Any interested party may attend the City Commission meeting in person or submit comments on agenda items in writing to the City Clerk no later than noon on the day of the meeting. All meetings are broadcast live on Comcast Cable TV Channel 27 or streamed live online at www.cityoffortpierce.com.

Comments on agenda items should be submitted via email to cityclerk@cityoffortpierce.com; comments must include your name and address to be read into the record. The City Clerk will read all comments on agenda items submitted by the deadline. Please note that the decorum policy applies to both written and oral comments and all comments shall be limited to 3 minutes as read by the City Clerk.

C I T Y O F F O R T P I E R C E
CITY COMMISSION AGENDA

Regular Meeting - Monday, August 17, 2020 - 6:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

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

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of Minutes from August 03, 2020 Regular Meeting.

6. **PROCLAMATIONS**

   a. Women's Equality Day Proclamation being received by Linda Ford Gallup

7. **LETTERS TO COMMISSION**

   a. Letter from Gilbert E. Hyatt, III, President & Qualifier and Gilbert E. Hyatt, IV, Vice President of Gil Hyatt Construction in appreciation of the consistently pleasant and professional conduct of the following employees of the Building Department: Elizabeth Beck, Cristobal Bossano, Guillenno Carbonell, Shaun Coss, Cesar Flores, Kevin Grant, Paul Julin, Susan Keller, Kristie Kirstein, Tim Little, Ed Roseberry, Ed Smith, Paul Thomas and Kim West.

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. Third Quarter Financial Report

11. **CONSENT AGENDA**

a. Approval of Specific Authorization No. 2 to Culpepper & Terpening, Inc (C&T) in an amount not to exceed $62,970.00. Pending City Attorney approval.

b. Approval of request to reduce demolition fees in the amount of $38,241.68 against 2152 S Jenkins Road, Fort Pierce, FL, Parcel ID Number 2418-333-0002-000-6 owned by BGDN, LLC, 1820 Avenue K, Brooklyn, NY 11230. In accordance with previously established policy, staff recommends the approval to waive the costs for interest, penalties, and fees leaving a balance due of $21,827.00 payable in 30 days. However, applicant is requesting a waiver of all charges $38,241.68, which requires a direct vote by Commission.

12. **PUBLIC HEARINGS**

Any Public Comment on these items, if not being offered in person, should be submitted by noon on the day of the meeting using the Sworn Public Comment Form which is available on the city's website at: http://www.cityoffortpierce.com/DocumentCenter/View/8741/Sworn-Public-Comment-for-Public-Hearings

a. Presentation and Public Hearing for the 2019-2020 Community Development Block Grant (CDBG) Program with CARES Act (CV) Amendment

b. Quasi-Judicial Hearing for a Conditional Use Approval for an elevated dune crossover seaward of the Coastal Construction Control Line (CCCL) for private beach access.

c. Quasi-Judicial Hearing for a Conditional Use Approval with no new construction for a Vacation Rental located at 1361 Binney Drive submitted by the applicant, Michelle Longarzo, for the property owner, Dana France.

d. Quasi-Judicial Hearing for a Conditional Use Approval with no new construction for a Vacation Rental located at 1218 S. 11th Street submitted by the applicant, Michelle Longarzo, for the property owner, Raul Arenas.

e. Legislative Hearing - Ordinance 20-016 Establishing the Bent Creek Community Development District. SECOND READING

f. Legislative Hearing - Ordinance 20-019 adopting 2020 Fort Pierce Redevelopment Plan Update and providing for an extension of operational timeframe. SECOND READING

g. Legislative Hearing - Ordinance 20-008 amending the City's Comprehensive Plan to include revisions to the Future Land Use Element Subsection B, Commercial, to require the uses within the Central Business District (CBD) to have mixed-uses which may include commercial / retail, allow for single-family residential as part of those mixed-use developments, expand the range of office and retail uses which may be permissible. SECOND READING

h. Legislative Hearing - Ordinance 20-009 changing the home occupation use in the Central Commercial (C-4) zoning district from a prohibited use to a conditional use; permitting mixed uses to be constructed as individual buildings or developments in the Central Commercial (C-4) zoning district, both vertically and horizontally; changing duplex, detached house, and townhouse uses in the Central Commercial (C-4) zoning district from prohibited uses to conditional uses; defining the utilization of home occupations located on parcels within the central business district (CBD) Future Land Use designation. SECOND READING

i. Legislative Hearing - Ordinance 20-011 seeking a Future Land Use Map Amendment for eight (8) properties generally located at or near 322 North 2nd Street from Industrial (I) to Central Business District (CBD). SECOND READING

j. Legislative Hearing - Ordinance 20-017 abandoning all City right-of-way passing through or lying within two parcels of land bound By A.E. Backus Avenue to the north, North Indian River Drive to the east, Avenue B to the south, and North 2nd Street to the west. SECOND READING

k. Legislative Hearing - Ordinance 20-018 abandoning a portion of the Avenue B right-of-way, bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west. SECOND READING

l. Legislative Hearing - Ordinance 20-012 rezoning ten (10) properties generally located at or near 322 North 2nd Street from Light Industrial (I-1) for eight (8) parcels and Central Commercial (C-4) for two (2) parcels to Planned Development (PD). SECOND READING

m. Legislative Hearing - Ordinance 20-021 - extending the territorial limits of the City of Fort Pierce, to include a 1.50 acre unaddressed parcel abutting 3280 South 25th Street in Fort Pierce, Florida. FIRST READING

13. **CITY COMMISSION**

a. Resolution No. 20-R38 establishing Community Response Department fees.

b. Resolution 20-R39 appointing a member to the Planning Board.

c. Discussion and/or direction regarding the Mayor and Commission appointees to the Police Community Advisory Committee that have terms expiring on 9/3/2020; will members be reappointed or shall we seek additional applications.

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Pursuant to Sec. 2-49, Fort Pierce Code of Ordinances, persons desiring to place an item on the agenda may make written request to the city manager no later than 5:00 p.m. fifteen (15) days preceding the regular city commission meeting. Such request must state the subject matter of the individual's appearance and should include any background materials pertinent to the issue. The city manager shall review the request to determine if the item might be handled administratively or whether the subject matter is an item of city business. If appropriate, the city manager shall submit the item for placement on the agenda to the city clerk no later than 5:00 p.m. ten (10) days preceding the regular city commission meeting. The mayor may impose a time limitation of five (5) minutes, or allow such additional time he or she determines necessary and appropriate for such person to make presentation. All reports, communications, ordinances, resolutions, contracts, documents or other materials to be submitted to the commission shall, no later than 12:00 noon on Wednesday prior to each meeting, be delivered to the city clerk and furnish each member thereof with a copy of the same prior to the regular meeting.

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 - 6:30 pm **5. a.**

Meeting Date: 08/17/2020

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of Minutes from August 03, 2020 Regular Meeting.

Attachments

Minutes 08.03.2020

Form Review

Form Started By: Maura Stokes Started On: 08/11/2020 04:35 PM

Final Approval Date: 08/11/2020

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, **AUGUST 03, 2020.**

1. CALL TO ORDER

Mayor Hudson called the August 03, 2020 Regular Meeting of the City Commission to order at 6:30 PM.

2. OPENING PRAYER - Pastor Dr. Pauline Williams, St. Paul AME Church

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

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

Commissioner Alexander was present by telephone conference call.

5. APPROVAL OF MINUTES

a. Approval of Minutes from the July 20, 2020 Regular Meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson, to approve the minutes from the July 20, 2020 Regular Meeting.

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

Passed

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

a. Email from Dodi Spence in appreciation of Police Officers McNeal and Anton's excellent service when assisting her sister.

b. Social media posts in recognition of Solid Waste Driver Latosha German's efficent, excellent hard work.

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.

None.

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

Commissioner Sessions has requested a discussion regarding a Navy SEAL Museum incident to be added to the agenda.

Commissioner Perona would like more information regarding this topic other than news reports or social media posts before discussing it.

Commissioner Johnson would also like more information regarding this topic. Commissioner Johnson also inquired about Item 13d which has no backup information or attachments. This matter was discussed at length at previous City Commission meetings and inquired if there is additional information that is being brought forth for discussion.

Mayor Hudson reminded the Commission that the Agenda is very full this evening and was made aware of the Navy SEAL Museum incident today. She suggested that this item be discussed at a Conference Agenda meeting after obtaining facts; or, Commissioner Sessions could discuss this item during the Comments from Commissioners.

Commissioner Sessions stated this item is vital for the Commission to address and it requires immediate

attention. Commissioner Sessions would like to have the initial discussion followed by direction for staff so that it may be discussed during a future meeting.

Commissioner Alexander commented that a decision or direction to staff cannot be made during the Comments for the Commission and that is why it should be added under City Commission business.

Commissioner Johnson stated that the body cam issue and the Fort Pierce Police Department issue have been discussed extensively and can be discussed again tonight; however, he nor the public have had a chance to review a proposed ordinance or terms and this should not be discussed during the business portion of the meeting but during Commission discussion.

Commissioner Perona cannot recall a situation like this before. If a Commissioner has something important enough to bring forward, the City Commission should discuss it. The process should be one of factual information and not perception. The responsibility is to lead this dais with discussion, process and decisions that are based on fact. These two items do not have enough supportive information to decide or give direction tonight.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander, to add an Item for discussion regarding the Navy SEAL Museum to the Agenda.

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson, to amend the Agenda and remove Item 13d.

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

Commissioner Sessions stated there is a policy for the police bodycam procedure that pertains to reports involving body-worn cameras, and he will request copies of the last two months for any reports submitted. Commissioner Sessions intends to bring this matter back to the City Commission for discussion.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson, to approve and set the Agenda as amended.

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

10. MISCELLANEOUS REPORTS

a. Discussion and direction regarding the future of the city's scooter share program following a 12-month pilot.

Mr. Mimms introduced representatives from Superpedestrian which is the firm that has taken over the administration and operational duties from the original vendor, Zagster. Approximately one year ago, Zagster presented to the City Commission a concept that involved recreation and transportation in the form of micro-mobility which would be run as a pilot program and would be reviewed after one year by the City Commission. Superpedestrian representatives are here to discuss the continuation of the program and address concerns of residents. At the conclusion of the presentation, the City Commission will have the option to move forward with the micro-mobility program through a RFP process or, terminate the program.

Superpedestrian representatives, Mr. Torrod Jackson, Operations Manager, was present along with Adam Greenstein, Government Partnerships Manager, who was present by telephone. Mr. Greenstein presented slides which provided an overview of the program, which is at no cost to the City of Fort Pierce; the utilization of the program which from September 2019 through July 2020 had 55,000 trips used by 28,150 users with most rides occurring on Tuesday through Friday in the late afternoon and early evening hours. Scooters are turned off at 9:00 PM. In January, the type of scooter was upgraded from Spin to Link because it provides for better night vision, a safer ride, improved geofencing, and advanced tip-over protection. Mr. Greenstein further discussed the economic development tourism aspect of this program, transportation opportunities, and challenges of the program. To address the conflicts with residents, these upgraded scooters have a stronger geo-fence to allow for immediate stopping, no-ride zones, or implementation for slow ride zones. Superpedestrian responds to all complaints received. Scooters can be restricted to bike lane use only and restricted from sidewalks. Field Staff responds to any tipped over scooter or improperly parked scooters within two hours. Superpedestrian proposes to extend the current contract, provide employment opportunities for local residents, extend the curfew to benefit local businesses, explore revenue sharing with the City of Fort Pierce and continue to build on strategic partnerships with the city, county, and local businesses.

