely at the discretion of the Presiding Officer.

2. The Applicant (or his/her representative or counsel) shall present evidence and testimony in support of the application. Applicant shall have a maximum of twenty (20) minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission. Any requests for extension of time shall be made to the Presiding Officer, but shall be solely at the discretion of the Presiding Officer.

3. Any Party Intervenor (or his/her representative or counsel) shall present evidence and testimony in support of or opposed to the application. A Party Intervenor shall have a maximum of twenty (20) minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission. Any requests for extension of time shall be made to the Presiding Officer, but shall be solely at the discretion of the Presiding Officer.

4. Any other persons present who wish to submit relevant information to the City Commission shall speak next for a maximum of three (3) minutes each. Members of the public will be permitted to present their non-expert opinions, but the Commission will be expressly advised that public sentiment is not relevant to the decision, which must be based only upon competent substantial evidence.

5. The Applicant will be permitted to make final comments.

6. The Party Intervenor will be permitted to make final comments.

7. The City's staff will make final comments.

8. At the discretion of the Presiding Officer, the Applicant may be permitted to respond to the final Party Intervenor and staff comments and recommendations.

F. The City Commission will conduct open deliberation of the application. The Presiding Officer shall have the ability to reopen the proceeding for additional testimony or argument by the parties when it is necessary and appropriate as determined at the discretion of the Presiding Officer. After deliberations, a vote shall be taken to approve, approve with conditions or deny the application.

VII. Examination by Commissioners and City Attorney or Legal Advisor. Commissioners and the City Attorney may ask questions of City staff, the Applicant (or his/her representative or counsel) or Any Party Intervenor (or his/her representative or counsel) who presents testimony or evidence at any time during the proceedings until commencement of deliberation.

VIII. Cross-Examination of Witnesses. After each witness testifies, the City staff representative, the Applicant's representative and/or the Party Intervenor's representative shall be permitted to question the witness, but such cross-examination shall be limited to matters about which the witness testified and shall be limited to five (5) minutes per side. Members of the public will not be permitted to cross-examine witnesses. Cross-examination shall be permitted only as would be permitted in a Florida court of law.

IX. Rules of Evidence.

A. All evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a court of law in Florida. Irrelevant, immaterial, harassing, defamatory or unduly repetitive evidence shall be excluded.

B. Hearsay evidence may be used for the purposes of supplementing or explaining other evidence, but it shall not be sufficient by itself to support a finding unless it would be admissible over objection in a civil action.

C. Documentary evidence may be presented in the form of a copy or the original. Upon request, parties shall be given an opportunity to compare the copy with the original.

X. Statements of Counsel. Statements of counsel, or any non-attorney representative, shall only be considered as argument and not testimony unless counsel or the representative is sworn in and the testimony is based on actual personal knowledge of the matters which are the subject of the statements.

XI. Standard of Proof. The decision of the City Commission to approve, deny or modify an agenda item shall be based on competent substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

XII. Continuances and Deferrals. The City Commission shall consider requests for continuances made by City staff, the Applicant or a Party Intervenor and may grant continuances in its sole discretion. If, in the opinion of the City Commission, any testimony

or documentary evidence or information presented at the hearing justifies allowing additional research or review in order to properly determine the issue presented, then the City Commission may continue the matter to a time certain to allow for such research or review.

XIII. Maintenance of Evidence and Other Documents. The Office of the City Clerk shall retain all of the evidence and documents presented at the hearing unless any such evidence is too large to be stored by the City Clerk or staff liaison. In that event, such evidence will be stored in the Planning Department.

City Commission Regular Meeting **15.a.**

Meeting Date: 07/15/2019

Re: Purchase Order Report

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

July 1, 2019 Purchase Order Report

Attachments

July 1, 2019 Purchase Order Approvals by City Manager

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/05/2019 11:03 AM
City Manager	Nick Mimms	07/05/2019 11:03 AM

Form Started By: Jennifer Robinson Started On: 07/01/2019 01:47 PM

Final Approval Date: 07/05/2019

Purchase Order Approvals between $10,000 and $50,000 by the City Manager from June 1, 2019 to June 30, 2019

1. Purchase Orders

   a. Request approval to award Blakeslee Electrical Contractors the South 7th Street electrical service upgrades in the amount of $38,500.

   b. Request approval of purchase order in the amount of $21,000 for canal clearing services for Moore's Creek from 23rd Street to 29th Street performed by South Florida Land Clearing, Inc. of Fort Pierce.

   c. Approval of Smarsh annual Office 365 (Teams addition) and Youtube archiving platform services for the annual total amount of
   $14,820.00

   d. Approval for Vology, Mountable rack, 10GBase direct attach cable for HPE Aruba 8320, Extended Service Agreement and Subscription License, in the amount of $15,712.27.

   e. To request authorization to purchase decorative street signs for the Peacock Art District from Capital Streetscapes, Austin, TX, as a single source , in accordance to the attached quote 7731 for an amount not to exceed $16,306.00.