Commissioner Sessions requested that the cost-share with the City of Fort Pierce address the impact fees incurred by the police department which cover more than just administrative expenses by the City.

Mr. Greenstein responded that this is a self-supporting program and the level of cost share depends on the level of ridership and available riding hours. Mr. Mimms stated that exact terms should not be negotiated at this time but if the program is approved to continue, during the RFP process.

Commissioner Johnson inquired about the type of capital investments other cities invest for this type of program. While the scooters are available, there is concern that the scooters are parked on sidewalks which is taxpayer infrastructure that has a private enterprise product parked on this publicly funded infrastructure. Commissioner Johnson asked how other cities deal with this issue and what type of feedback has been received from the downtown businesses, Tourist Development Council, and Economic Development Council of St. Lucie County. Mr. Greenstein stated that it can be a double-edged sword because being a dock-less item makes this a valuable transportation service. The biggest challenge industry wide is controlling where the scooters can and cannot go and promoting proper parking. Superpedestrian does identify strategic hub locations and every evening, employees collect and re-park the scooters in specific staging locations. Robust geo-fencing will allow for no parking on the sidewalks.

Commissioner Perona commented on lack of helmet use by riders and inquired about the demographics of the riders. Mr. Jackson responded that all ages utilize the scooter program. Primarily during the week, the age range is 35-50 and is more general on the weekends. Commissioner Perona inquired about statistics on injury reports and property damage; Mr. Greenstein confirmed there has not been any rider-injury or city reported accident or injury.

Mayor Hudson commented that when the program began, there were a lot of complaints because the scooters were being used improperly. Many of the issues raised by complaints have been addressed and resolved but there are some who continue to use them improperly.

Commissioner Alexander would like to explore solutions to the complaints and inquired about sanitization. Mr. Greenstein shared that every scooter is sanitized every day and each time an employee is handling one whether to pick up and re-stage or for repairs. Sanitization information is provided through the app and on their website.

Mayor Hudson has received an overwhelming number of complaints regarding the scooters and does not support moving forward.

Commissioner Johnson stated that during the RFP process, the public will have an opportunity to voice their opinions on the topic and as a community working together, we can decide during a public hearing.

Commissioner Perona would like input from the Fort Pierce Police Department regarding the scooter program.

Consensus from the City Commission is to move forward with a month-to-month contract with this company while the RFP is drafted, and proposals reviewed. This will give the community ample time to express their opinions. The process should take approximately six months to complete.

11. CONSENT AGENDA

a. Approval of request to reduce Code Enforcement lien in the amount of $3,500.00 against 1800 Oleander Avenue, Ft. Pierce, FL 34950 - Parcel ID Number 2415-703-0156-000-6 owned by Adrian Hudson Curtis, 1800 Oleander Avenue, Ft. Pierce, FL 34950. In accordance with previously established policy, staff recommends the approval to waive $2,400.00 leaving a balance due of $1,100.00 payable in 18 months. If not paid within this time period, the lien will revert to the original reduced amount. However, applicant is requesting a waiver of all fines in the amount of $3,500.00 leaving a balance of $.00 to be paid, which requires a direct vote by Commission.

b. Approval of request to reduce Code Enforcement lien in the amount of $2,580.00 against 1800 Oleander Avenue, Ft. Pierce, FL 34950 - Parcel ID Number 2415-703-0156-000-6 owned by Adrian Hudson Curtis, 1800 Oleander Avenue, Ft. Pierce, FL 34950. In accordance with previously established policy, staff recommends waiving $1,480.00 leaving a balance due of $1,100.00 payable in 36 months. If not paid within this time period, the lien will revert to the original amount. However, applicant is requesting a waiver of all fines in the amount of $2,580.00 leaving a balance of $.00 to be paid, which requires a direct vote by Commission.

c. Approval of request to reduce lot clearing fees in the amount of $639.05 against 605 N 20th Street, Fort Pierce, FL, Parcel ID Number 2404-716-0036-000-5 owned by Dena K. Matthews, P. O. Box 1173, Fort Pierce, FL 34954. In accordance with previously established policy, staff recommends the approval to waive the costs for interest, penalties, and fees leaving a balance due of $236.05 payable in 30 days.

d. Approval of request to reduce lot clearing fees in the amount of $704.40 against 605 N 20th Street, Fort Pierce, FL, Parcel ID Number 2404-716-0036-000-5 owned by Dena K. Matthews, P. O. Box 1173, Fort Pierce, FL 34954. In accordance with previously established policy, staff recommends the approval to waive the costs for interest, penalties, and fees leaving a balance due of $500.00 payable in 30 days.

f. Approval of request to reduce lot clearing fees in the amount of $337.90 against 606 N 21st Street, Fort Pierce, FL, Parcel ID Number 2404-716-0043-000-7 owned by Dena K. Matthews, P. O. Box 1173, Fort Pierce, FL 34954. In accordance with previously established policy, staff recommends the approval to waive the costs for interest, penalties, and fees leaving a balance due of $75.72 payable in 30 days.

g. Approval of request to reduce lot clearing fees in the amount of $325.19 against 606 N 21st Street, Fort Pierce, FL, Parcel ID Number 2404-716-0043-000-7 owned by Dena K. Matthews, P. O. Box 1173, Fort Pierce, FL 34954. In accordance with previously established policy, staff recommends the approval to waive the costs for interest, penalties, and fees leaving a balance due of $71.72 payable in 30 days.

h. Approve contract with L&S Enterprises, LLC, as a single source purchase, to replace light fixtures along S. Ocean Drive for an amount not to exceed $166,055.00.

i. Approval to submit and accept a grant from the Department of Justice, Edward Byrne Memorial, Justice Assistance Grant Program (JAG) for funding in the amount of $20,788 by the Police Department.

j. Approve purchase from Securitas Electronic Security Inc., Uniontown, OH, for Building Department security services build-out not to exceed $55,104.23.

k. Approval of Addendum A to Lease Agreement with Winking Starfish, LLC (Crabby's Dockside).

l. Approval of proposed agreement between St. Lucie County and the City of Fort Pierce for the reimbursement of costs pursuant to the CARES Act.

Commissioner Alexander pulled items 11c and 11d for discussion.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona, to approve items 11a, 11b, 11f, 11g, 11h, 11i, 11j, 11k, and 11l

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

Passed

Regarding items 11c and 11d, Commissioner Alexander inquired if they are a duplication and why there is a vast difference in the fees when the original costs were similar.

Code Enforcement Manager Peggy Arriaz explained that both items are for the same property with two separate liens for lot clearing costs. Ms. Arriaz further explained that the scope of work may have been different for 11c which was assessed ten years prior to the lien for 11d thereby having higher interest and penalties.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Thomas Perona, to approve items 11c and 11d

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

Passed

12. PUBLIC HEARINGS

Any Public Comment on these items, if not being offered in person, should be submitted by noon on the day of the meeting using the Sworn Public Comment Form which is available on the city's website at: http://www.cityoffortpierce.com/DocumentCenter/View/8741/Sworn-Public-Comment-for-Public-Hearings

a. Resolution No. 20-R37 and Quasi-Judicial Hearing – A hearing to allow the owners and/or parties of interest in the property identified as 604 N 25th Street to show cause why the structure located on the premises should not be condemned and demolished.

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

RESOLUTION NO. 20-R37
A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT 604 N 25TH ST IN FORT PIERCE, FLORIDA 34950 IS UNSAFE AND A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT SAID BUILDING OR STRUCTURE SHALL BE DEMOLISHED; DECLARING THE PARTIES OF INTEREST WERE PROVIDED THE OPPORTUNITY TO BE HEARD AND ARE RESPONSIBLE FOR THE REMOVAL OF THE BUILDING OR STRUCTURE; AND ORDERING THE CITY OF FORT PIERCE TO PROCEED WITH SUCH REMOVAL AND PLACE A LIEN UPON THE PROPERTY IDENTIFIED IF COMPLETED BY THE CITY OF FORT PIERCE; PROVIDING FOR APPEAL; PROVIDING FOR NOTICE TO ALL PARTIES; AND PROVIDING FOR AN EFFECTIVE DATE

Mayor Linda 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 City Commission that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the commission engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the commission applies those laws and policies and is held to stricter procedural requirements.

Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal commission meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and decisions must be made based on competent substantial evidence.

Therefore, Commissioners have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the commission has established the uniform procedures for quasi-judicial hearings that will be followed this evening.

Mayor Linda 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 and asked City Clerk to call the roll:

Commissioner Alexander - none.
Commissioner Johnson - none.
Commissioner Perona - none.
Commissioner Sessions - none.
Mayor Hudson – none.

Mayor Linda Hudson opened the public hearing.

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.

Staff presentation:
Peggy Arriaz, Code Enforcement Manager, sworn, provided an overview of the proposed resolution to condemn and demolish a structure located at 604 N. 25th Street. Ms. Arriaz provided a brief history dating back to 2013 when the original condemnation order was approved by Building Official Marc Meyers. The property has since changed ownership. In August 2018, a new condemnation action was initiated against the current owner and a property inspection was completed. At that time, no permits had been issued and a recommendation for demolition of the structure was made. The owner has taken no action and staff recommends a demolition order. A Notice of Unsafe Building was sent by certified mail to all property owners. The current owner has requested several extensions which were granted. The property is vacant, there are no utilities and it is not a historic structure. Ms. Arriaz provided photos which were taken on July 21, 2020 showing the disrepair. Ms. Arriaz also provided a location map for reference.

Commission questions for Staff:
Utilities have not serviced the property for years. The subject property has two structures joined by a roof. There is significant decay and damage to both structures.

Applicant questions for Staff:
The owner, Mr. Pierre M. Charles, sworn, was present and agreed with the staff presentation.

Applicant presentation:
Mr. Charles stated that three parties purchased the property with the intention of rehabilitation. The cost estimates for demolition were found to be too much, so they have re-listed the property for sale. The real estate agent stated today that there are two investors interested in the property.

Commission questions for Applicant:
Commissioner Perona inquired about the price quotes received to which Mr. Charles responded that the demolition would cost $18,000.00 and that is more than they paid for the property. Ms. Arriaz stated that LEB Demolition has quoted the City of Fort Pierce $11,922.50 for the cost demolition.

Public comment: None

Seeing no one else, Mayor Hudson closed the public hearing.

Comments by the City Commission:
Commissioner Alexander inquired if the City contracts to demolish the structure, can the owner make a payment plan to repay the cost. Ms. Arriaz commented that in the past, arrangements have been made for repayment. City Attorney Peter Sweeney stated once the demolition is complete, the owner is sent an invoice for the cost of demolition and a lien is placed on the property to secure the City's interest.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Jeremiah Johnson, to approve Item Resolution 20-R37 for the condemnation and demolition of the structure located at 604 N. 25th Street.

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 Final Plat, submitted by Property Owner(s) Lally Development, Inc. and Applicant, Tim Foster, Vice President, Caulfield & Wheeler Inc., to subdivide 2.48 acres of land, Replat of the Townhouse Tract of Buildings C, D, and E for the Magnolia Square subdivision located at Liberty Square Way, Franklin Square Lane, and 3334 Madison Square Lane Fort Pierce, Florida 34982.

City Clerk Linda Cox introduced the application for Final Plat submitted by Property Owners Lally Development, Inc. and Applicant, Tim Foster, Vice President, Caulfield & Wheeler Inc., to subdivide 2.48 acres of land, Replat of the Townhouse Tract of Buildings C, D, and E for the Magnolia Square subdivision located at Liberty Square Way, Franklin Square Lane, and 3334 Madison Square Lane Fort Pierce, Florida 34982.

Mayor Hudson called the public hearing to order and reminded the Commission and Public that this proceeding is a Quasi-Judicial Hearing and that City Attorney Peter Sweeney has read the legal requirements into the record.

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

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:

Commissioner Alexander - none.
Commissioner Johnson - none.
Commissioner Perona - none.
Commissioner Sessions - none.
Mayor Hudson – none.

Mayor Linda Hudson opened the public hearing.

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.

Staff Presentation
Director of Planning Jennifer Hofmeister, sworn, provided an overview of the proposed subject Final Plat. Ms. Hofmeister provided maps for future land use, zoning and the proposed minor amendment to the plat to provide consistency in the design of the development. The replat meets the standards of the City's Land Development Code and Comprehensive Plan. The Planning Board recommends approval.

Staff recommends approval subject to one condition:
1) The applicant will supply two (2) Mylars for appropriate signatures and then the plat will be recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

Commission questions for Staff:
Commissioner Johnson inquired if there were any comments about the infrastructure. Ms. Hofmeister said there were no comments and that this item was reviewed by the Technical Review Committee and all review agencies recommended approval.

Applicant questions for Staff: None
Applicant presentation:
Mr. Ron Furnace, Planning Surveyor, sworn was present and available to answer any questions.

Commission questions for Applicant: None.
Public comment: None.

Mayor Hudson, seeing no one else, closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona, to approve Item 12b with staff conditions.

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

Passed

c. Legislative Hearing - Ordinance 20-015 - extending the territorial limits of the City of Fort Pierce, Florida, to include 4114 Poinsetta Avenue in Fort Pierce, Florida. SECOND READING

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

ORDINANCE NO. 20-015
AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE 4114 POINSETTA AVENUE IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2021; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING.

Mayor Hudson opened the Public Hearing.

Seeing no one, Mayor Hudson closed the Public Hearing

Comments by the City Commission: None

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander, to approve Ordinance 20-015.

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

Passed

d. Legislative Hearing - Ordinance 20-016 Establishing the Bent Creek Community Development District. FIRST READING

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

ORDINANCE NO. 20-016
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ESTABLISHING THE BENT CREEK COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE NAME, POWERS AND DUTIES; PROVIDING FOR DESCRIPTION AND BOUNDARIES; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING.

City Attorney Peter Sweeney provided an overview of the proposed ordinance. Attorney Sweeney provided background on the Bent Creek Development. The Bent Creek Development which has been under development for approximately 15 years, is bisected by Peterson Road. There is an executed developer's agreement which requires that Peterson Road be built out before the next phase can begin. In order to accomplish this one of the proposals is to create a Community Development District (CDD).

Attorney Ginger Wald, Applicant Representative for Lennar Homes, LLC, sworn, was present to answer any questions the City Commission may have. Included with the back up material explaining the CDD is a petition which is statutorily required for a CDD. A CDD is an independent unit of government with limited powers. The power under the CDD which is for financing the construction of Peterson Road and a bridge. Attorney Wald further explained that the CDD will only be within the boundaries of the property and will have a Board of Supervisors similar to the City Commission.

Commissioner Sessions inquired what more is there than just the financing of the development aspect to this proposed CDD.

Commissioner Perona inquired that if the development of Peterson Road and bridge improvements were part of the original approved development plan, what benefit by the City of Fort Pierce will be realized by approving this CDD. Attorney Wald explained that the benefit to the City will be that this will no longer be an issue to the City of Fort Pierce because the CDD as the governmental entity will oversee the funding of the construction. The cost of infrastructure development for Peterson Road would be charged back to property owners within the CDD through non-ad valorem taxes assessed only to the property owners within the district and would allow for the sale of tax-free municipal bonds.

Commissioner Alexander expressed concern and has heard from owners in Phase One that agreements made under the original plan have not been completed such as certain amenities and solving drainage issues when it rains. Attorney Wald will defer to the developer to address these issues and stated that it is a requirement to complete Peterson Road before construction of homes can begin.

Commissioner Sessions inquired of the City Attorney if the creation of the CDD would cause the City to be waiving or abandoning our rights to allow a government to rise within a government and ultimately create Bent Creek as its own City. Commissioner Sessions along with Commissioner Alexander are concerned about the drainage and water issues within Bent Creek that have not been addressed and would like to know what the developer plans to do to rectify this problem.

City Attorney Peter Sweeney stated that by statute, a CDD is a local governing body but does not have zoning or land regulation ability. In its simplest form, a CDD is designed to be a financing mechanism for infrastructure. The City has one other CDD in Portofino. That was designed for stormwater infrastructure. No further development within Bent Creek can occur until Peterson Road is developed. The road itself will be a public road in the City of Fort Pierce. There will still need to be approval by the City Commission for an amendment of the developer's agreement. Attorney Wald further explained that a CDD does not have zoning ability, policing, and cannot issue permits. Chapter 190 of the Florida Statutes are the Charter for the CDD and does not conflict with the Charter of the City of Fort Pierce. No CDD in the State of Florida can create its own law. The City of Fort Pierce has power over the CDD.

Commissioner Alexander inquired about who the power source supplier would be.

Mr. Greg Pettibon of Lennar Homes, sworn, was present to answer questions by the City Commission. Mr. Pettibon stated that the CDD will have no impact on whether FP&L or FPUA provides utility service to landowners. Mr. Pettibon also stated that this CDD is only to be established over undeveloped future tracts of land which they plan to turn into the next phases of the community. There will be no impact or changes for the existing residents. Mr. Pettibon stated that during his time involved with the development of Tradition, there were at least 17 CDD's, and that he currently lives in a CDD in Port St. Lucie. The CDD is a financing tool for large land tract development and work as a supplement to a homeowner's association. Mr. Pettibon explained that the amenities in Phase One are fully constructed. There is a clubhouse and sports facilities which are fully constructed and operational. Mr. Pettibon believes the extreme flooding was part of a larger area-wide incident and had to do with pre-preparation of storm drainage from another drainage district and occurred during a hurricane or tropical storm when we had 20 inches of rain. A CDD is responsible for the drainage system.

City Manager Nick Mimms commented that Bent Creek is a gated community and the roads within the community are private and maintained by their association. Peterson Road is a county designated road and will continue to be a county road and not a City of Fort Pierce road. Peterson Road will have to be developed to county standards regarding drainage and storm water management. The City of Fort Pierce engineer will be reviewing the design and work with county staff.

Mr. Brian Nolan, Applicant Representative, sworn, was present and available to answer questions. Mr. Nolan stated that a CDD is good for the City of Fort Pierce in a large-scale development such as Bent Creek and like Western Grove, Southern Grove and Tradition, PGA Village and St. Lucie West. A CDD will be a benefit by keeping the housing costs in line with what the market bears. This CDD will be used judiciously for a very specific construction project of off-site improvements and is a reimbursement tool. This CDD will be a benefit to future homeowners. All costs of development including raw land development are ultimately passed on to the homeowner. Having a CDD will provide for more cost-effective financing for the developer which is then passed on to the homeowner.

Building Official Paul Thomas was present to address the street flooding issues. The entire parcel is located within a special flood zone due to its proximity to Five Mile Creek. When the property was developed the developer obtained a Letter of Map Revision which means the land lays below the flood plain and the homes were build up above the flood plain. While the homes are no longer in the flood zone, the streets remain in the flood zone. The streets are designed as the drainage.

Mayor Hudson opened the Public Hearing.

Public Comment:
Kori Benton – Opposed to CDD. Developer should bear costs and is concerned with non-ad valorem costs and length of terms and property values.
Bob Burge – Opposed to CDD. Is concerned that landscaping was not completed in Phase One, and the current HOA being affected by the CDD.

Applicant Summary:
Mr. Pettibon responded that no current homeowners will be affected by the CDD. They will not be within the CDD. This will be for future landowners only and current owners will have no liability. The CDD will not co-mingle with the HOA. They can work together but are not required to.

Mr. Nolan stated that all roads within the community will remain private roads; however, Peterson Road will remain a public county road. Peterson Road development will be reviewed and permitted by St. Lucie County. Peterson Road will be a widely used public road because it will connect with Jenkins Road. Plans were submitted in September 2019 and Lennar is waiting on County approval of the plans so the City can review for approval. Lennar is waiting on City of Fort Pierce engineering's review of internal cost estimates, so they can obtain a bond and surety. Lennar is eager to resume development.

Attorney Wald stated that the non-ad valorem tax will be based upon the bond. The petition has a good faith estimate of 4.2 million dollars. Every sales contract will contain a disclosure of this in a larger font that they are buying into a CDD and special assessments can be placed on their home.
Attorney Wald provided a timeframe for the CDD will be established and begin once the City Commission approves the second reading.

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

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona, to approve Ordinance 20-016.

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

NAY: Commissioner Jeremiah Johnson

Passed

e. Legislative Hearing - Ordinance 20-019 adopting 2020 Fort Pierce Redevelopment Plan Update and providing for an extension of operational timeframe. FIRST READING

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

ORDINANCE NO. 20-019
AN ORDINANCE OF THE CITY OF FORT PIERCE, ADOPTING THE COMMUNITY REDEVELOPMENT PLAN UPDATE FOR THE FORT PIERCE REDEVELOPMENT AGENCY; PROVIDING FOR AN EXTENSION OF THE COMMUNITY REDEVELOPMENT AGENCY'S OPERATIONAL TIMEFRAME, PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPLEALING ORDINANCES OR PARTS THEREOF IN CONFLICT. FIRST READING

City Manager Nick Mimms provided an overview of the proposed ordinance. At the July 28, 2020 Fort Pierce Redevelopment Agency (FPRA) meeting, a presentation was made by John Jones, our consultant from S & ME which went through the FPRA plan update. A four-point action plan was identified: Restore neighborhoods; foster arts and culture; reset the economic base; and, to connect. The FPRA has identified infrastructure projects that are scheduled to occur through the year 2042.

Mayor Hudson opened the Public Hearing.

Seeing no one, Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona, to approve Ordinance 20-019.

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

Passed

f. Legislative Hearing - Ordinance 20-008 amending the City's Comprehensive Plan to include revisions to the Future Land Use Element Subsection B, Commercial, to require the uses within the Central Business District (CBD) to have mixed-uses which may include commercial / retail, allow for single-family residential as part of those mixed-use developments, expand the range of office and retail uses which may be permissible. FIRST READING

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

ORDINANCE NO. 20-008
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE CITY'S COMPREHENSIVE PLAN TO INCLUDE REVISIONS TO THE FUTURE LAND USE ELEMENT SUBSECTION B, COMMERCIAL, TO REQUIRE THE USES WITHIN THE CENTRAL BUSINESS DISTRICT (CBD) TO HAVE MIXEDUSES WHICH MAY INCLUDE COMMERCIAL / RETAIL, ALLOW FOR SINGLE-FAMILY RESIDENTIAL AS PART OF THOSE MIXED-USE DEVELOPMENTS, EXPAND THE RANGE OF OFFICE AND RETAIL USES WHICH MAY BE PERMISSIBLE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. FIRST READING.

Director of Planning Jennifer Hofmeister provided an overview of the proposed text amendment to the Comprehensive Plan for the Central Business District (CBD). The amendment directly related to property located at 322 North 2nd Street which is referred to as Kings Landing. The purpose is to change the Future Land Use designation from light industrial to Central Business District as part of the developer's agreement entered into by the City of Fort Pierce and will allow for single family and townhomes within the CBD. The Planning Board and staff recommends approval of this ordinance.

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson, to approve Ordinance 20-008.

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

Passed

g. Legislative Hearing - Ordinance 20-009 changing the home occupation use in the Central Commercial (C-4) zoning district from a prohibited use to a conditional use; permitting mixed uses to be constructed as individual buildings or developments in the Central Commercial (C-4) zoning district, both vertically and horizontally; changing duplex, detached house, and townhouse uses in the Central Commercial (C-4) zoning district from prohibited uses to conditional uses; defining the utilization of home occupations located on parcels within the central business district (CBD) Future Land Use designation. FIRST READING

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

ORDINANCE NO. 20-009
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, RELATING TO BASIC ZONING DISTRICTS, ALLOWED USES, AND SUPPLEMENTARY REGULATIONS, CHANGING THE HOME OCCUPATION USE IN THE CENTRAL COMMERCIAL (C-4) ZONING DISTRICT FROM A PROHIBITED USE TO A CONDITIONAL USE; PERMITTING MIXED USES TO BE CONSTRUCTED AS INDIVIDUAL BUILDINGS OR DEVELOPMENTS IN THE CENTRAL COMMERCIAL (C-4) ZONING DISTRICT, BOTH VERTICALLY AND HORIZONTALLY; CHANGING DUPLEX, DETACHED HOUSE, AND TOWNHOUSE USES IN THE CENTRAL COMMERCIAL (C-4) ZONING DISTRICT FROM PROHIBITED USES TO CONDITIONAL USES; DEFINING THE UTILIZATION OF HOME OCCUPATIONS LOCATED ON PARCELS WITHIN THE CENTRAL BUSINESS DISTRICT (CBD) FUTURE LAND USE DESIGNATION; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. FIRST READING

Planning Director Jennifer Hofmeister provided an overview of the proposed text amendment to City Code regarding the C-4 zoning district as it relates to the use table and to home occupations. The proposed amendment will allow for detached houses, duplexes, and townhouses be permitted as a Conditional Use in the C-4 District; strikes the word “vertical” from the mixed-use building category; changes the home occupation use in C-4 from prohibited to be allowed as a Conditional Use; and does not allow home occupations to be recognized as a mixed-use component of an overall development if in the Central Business District. Currently, home-based businesses are not allowed in the C-4 district, and the amendment proposed will change that to Conditional Use. Planning Board and Staff recommends approval.

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

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Jeremiah Johnson, to approve Ordinance 20-009.

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

Passed

h. Legislative Hearing - Ordinance 20-011 seeking a Future Land Use Map Amendment for eight (8) properties generally located at or near 322 North 2nd Street from Industrial (I) to Central Business District (CBD) FIRST READING

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

ORDINANCE NO. 20-011
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; FUTURE LAND USE MAP AMENDMENT FOR EIGHT (8) PROPERTIES GENERALLY LOCATED AT OR NEAR 322 NORTH 2ND STREET FROM INDUSTRIAL (I) TO CENTRAL BUSINESS DISTRICT (CBD); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING

Planner Brandon Creagan provided an overview of Ordinance 20-011 and subsequent Ordinance 20-017 and Ordinance 20-018 which consist of a future land use amendment and two proposed abandonments. Mr. Creagan provided a background for property 322 North 2 nd Street. Mr. Creagan provided maps showing the Future Land Use amendment from Light Industrial (IL) to Central Business District (CBD) for eight parcels. The proposed change is consistent with the City Code and Comprehensive Plan, does not adversely affect the public health, safety, convenience and general welfare of the public; and is within proximity to key commercial and institutional amenities. Planning Board and Staff recommend approval.

Mr. Creagan provided an overview of Ordinance 20-018 with a map of Avenue B showing the parcel for proposed abandonment. The right of way is approximately 65 feet wide. Along with the abandonment, FPUA is requesting a 65’ x 55’ utility easement which is located on the westerly side of the parcel.

Mr. Creagan provided an overview of Ordinance 20-017 with a map showing the proposed abandonment of the City right of way passing through or lying within two parcels bound by A.E. Backus Avenue to the north, North Indian River Drive to the east, Avenue B to the south and North 2nd Street to the west. The parcel is approximately 50’ in width lying between North 2nd Street and Indian River Drive.

Planning Board and Staff recommends approval of Ordinance 20-011.
Planning Board and Staff recommends approval of Ordinance 20-017 with no conditions.

Planning Board and Staff recommends approval of Ordinance 20-018 with one (1) condition:

1) The recording of a 65' x 55' foot utility easement with the St. Lucie County Clerk of Courts ninety (90) days after the adoption of the abandonment by the City Commission of the City of Fort Pierce, Florida.

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson, to approve Ordinance 20-011.

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

Passed

i. Legislative Hearing - Ordinance 20-017 abandoning all City right-of-way passing through or lying within two parcels of land bound By A.E. Backus Avenue to the north, North Indian River Drive to the east, Avenue B to the south, and North 2nd Street to the west. FIRST READING

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

DRAFT ORDINANCE NO. 20-017
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ABANDONING ALL CITY RIGHT-OF-WAY PASSING THROUGH OR LYING WITHIN TWO PARCELS OF LAND BOUND BY A.E. BACKUS AVENUE TO THE NORTH, NORTH INDIAN RIVER DRIVE TO THE EAST, AVENUE B TO THE SOUTH, AND NORTH 2ND STREET TO THE WEST, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING.

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona, to approve Ordinance 20-017.

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

Passed

j. Legislative Hearing - Ordinance 20-018 abandoning a portion of the Avenue B right-of-way, bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west. FIRST READING

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

ORDINANCE NO. 20-018
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ABANDONING A PORTION OF THE AVENUE B RIGHT-OF-WAY, BOUND BY A.E. BACKUS AVENUE TO THE NORTH; NORTH 2ND STREET TO THE EAST, AVENUE A TO THE SOUTH, AND THE FEC RAILROAD TO THE WEST; BEING APPROXIMATELY 65.00 FEET WIDE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING.

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

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Thomas Perona, to approve Ordinance 20-018.

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

Passed

k. Quasi-Judicial Hearing - Ordinance 20-012 rezoning ten (10) properties generally located at or near 322 North 2nd Street from Light Industrial (I-1) for eight (8) parcels and Central Commercial (C-4) for two (2) parcels to Planned Development (PD). FIRST READING

ORDINANCE NO. 20-012
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING TEN (10) PROPERTIES GENERALLY LOCATED AT OR NEAR 322 NORTH 2ND STREET FROM LIGHT INDUSTRIAL (I-1) FOR EIGHT (8) PARCELS AND CENTRAL COMMERCIAL (C-4) FOR TWO (2) PARCELS TO PLANNED DEVELOPMENT (PD); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING.

Mayor Hudson called the public hearing to order and reminded the Commission and Public that this proceeding is a Quasi-Judicial Hearing and that City Attorney Peter Sweeney has read the legal requirements into the record.

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

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:

Commissioner Alexander - none.
Commissioner Johnson - none.
Commissioner Perona - none.
Commissioner Sessions - none.
Mayor Hudson – none.

Mayor Linda Hudson opened the public hearing.

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.

Staff/Applicant Presentation
Planner Brandon Creagan was present and noted that this is a unique situation where Staff is the presenter and the Applicant. Mr. Creagan provided an overview of the proposed Future Land Use amendment and Zoning Atlas amendment for 322 North 2nd Street. Mr. Creagan provided a brief history of the property and presented slides showing the location of the Zoning Atlas Map amendment for the rezoning of eight (8) parcels from Light Industrial (IL) and two (2) parcels from Central Commercial (C-4) to Planned Development (PD) with an underlying zoning of C-4. Mr. Creagan also provided a conceptual site plan and renderings for the property. The proposed amendment is consistent with the City Code and the Comprehensive Plan; does not adversely affect the public health, safety, convenience, and general welfare of the public; and is within proximity to key commercial and institutional amenities. Thirty-six (36) notifications were mailed with three (3) returned in favor and zero (0) opposed.

Planning Board and Staff recommend approval of Ordinance 20-012.

Commission questions for Staff/Applicant: None
Public comment: None.

Mayor Hudson, seeing no one else, closed the public hearing.

Comments by the City Commission: None.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Jeremiah Johnson, to approve Ordinance 20-012.

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

Passed

13. CITY COMMISSION

a. Approval and acceptance of the FPUA FY2021 Annual Budget and FY2020 Amended Budget.

Director of Utilities John Tompeck at FPUA provided an overview of the proposed FPUA FY2021 annual budget and amended budget for FY2020. In May 2020, FPUA held a joint City Commission budget workshop during which a comprehensive review was done which includes the major ongoing capital projects most of which are multi-year. These programs are included in the five-year capital plan and have been identified as top priorities. Mr. Tompeck provided details regarding how these projects fit into the budget. Some projects may have to be phased in over a longer period to fit within the budget constraints. The capital cost budgeted for FY2021 is a little over $22,000,000.00. Based on history FPUA projects to spend between $9,000,000.00 and $13,000,000.00 which is what makes the budget viable. Any expenditure over $50,000.00 requires the FPUA Board's approval. Long term effects from COVID-19 are unknown currently. Staff is at 286 employees which is three more than last year. Four new positions are anticipated in FY2021. The revenue section of the budget does not consider rate changes. Water and Natural Gas remain rate deficient.

Director of Financial Services Barbara Mika provided detailed information regarding the FPUA FY2021 budget and amended budget for FY2020. Ms. Mika discussed the strategic focus and provided slides showing the budget totals; a comparison of the total budget over six years which shows purchases for resale, capital, and operations and maintenance; revenues by system including natural gas, wastewater, water and electric; budget trends for fiscal years 2018, 2019, 2020 and 2021; the budget for operations and maintenance; distribution to the City of Fort Pierce; and capital budget funding sources including rates, contribution-in-aid, capital improvement charges, debt and contingencies.

The FPUA Board has recommended approval of the FY2020 amended budget and FY2021 budget.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson, to approve the amended budget for FY2020 and approve the FY2021 budget and waive the thirty (30) waiting period.

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

Passed

b. Submittal of applications to serve on the Planning Board.

Submittal of applications for the Planning Board will come back to the City Commission at the next meeting for a vote.

c. Designate a voting delegate from among the Board for Florida League of Cities for the annual virtual meeting on August 14, 2020.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Thomas Perona, to appoint Mayor Hudson as the voting delegate for the Florida League of Cities annual virtual meeting on August 14, 2020.

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

Passed

d. REMOVED BY VOTE OF COMMISSION. Commissioner Sessions proposes ordinance for body cameras for Fort Pierce Police Department.

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.

Frederic Jackson

15. COMMENTS FROM THE CITY MANAGER

City Manager Nick Mimms provided COVID-19, Purchase Order and City Manager Reports to the City Commission. Mr. Mimms commented that the staff in the City of Fort Pierce is amazing, and he couldn't be prouder of the men and women who work for the City of Fort Pierce. Mayor Hudson agreed with Mr. Mimms regarding City of Fort Pierce Staff.

City Attorney Peter Sweeney had no further updates.

a. Reports

16. COMMENTS FROM THE COMMISSION

Commissioner Perona is very happy we dodged the bullet with Hurricane Isaias. Commissioner Perona commented that real estate signs, political signs, City of Fort Pierce signs, etc. were not removed prior to the approaching storm.

Commissioner Sessions commented that in the body cam policy and procedures section 83.130, it provides for body-worn camera monthly compliance reports. Commissioner Sessions is requesting of the City Manager, the last two-years of monthly compliance reports for the body-worn cameras, so he can review them and prepare a proposal for an ordinance. Commissioner Sessions stated that the City of Fort Pierce has been called out nationally regarding the negative stigma surrounding the actions of those involved with the four dogs at the Navy SEAL Museum demonstration.
Commissioner Sessions inquired of the City Manager what funds are being allocated to the Navy SEAL Museum. Commissioner Alexander confirmed that the TDC does allocate taxpayer money for the Navy SEAL Museum.

Commissioner Alexander thanks God that the Hurricane stayed away from the City of Fort Pierce. Prayers were answered.

Commissioner Johnson applauds staff for storm preparation and thanks the employees for all their hard work.

Mayor Hudson appreciates the staff's hard work on getting the Kings Landing project moving. Mayor Hudson is also glad that Lennar is going forward with the Peterson Road project. Mayor Hudson said the United States Navy is looking into the incident and agrees with Commissioner Sessions that what happened was a horrible incident and would like to discuss it further with facts in hand.

17. ADJOURNMENT

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Mayor Linda Hudson adjourned the meeting at **11:31 PM.**

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting - 6:30 pm **6. a.**

Meeting Date: 08/17/2020

Re: Women's Equality Day

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Women's Equality Day Proclamation being received by Linda Ford Gallup

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

Women's Equality Day

Form Review

Form Started By: Miriam Garcia Started On: 08/10/2020 12:34 PM

Final Approval Date: 08/10/2020

WHEREAS, the women of the United States have historically been treated as second-class citizens and have often been denied the full rights and privileges, public or private, legal or institutional, which are available to male citizens of the United States; and

WHEREAS, the women of the United States have united to assure that these rights and privileges are available to ALL citizens equally, and

WHEREAS, the women of the United States have designated August 26, the anniversary date of the certification of the Nineteenth Amendment, which culminated a 72-year, non-violent campaign to extend the right to vote to women, as symbol of the continued fight for equal rights: and

WHEREAS, the women of United States are to be commended and supported in their organizations, their leadership and volunteer efforts. Cora Stickney Harper Chapter, National Society Daughters of the American Revolution, continue to "Rise and Shine" and "Squeeze" for God, Home and Country, to show that women can make a difference.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim August 26, 2020 as:

Women's Equality Day

in the City of Fort Pierce and recognize the commemoration of that day one hundred years ago, on which the women of America won their right to vote, as an opportunity to continue to work for equal rights for ALL citizens.

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 17th day of August, 2020.

MAYOR/COMMISSIONER

City Commission Regular Meeting - 6:30 pm **7. a.**

Meeting Date: 08/17/2020

Re: Letter from Gil Hyatt Construction

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Letter from Gilbert E. Hyatt, III, President & Qualifier and Gilbert E. Hyatt, IV, Vice President of Gil Hyatt Construction in appreciation of the consistently pleasant and professional conduct of the following employees of the Building Department: Elizabeth Beck, Cristobal Bossano, Guillenno Carbonell, Shaun Coss, Cesar Flores, Kevin Grant, Paul Julin, Susan Keller, Kristie Kirstein, Tim Little, Ed Roseberry, Ed Smith, Paul Thomas and Kim West.

Attachments

Gil Hyatt Construction Letter

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/04/2020 12:26 PM
City Manager	Nick Mimms	08/04/2020 12:26 PM

Form Started By: Jennifer Robinson Started On: 07/30/2020 04:00 PM

Final Approval Date: 08/04/2020

GIL HYATT CONSTRUCTION

July 24th, 2020

Received
JUL 30 2020
City of Fort Pierce
City Manager's Office

City of Fort Pierce Mayor & City Commission
Attn: Mayor Linda Hudson and City Manager Nicholas Mimms
100 North U.S. Highway 1
Fort Pierce, FL 34950

Re: McDonald's Restaurant, Permit #19-2004, 7300 Okeechobee Road
McDonald's Restaurant, Permit #18-2677, 1612 Delaware Avenue

Dear Mayor Hudson and City Manager Nicholas Mimms,

Gil Hyatt Construction completed the remodeling of the above-mentioned McDonald's Restaurants in the City of Fort Pierce, the latter half of 2019. Due to the global pandemic, we are getting this out later than we would have liked; however, it is never too late to share gratitude.

Our McDonald's project team wanted to tell you what a consistently pleasant and professional team that you have. Everyone that we had the pleasure of coming into contact with, could not have been more helpful and courteous, which helped to make this project run smoothly for our client. We would like to recognize the following staff members for going above and beyond:

Building Department		**Fort Pierce Utilities Authority**
Elizabeth Beck	Susan Keller	Tom Daroza
Cristobal Bossano	Kristie Kirstein	Martha Kerr
Guillermo Carbonell	Tim Little	Samantha Rowland
Shaun Coss	Ed Roseberry	Harry Sherva
Cesar Flores	Ed Smith	
Kevin Grant	Paul Thomas	
Paul Julin	Kim West	

All of us here at Gil Hyatt Construction sincerely appreciate all their efforts for making these projects run smoothly and say ***THANK YOU*** to you and your team. We are looking forward to our next project in Fort Pierce!

Sincerely,

Gilbert E. Hyatt, III
President & Qualifier

Gilbert E. Hyatt, IV
Vice President

cc: Ed Roseberry, Deputy Building Official

City Commission Regular Meeting - 6:30 pm **10. a.**

Meeting Date: 08/17/2020

Re: Third Quarter Financial Report

Submitted For: Johnna Morris, Finance Director, Finance Department

SUBJECT:

Third Quarter Financial Report

SUMMARY:

The Finance Director prepares and presents to the City Commission and Citizens a quarterly report on the financial status of the different funds of the City. The fanancial report for the period ending July 31, 2020, encompasses General, Marina, Solid Waste, Golf Course, Sunrise Theatre, Building & Code, and Urban Redevelopment Funds. The financial book shows comparative information for the third quarters of FY 2019 and 2020.

RECOMMENDATION:

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

ALTERNATIVES:

The report can be enchanced or changed completely.

RESPONSIBLE STAFF:

Director of Finance.

COORDINATED WITH:

Finance Department anad City Manager.

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2020

OTHER INFORMATION:

Report of FY 2020 budgeted Revenue and Expenditures.

Attachments

3rd Quarter Financial Report FY2020

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	07/20/2020 04:08 PM
City Manager	Nick Mimms	07/24/2020 10:22 AM
Finance Department	Johnna Morris	07/24/2020 10:29 AM
City Manager	Nick Mimms	08/09/2020 09:46 AM

Finance Department	Johnna Morris	08/10/2020 09:18 AM
City Manager	Nick Mimms	08/11/2020 09:43 AM
Finance Department	Johnna Morris	08/11/2020 12:46 PM
City Manager	Nick Mimms	08/11/2020 06:41 PM

Form Started By: Queen Thompkins Started On: 07/20/2020 03:39 PM

Final Approval Date: 08/11/2020

CITY OF FORT PIERCE, FLORIDA
FUND EVALUATION REPORT
FOR THE QUARTER ENDING
June 30, 2020

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	No	Yes	Yes	Yes
The expense budget is on target.	Yes	Yes	Yes	No	Yes	No
Positive Net Operating Income	Yes	Yes	No	Yes	Yes	No
The fund cash balance is positive.	Yes	Yes	Yes	No	No	Yes
The fund current financial position is stable.	Yes	Yes	Yes	No	No	Yes

Evaluation Criteria	CRA Operating	103 CDBG	105 SHIP	106 HHR
The revenue projections for the fund are on target.	Yes	Yes	Yes	Yes
The expense budget is on target.	Yes	Yes	Yes	Yes
The fund cash balance is positive.	Yes	Yes	Yes	Yes
The fund current financial position is stable.	Yes	Yes	Yes	Yes

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

GENERAL FUND - REVENUE DETAIL

		2019/20 Approved	FYTD Actual	YR LAPSE 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Taxes							
311 10	Current Ad Valorem	$ 17,678,279	$ 16,908,417	95.65%	$ 13,258,709	$ 3,649,708	$ 769,862
311 15	Ad Valorem Adjustment Amount	(883,914)	0	0.00%	(662,935)	662,935	(883,914)
311 20	Delinquent Ad Valorem	35,000	182,653	521.87%	26,250	156,403	(147,653)
312 31	Local Option Gas Tax	1,200,000	990,626	82.55%	900,000	90,626	209,374
312 32	New Local Option Gas Tax	850,000	571,643	67.25%	637,500	(65,857)	278,357
314 10	Public Service Electricity	2,100,000	1,593,308	75.87%	1,575,000	18,308	506,692
314 11	Electricity FPL	425,000	316,695	74.52%	318,750	(2,055)	108,305
314 20	Telecommunications Tax	1,225,000	902,172	73.65%	918,750	(16,578)	322,828
314 30	Public Service Water	450,000	214,645	47.70%	337,500	(122,855)	235,355
319 10	Misc. Taxes	500	565	112.98%	375	190	(65)
	Total Taxes	$ 23,079,865	$ 21,680,725	93.94%	$ 17,309,899	$ 4,370,826	$ 1,399,140
Licenses and Permits							
321 20	Business Tax Receipts	$ 275,000	$ 285,118	103.68%	$ 206,250	$ 78,868	$ (10,118)
323 10	Planning & Zoning Fees	45,000	36,661	81.47%	33,750	2,911	8,339
323 30	Amendments	25,000	17,201	68.80%	18,750	(1,549)	7,799
323 60	Sign Fees	5,000	6,123	122.47%	3,750	2,373	(1,123)
323 90	Miscellaneous	30,000	46,880	156.27%	22,500	24,380	(16,880)
329 10	Animal Licenses	9,000	7,108	78.97%	6,750	358	1,893
329 20	Lot Clearing Permits	1,000	398	39.79%	750	(352)	602
329 92	Vendor Permit/Application Fees	1,500	800	53.33%	1,125	(325)	700
329 93	Vendor Permit Fees	1,500	904	60.27%	1,125	(221)	596
329 99	Other Licenses/Permits	2,000	3,050	152.50%	1,500	1,550	(1,050)
	Total Licenses and Permits	$ 395,000	$ 404,243	102.34%	$ 296,250	$ 107,993	$ (9,243)
Intergovernmental Revenues							
331 50	Disaster Relief/Federal	$ 0	$ 520,553	0.00%	$ 0	$ 520,553	$ (520,553)
334 50	Disaster Relief/State	0	13,979	0.00%	0	13,979	(13,979)
334 90	Physical Environment/State	0	0	0.00%	0	0	0
335 12	State Revenue Sharing	1,400,000	981,551	70.11%	1,050,000	(68,449)	418,449
335 13	Half Cent Sales Tax	1,800,000	1,479,321	82.18%	1,350,000	129,321	320,679

GENERAL FUND - REVENUE DETAIL

		2019/20 Approved	FYTD Actual	YR LAPSE 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Intergovernmental Revenues contd.							
335 14	Mobile Home License	40,000	41,349	103.37%	30,000	11,349	(1,349)
335 15	Beverage License	40,000	36,853	92.13%	30,000	6,853	3,147
335 16	Infrastructure Sales Tax	1,500,000	1,386,239	92.42%	1,125,000	261,239	113,761
335 22	Casualty Premium Tax	350,000	0	0.00%	262,500	(262,500)	350,000
335 41	Fuel Tax Refund	55,000	35,501	64.55%	41,250	(5,749)	19,499
338 20	County Shared Occup. License	45,000	26,590	59.09%	33,750	(7,160)	18,410
339 10	Payments in Lieu of Tax-Hsg Auth	65,000	0	0.00%	48,750	(48,750)	65,000
	Total Intergovernmental Rev.	$ 5,295,000	$ 4,521,937	85.40%	$ 3,971,250	$ 550,687	$ 773,063
Charges for Services							
341 30	Sale Maps and Publications	$ 100	$ 0	0.00%	$ 75	$ (75)	$ 100
341 40	Certified Copying & Rec Search	25,000	28,725	114.90%	18,750	9,975	(3,725)
341 41	Reproduction-City Hall	10,000	6,200	62.00%	7,500	(1,300)	3,800
341 42	Application Fee	17,500	8,450	48.29%	13,125	(4,675)	9,050
341 90	Investigative Surcharge	30,000	19,547	65.16%	22,500	(2,953)	10,453
341 91	Jury Duty and Fees	100	26	25.50%	75	(50)	75
341 92	Qualifying Fees	500	3,863	772.55%	375	3,488	(3,363)
341 93	Data Processing Services	100	0	0.00%	75	(75)	100
343 91	Lot Clearing-Admin. Charge	8,000	5,511	68.89%	6,000	(489)	2,489
343 92	Rotation Towing-Admin. Charge	25,000	20,300	81.20%	18,750	1,550	4,700
344 50	Parking Fines	30,000	14,660	48.87%	22,500	(7,840)	15,340
344 51	Traffic Fines	30,000	26,178	87.26%	22,500	3,678	3,822
347 40	Community Center/Bus. Social	70,000	44,384	63.41%	52,500	(8,116)	25,616
347 42	Comm. Center Special Events	30,000	10,140	33.80%	22,500	(12,360)	19,860
347 44	Comm. Center Rental Fees	28,000	5,113	18.26%	21,000	(15,888)	22,888
347 48	Comm. Center Events	18,000	10,391	57.73%	13,500	(3,109)	7,609
347 49	Comm. Center Insurance & Other	7,000	3,416	48.80%	5,250	(1,834)	3,584
347 92	Youth Activity Funds	40,000	14,188	35.47%	30,000	(15,812)	25,812
	Total Charges for Services	$ 369,300	$ 221,090	59.87%	$ 276,975	$ (55,885)	$ 148,210
Fines and Forfeitures							
351 10	Court Fines	$ 20,000	$ 2,801	14.01%	$ 15,000	$ (12,199)	$ 17,199
351 30	Police Education	7,000	4,586	65.51%	5,250	(664)	2,414
354 10	Alarm Permit Violations	100,000	115,730	115.73%	75,000	40,730	(15,730)

GENERAL FUND - REVENUE DETAIL

		2019/20 Approved	FYTD Actual	YR LAPSE 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Fines and Forfeitures contd.							
354 20	License Penalties	10,000	7,540	75.40%	7,500	40	2,460
354 30	Animal Control	7,500	3,232	43.10%	5,625	(2,393)	4,268
354 50	Property Code Violations	150,000	108,713	72.48%	112,500	(3,787)	41,287
	Total Fines & Forfeitures	$ 294,500	$ 242,602	82.38%	$ 220,875	$ 21,727	$ 51,898
Miscellaneous Revenues							
361 10	Interest on Investments	$ 60,000	$ 60,519	100.87%	$ 45,000	$ 15,519	($519)
361 33	Other Interest Earnings	30,000	9,058	30.19%	22,500	(13,442)	20,942
362 13	Rent - Little Jim	25,000	19,506	78.02%	18,750	756	5,494
362 15	Misc. Rental	2,500	2,279	91.16%	1,875	404	221
363 10	Liens	10,000	7,560	75.60%	7,500	60	2,440
363 40	Lot Clearing	5,000	18,185	363.69%	3,750	14,435	(13,185)
363 50	Interest on Assessments	100	8	8.08%	75	(67)	92
363 60	Emergency Repair Liens	3,000	5,921	197.37%	2,250	3,671	(2,921)
364 41	Sale of Surplus Equipment	0	2,465	0.00%	0	2,465	(2,465)
365 10	Sale of Scrap	0	0	0.00%	0	0	0
366 90	Other Contributions/Donations	500	6,870	1374.00%	375	6,495	(6,370)
367 00	Gain/Loss on Sale of Investments	5,000	2,229	44.58%	3,750	(1,521)	2,771
369 31	Reimbursement of Expenditures	125,000	192,299	153.84%	93,750	98,549	(67,299)
369 32	Purchasing Card Rebate	50,000	62,482	124.96%	37,500	24,982	(12,482)
369 34	Wellness Program	1,800	1,650	91.67%	1,350	300	150
	Reimbursement Contractual Services						
369 43	Community Dev. Block Grant	0	2,893	0.00%	0	2,893	(2,893)
369 45	Stormwater	700,000	309,749	44.25%	525,000	(215,251)	390,251
369 46	Golf Course	33,000	24,750	75.00%	24,750	0	8,250
369 47	Sunrise Theatre	33,000	24,750	75.00%	24,750	0	8,250
369 49	Accidents	2,500	0	0.00%	1,875	(1,875)	2,500
369 50	Other Misc Revenues	5,000	2,210	44.20%	3,750	(1,540)	2,790

GENERAL FUND - REVENUE DETAIL

		2019/20 Approved	FYTD Actual	YR LAPSE 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Miscellaneous Revenues contd.							
	Administrative Reimbursement						
369 51	Ft. Pierce Redevelopment Agcy	145,000	108,750	75.00%	108,750	(0)	36,250
369 52	Marina	45,000	33,750	75.00%	33,750	0	11,250
369 53	Solid Waste	80,000	60,000	75.00%	60,000	(0)	20,000
369 54	Utilities Authority	0	0	0.00%	0	0	0
369 55	Retirement & Benefit System	164,800	123,600	75.00%	123,600	(0)	41,200
369 59	Police Department/Detail Work	65,000	2,394	3.68%	48,750	(46,357)	62,607
369 61	Building Department	115,000	86,250	75.00%	86,250	(0)	28,750
	Other Miscellaneous Reimbursements						
369 57	St. Lucie County	15,000	0	0.00%	11,250	(11,250)	15,000
369 60	State of Florida	475,000	761,579	160.33%	356,250	405,329	(286,579)
369 71	Keep Ft. Pierce Beautiful	15,000	12,500	83.33%	11,250	1,250	2,500
369 85	Settlement of Claims	35,000	66,612	190.32%	26,250	40,362	(31,612)
369 90	Other Misc. Revenues	5,000	5,385	107.69%	3,750	1,635	(385)
	Total Miscellaneous Revenues	$ 2,251,200	$ 2,016,202	89.56%	$ 1,688,400	$ 327,802	$ 234,998
Interfund Transfers							
381 23	Special Revenue Fund	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
381 89	Restricted Fund	400,000	103,098	25.77%	300,000	(196,902)	296,902
381 91	FPRA	3,071,056	2,671,056	86.98%	2,303,292	367,764	400,000
381 94	Solid Waste	0	0	0.00%	0	0	0
381 95	Building	0	0	0.00%	0	0	0
	Total Interfund Transfers	$ 3,471,056	$ 2,774,154	79.92%	$ 2,603,292	$ 170,862	$ 696,902
Contribution from Enterprise Funds							
382 10	Electricity	$ 4,043,580	$ 4,043,580	100.00%	$ 3,032,685	$ 1,010,895	$ 0
382 20	Water	1,046,790	1,046,790	100.00%	785,093	261,698	0
382 30	Gas	266,358	266,358	100.00%	199,769	66,590	0
382 40	Sewer	878,700	878,700	100.00%	659,025	219,675	0
382 41	UA Other	32,673	40,839	124.99%	24,505	16,334	(8,166)
382 50	Solid Waste Transfer	865,000	701,322	81.08%	648,750	52,572	163,678
382 55	Golf Course Transfer	28,000	0	0.00%	21,000	(21,000)	28,000
382 60	Marina Transfer	250,000	187,500	75.00%	187,500	0	62,500
382 90	Building Department	0	5,394	0.00%	0	5,394	(5,394)
	Total Contribution from Enterprise	$ 7,411,101	$ 7,170,483	96.75%	$ 5,558,326	$ 1,612,157	$ 240,618

GENERAL FUND - REVENUE DETAIL

		2019/20 Approved	FYTD Actual	YR LAPSE 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Installment Purchases							
383 00	Loan Proceeds	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
383 10	Capital Lease Proceeds	0	0	0.00%	0	0	0
	Total Installment Purchases	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Revenue	$ 42,567,022	$ 39,031,436	91.69%	$ 31,925,267	$ 7,106,169	$ 3,535,586
	Appropriated Fund Balance	462,950	0	0.00%	0	0	0
	Restricted Revenue	(600,000)	0	0.00%	(400,000)	400,000	(600,000)
	Unrestricted Fund Balance	0	0	0.00%	0	0	0
TOTAL GENERAL FUND RESOURCES		**$ 42,429,972**	**$ 39,031,436**	**91.99%**	**$ 31,525,267**	**$ 7,506,169**	**$ 2,935,586**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2019/20 Approved	2019/20 Adjusted	FYD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
City Commission								
10 00	Personnel Services	$ 211,534	$ 211,534	$ 158,938	75.14%	$ 158,651	$ 287	$ 52,596
	Operating Expense	54,050	47,854	24,182	50.53%	35,891	(11,708)	23,672
	Capital Outlay	0	0	0	0.00%	0	0	0
		$265,584	$259,388	$183,120	70.60%	$194,541	($11,421)	$76,268
City Manager								
13 00	Personnel Services	$ 807,034	$ 807,034	$ 579,494	71.81%	$ 605,276	($25,782)	$ 227,541
	Operating Expense	93,068	70,565	48,546	68.80%	52,924	(4,378)	22,019
	Capital Outlay	0	0	2,629	0.00%	0	2,629	(2,629)
		$ 900,102	$ 877,599	$ 630,668	71.86%	$ 658,199	$ (27,531)	$ 246,931
City Attorney								
14 00	Personnel Services	$ 604,149	$ 504,149	$ 307,484	60.99%	$ 378,112	($70,628)	$ 196,665
	Operating Expense	89,000	89,000	60,187	67.63%	66,750	(6,563)	28,813
	Capital Outlay	0	0	0	0.00%	0	0	0
		$ 693,149	$ 593,149	$ 367,671	61.99%	$ 444,862	$ (77,191)	$ 225,478
City Clerk								
16 00	Personnel Services	$ 317,200	$ 317,200	$ 241,828	76.24%	$ 237,900	$ 3,928	$ 75,372
	Operating Expense	33,115	24,065	28,038	116.51%	18,049	9,989	(3,973)
	Capital Outlay	0	0	1,174	0.00%	0	1,174	(1,174)
		$ 350,315	$ 341,265	$ 271,039	79.42%	$ 255,949	$ 15,091	$ 70,225

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2019/20 Approved	2019/20 Adjusted	FYD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Human Resources								
22 00	Personnel Services	$ 370,700	$ 370,700	$ 298,566	80.54%	$ 278,025	$ 20,541	$ 72,134
	Operating Expense	72,878	61,789	43,615	70.59%	46,342	(2,726)	18,174
	Capital Outlay	0	0	2,007	0.00%	0	2,007	(2,007)
		$ 443,578	$ 432,489	$ 344,188	79.58%	$ 324,367	$ 19,822	$ 88,301
Finance								
24 00	Personnel Services	$ 858,307	$ 858,307	$ 645,548	75.21%	$ 643,731	$ 1,817	$ 212,760
	Operating Expense	52,800	34,300	26,045	75.93%	25,725	320	8,255
	Capital Outlay	0	0	0	0.00%	0	0	0
		$ 911,107	$ 892,607	$ 671,593	75.24%	$ 669,456	$ 2,137	$ 221,015
Information Technology								
25 00	Personnel Services	$ 682,843	$ 682,843	$ 503,190	73.69%	$ 512,132	($8,942)	$ 179,653
	Operating Expense	552,350	531,251	373,793	70.36%	398,438	(24,645)	157,458
	Capital Outlay	20,000	9,719	12,789	131.59%	7,289	5,500	(3,070)
		$ 1,255,193	$ 1,223,813	$ 889,772	72.70%	$ 917,859	($28,087)	$ 334,041
Purchasing								
26 00	Personnel Services	$ 286,656	$ 286,656	$ 217,421	75.85%	$ 214,992	$ 2,429	$ 69,235
	Operating Expense	28,762	20,877	15,605	74.75%	15,658	(53)	5,272
	Capital Outlay	0	0	0	0.00%	0	0	0
		$ 315,418	$ 307,533	$ 233,026	75.77%	$ 230,650	$ 2,376	$ 74,507
Planning								
29 01	Personnel Services	$ 511,372	$ 511,372	$ 393,472	76.94%	$ 383,529	$ 9,943	$ 117,900
	Operating Expense	99,400	84,131	55,363	65.81%	63,098	(7,736)	28,768
	Capital Outlay	0	0	0	0.00%	0	0	0
		$ 610,772	$ 595,503	$ 448,835	75.37%	$ 446,627	$ 2,208	$ 146,668

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2019/20 Approved	2019/20 Adjusted	FYD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Community Response/Code Enforcement								
29 03	Personnel Services	$ 692,766	$ 665,775	$ 559,989	84.11%	$ 499,331	$ 60,657	$ 105,786
	Operating Expense	386,885	386,885	341,165	88.18%	290,164	51,001	45,720
	Capital Outlay	0	0	966	0.00%	0	966	(966)
		$ 1,079,651	$ 1,052,660	$ 902,121	85.70%	$ 789,495	$ 112,625	$ 150,540
Police								
Combined	Personnel Services	$ 13,100,656	$ 12,731,514	$ 10,296,419	80.87%	$ 9,548,636	$ 747,783	$ 2,435,095
	Operating Expense	1,565,036	1,491,115	1,111,807	74.56%	1,118,336	(6,530)	379,308
	Capital Outlay	100,000	173,921	161,498	0.00%	130,441	31,057	12,423
		$ 14,765,692	$ 14,396,550	$ 11,569,723	80.36%	$ 10,797,413	$ 772,311	$ 2,826,827
Public Works/Director								
40 02	Personnel Services	$ 57,459	$ 57,459	$ 43,935	76.46%	$ 43,094	$ 840	$ 13,525
	Operating Expense	35,000	35,000	59,060	168.74%	26,250	32,810	(24,060)
	Capital Outlay	0	0	536	0.00%	0	536	(536)
		$ 92,459	$ 92,459	$ 103,531	111.97%	$ 69,344	$ 34,186	($11,071)
Public Works/Fleet Maintenance								
40 03	Personnel Services	$ 678,211	$ 651,441	$ 426,323	65.44%	$ 488,581	($62,258)	$ 225,118
	Operating Expense	30,450	30,450	39,310	129.10%	22,838	16,472	(8,860)
	Capital Outlay	0	0	0	0.00%	0	0	0
		$ 708,661	$ 681,891	$ 465,633	68.29%	$ 511,418	($45,785)	$ 216,258
Public Works/Facilities Maintenance								
40 04	Personnel Services	$ 667,671	$ 667,671	$ 418,045	62.61%	$ 500,753	($82,708)	$ 249,626
	Operating Expense	362,250	337,650	362,396	107.33%	253,238	109,159	(24,746)
	Capital Outlay	0	3,600	3,600	0.00%	2,700	900	0
		$ 1,029,921	$ 1,008,921	$ 784,041	77.71%	$ 756,691	$ 27,351	$ 224,880

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2019/20 Approved	2019/20 Adjusted	FYD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Public Works/Parks & Grounds								
40 05	Personnel Services	$ 1,353,910	$ 1,353,910	$ 1,058,390	78.17%	$ 1,015,432	$ 42,957	$ 295,520
	Operating Expense	805,700	762,700	605,558	79.40%	572,025	33,533	157,142
	Capital Outlay	0	0	550	0.00%	0	550	(550)
		$ 2,159,610	$ 2,116,610	$ 1,664,497	78.64%	$ 1,587,457	$ 77,040	$ 452,112
Public Works/Streets & Drainage								
40 06	Personnel Services	$ 1,043,643	$ 1,016,873	$ 756,940	74.44%	$ 762,655	($5,715)	$ 259,933
	Operating Expense	771,950	744,950	715,629	96.06%	558,713	156,917	29,321
	Capital Outlay	0	0	0	0.00%	0	0	0
		$ 1,815,593	$ 1,761,823	$ 1,472,569	83.58%	$ 1,321,367	$ 151,202	$ 289,254
Engineering								
44 00	Personnel Services	$ 830,985	$ 830,985	$ 661,818	79.64%	$ 623,238	$ 38,580	$ 169,167
	Operating Expense	470,430	437,895	147,861	33.77%	328,421	(180,560)	290,034
	Capital Outlay	0	0	0	0.00%	0	0	0
		$ 1,301,415	$ 1,268,880	$ 809,679	63.81%	$ 951,660	($141,980)	$ 459,200
Riverwalk Center								
45 04	Personnel Services	$ 262,866	$ 252,866	$ 138,168	54.64%	$ 189,649	($51,481)	$ 114,697
	Operating Expense	108,250	108,250	70,765	65.37%	81,188	(10,422)	37,485
	Capital Outlay	0	0	0	0.00%	0	0	0
		$ 371,116	$ 361,116	$ 208,934	57.86%	$ 270,837	($61,903)	$ 152,182

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2019/20 Approved	2019/20 Adjusted	FYD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Administrative								
60 00	Personnel Services	$ 483,134	$ 483,134	$ 57,938	11.99%	$ 362,351	($304,412)	$ 425,196
	Operating Expense	5,044,672	6,073,418	5,156,996	84.91%	4,555,064	601,932	916,422
	Capital Outlay	2,325,000	2,325,000	2,699,243	116.10%	1,743,750	955,493	(374,243)
	Grants and Aid	255,000	200,350	197,127	98.39%	150,263	46,865	3,223
	Non-Oper. Transfer	5,252,831	5,083,815	3,930,905	77.32%	3,812,861	118,043	1,152,910
		$ 13,360,637	$ 14,165,717	$ 12,042,209	85.01%	$ 10,624,288	$ 1,417,921	$ 2,123,508
All Departments								
	Personnel Services	$ 23,821,095	$ 23,261,422	$ 17,763,904	76.37%	$ 17,446,067	$ 317,837	$ 5,497,518
	Operating Expense	10,656,046	11,372,145	9,285,921	81.65%	8,529,109	756,812	2,086,224
	Capital Outlay	2,445,000	2,512,240	2,884,993	114.84%	1,884,180	1,000,813	(372,753)
	Grants and Aid	255,000	200,350	197,127	98.39%	150,263	46,865	3,223
	Non-Oper. Transfer	5,252,831	5,083,815	3,930,905	77.32%	3,812,861	118,043	1,152,910
TOTAL GENERAL FUND EXPENDITURES		**$ 42,429,972**	**$ 42,429,972**	**$ 34,062,849**	**80.28%**	**$ 31,822,479**	**$ 2,240,370**	**$ 8,367,123**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General **Department: CITY COMMISSION**
Fund/Division Number: 1000 **Division:**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services								
1010	Salaries and Wages-Mayor	$ 33,598	$ 33,598	$ 27,140	80.78%	$ 25,199	$ 1,942	$ 6,458
1010	Salaries and Wages-Commissioners	103,028	103,028	78,456	76.15%	77,271	1,185	24,572
1030	Accrued Compensation	0	0	0	0.00%	0	0	0
2010	FICA	12,058	12,058	9,315	77.25%	9,044	271	2,744
2020	Retirement Contributions	17,278	17,278	13,290	76.92%	12,958	331	3,988
2030	Life & Health Insurance	42,960	42,960	28,758	66.94%	32,220	(3,462)	14,202
2035	Dental Insurance	2,134	2,134	1,469	68.84%	1,600	(131)	665
2040	Workers' Compensation	478	478	511	106.89%	359	152	(33)
	Total Personnel Services	$ 211,534	$ 211,534	$ 158,938	75.14%	$ 158,651	$ 287	$ 52,596
Operating Expense								
4010	Car Allowance	$ 21,000	$ 21,000	$ 15,750	75.00%	$ 15,750	$ 0	$ 5,250
4030	Conferences	20,000	15,000	3,077	20.51%	11,250	(8,173)	11,923
4110	Communications	10,000	9,000	3,721	41.35%	6,750	(3,029)	5,279
4120	Freight and Postage	100	100	4	4.20%	75	(71)	96
4675	Software Maintenance	0	0	440	0.00%	0	440	(440)
4710	Reproduction	250	59	59	100.00%	44	15	0
4810	Advertising	500	495	495	100.00%	371	124	0
4990	Miscellaneous Expense	1,500	1,500	0	0.00%	1,125	(1,125)	1,500
5110	Office Supplies	500	500	183	36.55%	375	(192)	317
5150	Miscellaneous Equipment	0	0	194	0.00%	0	194	(194)
5410	Books, Pubs, Subscriptions & Mbrshp	200	200	260	130.00%	150	110	(60)
	Total Operating Expense	$ 54,050	$ 47,854	$ 24,182	50.53%	$ 35,891	$ (11,708)	$ 23,672
Capital Outlay								
6410	Office Equipment & Machinery	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 265,584**	**$ 259,388**	**$ 183,120**	**70.60%**	**$ 194,541**	**($11,421)**	**$ 76,268**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General **Department: CITY MANAGER**
Fund/Division Number: 1300 **Division:**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services								
1010	Salaries and Wages	$ 569,472	$ 569,472	$ 405,921	71.28%	$ 427,104	($21,183)	$ 163,550
1030	Accrued Compensation	6,000	6,000	7,368	122.79%	4,500	2,868	(1,368)
1040	Overtime	0	0	0	0.00%	0	0	0
2010	FICA Taxes	44,345	44,345	29,485	66.49%	33,259	(3,774)	14,860
2020	Retirement Contributions	96,507	96,507	69,216	71.72%	72,380	(3,164)	27,290
2030	Life & Health Insurance	83,887	83,887	61,989	73.90%	62,915	(926)	21,897
2035	Dental Insurance	5,017	5,017	3,583	71.42%	3,763	(179)	1,434
2040	Workers' Compensation	1,808	1,808	1,931	106.83%	1,356	575	(123)
	Total Personnel Services	$ 807,034	$ 807,034	$ 579,494	71.81%	$ 605,276	($25,782)	$ 227,541
Operating Expense								
4010	Car Allowance	$ 4,200	$ 4,200	$ 3,150	75.00%	$ 3,150	$ 0	$ 1,050
4020	Travel and Education	13,000	8,497	4,358	51.29%	6,373	(2,015)	4,139
4030	Conferences	0	0	0	0.00%	0	0	0
4110	Communications	8,000	8,000	5,102	63.78%	6,000	(898)	2,898
4120	Freight and Postage	600	600	703	117.09%	450	253	(103)
4410	Equipment Rental	5,700	5,700	2,891	50.72%	4,275	(1,384)	2,809
4650	Repairs & Maint. Service/Vehicle	0	0	0	0.00%	0	0	0
4651	Vehicle Parts	200	200	0	0.00%	150	(150)	200
4660	Equipment Maintenance	500	500	0	0.00%	375	(375)	500
4675	Software Maintenance	2,793	2,793	4,209	150.71%	2,095	2,115	(1,416)
4720	Outside Printing	4,700	4,700	3,114	66.25%	3,525	(411)	1,586
4810	Advertising	30,000	18,000	12,342	68.57%	13,500	(1,158)	5,658
4990	Miscellaneous Expense	5,500	5,500	3,216	58.47%	4,125	(909)	2,284
4990	Misc. Expense/Special Events	5,000	0	0	0.00%	0	0	0
5110	Office Supplies	5,000	5,000	3,273	65.46%	3,750	(477)	1,727
5120	EDP Supplies	0	0	37	0.00%	0	37	(37)
5150	Misc. Equipment Expense	0	0	957	0.00%	0	957	(957)
5210	Gas & Oil	675	675	81	12.06%	506	(425)	594
5250	Uniforms	700	700	679	96.93%	525	154	21
5410	Books, Pubs, Subscriptions & Mbrshp	6,500	5,500	4,435	80.63%	4,125	310	1,065
	Total Operating Expense	$ 93,068	$ 70,565	$ 48,546	68.80%	$ 52,924	($4,378)	$ 22,019
Capital Outlay								
6410	Office Equipment & Machinery	$ 0	$ 0	$ 2,629	0.00%	$ 0	$ 2,629	($2,629)
	Total Capital Outlay	$ 0	$ 0	$ 2,629	0.00%	$ 0	$ 2,629	($2,629)
	TOTAL APPROPRIATIONS	**$ 900,102**	**$ 877,599**	**$ 630,668**	71.86%	**$ 658,199**	**($27,531)**	**$ 246,931**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General **Department: CITY ATTORNEY**
Fund/Division Number: 1400 **Division:**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services								
1010	Salaries and Wages	$ 437,613	$ 337,613	$ 228,883	67.79%	$ 253,210	($24,327)	$ 108,730
1030	Accrued Compensation	2,000	2,000	0	0.00%	1,500	(1,500)	2,000
2010	FICA Taxes	33,952	33,952	16,269	47.92%	25,464	(9,195)	17,683
2020	Retirement Contributions	46,086	46,086	17,500	37.97%	34,565	(17,065)	28,587
2026	Retirement Contributions/ICMA	27,637	27,637	8,696	31.47%	20,728	(12,031)	18,941
2030	Life & Health Insurance	51,908	51,908	32,236	62.10%	38,931	(6,695)	19,672
2035	Dental Insurance	3,458	3,458	2,302	66.56%	2,593	(292)	1,156
2040	Workers' Compensation	1,495	1,495	1,599	106.95%	1,121	478	(104)
	Total Personnel Services	$ 604,149	$ 504,149	$ 307,484	60.99%	$ 378,112	($70,628)	$ 196,665
Operating Expense								
3136	Outside Attorney/Consultants	$ 0	$ 43,000	$ 27,039	62.88%	$ 32,250	($5,211)	$ 15,961
3490	Contractual Fees	50,000	7,000	14,178	202.55%	5,250	8,928	(7,178)
4010	Car Allowance	4,200	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel & Education	5,000	5,000	0	0.00%	3,750	(3,750)	5,000
4030	Conferences	5,000	5,000	1,937	38.74%	3,750	(1,813)	3,063
4110	Communications	4,000	4,000	3,607	90.18%	3,000	607	393
4120	Freight and Postage	1,000	1,000	21	2.08%	750	(729)	979
4410	Equipment Rental	3,000	3,000	0	0.00%	2,250	(2,250)	3,000
4660	Equipment Maintenance	0	0	0	0.00%	0	0	0
4675	Software Maintenance	0	0	264	0.00%	0	264	(264)
4710	Reproduction	1,300	1,300	2,380	183.10%	975	1,405	(1,080)
4720	Outside Printing	1,000	1,000	0	0.00%	750	(750)	1,000
4810	Advertising	0	0	0	0.00%	0	0	0
4990	Miscellaneous Expense	2,000	2,000	363	18.13%	1,500	(1,137)	1,637
5110	Office Supplies	3,000	3,000	866	28.88%	2,250	(1,384)	2,134
5120	EDP Supplies	500	500	0	0.00%	375	(375)	500
5150	Miscellaneous Equipment	0	0	215	0.00%	0	215	(215)
5410	Books,Pubs,Subscriptions & Mbrshp	9,000	9,000	6,167	68.52%	6,750	(583)	2,833
	Total Operating Expense	$ 89,000	$ 89,000	$ 60,187	67.63%	$ 66,750	($6,563)	$ 28,813
Capital Outlay								
6410	Office Equipment & Machinery	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 693,149**	**$ 593,149**	**$ 367,671**	**61.99%**	**$ 444,862**	**($77,191)**	**$ 225,478**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General **Department: CITY CLERK**
Fund/Division Number: 1600 **Division:**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services								
1010	Salaries and Wages	$ 214,178	$ 214,178	$ 160,386	74.88%	$ 160,634	($248)	$ 53,793
1030	Accrued Compensation	2,500	2,500	2,196	87.86%	1,875	321	304
1040	Overtie	0	0	0	0.00%	0	0	0
2010	FICA Taxes	16,897	16,897	11,805	69.87%	12,673	(868)	5,092
2020	Retirement Contributions	36,337	36,337	27,181	74.80%	27,253	(71)	9,156
2030	Life & Health Insurance	43,989	43,989	37,290	84.77%	32,992	4,299	6,698
2035	Dental Insurance	2,605	2,605	2,227	85.47%	1,954	273	379
2040	Workers' Compensation	693	693	742	107.03%	520	222	(49)
	Total Personnel Services	$ 317,200	$ 317,200	$ 241,828	76.24%	$ 237,900	$ 3,928	$ 75,372
Operating Expense								
3480	Election Fees	$ 500	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3490	Contractual Fees	750	750	747	99.58%	563	184	3
3495	Temporary Employee Svcs.	0	0	5,106	0.00%	0	5,106	(5,106)
4010	Car Allowance	4,200	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel and Education	6,000	2,400	3,768	157.02%	1,800	1,968	(1,368)
4110	Communications	6,000	4,700	2,308	49.11%	3,525	(1,217)	2,392
4120	Freight and Postage	3,000	3,000	923	30.76%	2,250	(1,327)	2,077
4410	Equipment Rental	3,510	3,510	3,683	104.92%	2,633	1,050	(173)
4660	Equipment Maintenance	750	0	0	0.00%	0	0	0
4675	Software Maintenance	0	0	567	0.00%	0	567	(567)
4710	Reproduction	950	950	(23)	-2.45%	713	(736)	973
4720	Outside Printing	950	50	418	835.80%	38	380	(368)
4810	Advertising	2,475	475	62	13.14%	356	(294)	413
4960	Administrative Charges	750	750	2,709	361.16%	563	2,146	(1,959)
4980	Over/Short Expense	0	0	(12)	0.00%	0	(12)	12
4990	Miscellaneous Expenses	0	0	0	0.00%	0	0	0
5110	Office Supplies	1,400	1,400	1,297	92.62%	1,050	247	103
5120	EDP Supplies	1,000	1,000	103	10.30%	750	(647)	897
5150	Misc. Equipment Expense	0	0	0	0.00%	0	0	0
5410	Books,Pubs,Subscriptions & Mbrshp	880	880	3,232	367.30%	660	2,572	(2,352)
	Total Operating Expense	$ 33,115	$ 24,065	$ 28,038	116.51%	$ 18,049	$ 9,989	($3,973)
Capital Outlay								
6410	Office Equip & Machinery	$ 0	$ 0	$ 1,174	0.00%	$ 0	$ 1,174	($1,174)
	Total Capital Outlay	$ 0	$ 0	$ 1,174	0.00%	$ 0	$ 1,174	($1,174)
	TOTAL APPROPRIATIONS	**$ 350,315**	**$ 341,265**	**$ 271,039**	**79.42%**	**$ 255,949**	**$ 15,091**	**$ 70,225**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General **Department: HUMAN RESOURCES**
Fund/Division Number: 2200 **Division:**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services								
1010	Salaries and Wages	$ 263,022	$ 263,022	$ 213,535	81.19%	$ 197,267	$ 16,268	$ 49,487
1030	Accrued Compensation	3,000	3,000	3,665	122.16%	2,250	1,415	(665)
1040	Overtime	0	0	0	0.00%	0	0	0
2010	FICA Taxes	20,672	20,672	16,314	78.92%	15,504	810	4,358
2020	Retirement Contributions	35,723	35,723	28,525	79.85%	26,793	1,733	7,198
2030	Life & Health Insurance	44,058	44,058	33,038	74.99%	33,044	(6)	11,021
2035	Dental Insurance	3,372	3,372	2,576	76.40%	2,529	47	796
2040	Workers' Compensation	851	851	912	107.15%	638	274	(61)
	Total Personnel Services	$ 370,700	$ 370,700	$ 298,566	80.54%	$ 278,025	$ 20,541	$ 72,134
Operating Expense								
3120	Legal Fees	$ 2,500	$ 2,500	$ 1,350	54.00%	$ 1,875	($525)	$ 1,150
3180	Medical Services	25,000	25,000	17,996	71.99%	18,750	(754)	7,004
3190	Consultant Fees	7,500	3,500	0	0.00%	2,625	(2,625)	3,500
3490	Misc. Contractual Fees	500	500	0	0.00%	375	(375)	500
3495	Temporary Employee Svcs.	0	0	0	0.00%	0	0	0
4010	Car Allowance	4,200	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel and Education	8,000	5,000	2,187	43.74%	3,750	(1,563)	2,813
4110	Communications	6,000	6,000	2,165	36.08%	4,500	(2,335)	3,835
4120	Freight and Postage	1,000	1,000	5	0.52%	750	(745)	995
4410	Equipment Rental	4,000	4,000	2,740	68.51%	3,000	(260)	1,260
4650	Vehicle Maintenance	0	0	0	0.00%	0	0	0
4651	Vehicle Parts	0	0	7	0.00%	0	7	(7)
4660	Equipment Maintenance	1,000	1,000	0	0.00%	750	(750)	1,000
4675	Software Mainteneance	0	0	88	0.00%	0	88	(88)
4710	Reproduction	761	761	0	0.00%	571	(571)	761
4720	Outside Printing	761	761	0	0.00%	571	(571)	761
4810	Advertising	5,000	911	0	0.00%	683	(683)	911
4850	Service Awards	0	0	3,797	0.00%	0	3,797	(3,797)
4990	Miscellaneous Expenses	1,000	1,000	3,439	343.86%	750	2,689	(2,439)
5110	Office Supplies	1,850	1,850	3,637	196.61%	1,388	2,250	(1,787)
5120	EDP Supplies	1,000	1,000	747	74.69%	750	(3)	253
5150	Misc. Equipment Expense	931	931	120	12.89%	698	(578)	811
5210	Gas & Oil	375	375	284	75.68%	281	3	91
5410	Books,Pubs,Subscriptions & Mbrshp	1,500	1,500	1,902	126.81%	1,125	777	(402)
	Total Operating Expense	$ 72,878	$ 61,789	$ 43,615	70.59%	$ 46,342	($2,726)	$ 18,174
Capital Outlay								
6410	Office Equip & Machinery	$ 0	$ 0	$ 2,007	0.00%	$ 0	$ 2,007	($2,007)
6420	Furniture & Furnishings	0	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 0	$ 2,007	0.00%	$ 0	$ 2,007	($2,007)
	TOTAL APPROPRIATIONS	**$ 443,578**	**$ 432,489**	**$ 344,188**	**79.58%**	**$ 324,367**	**$ 19,822**	**$ 88,301**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General **Department: FINANCE**
Fund/Division Number: 2400 **Division:**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services								
1010	Salaries and Wages	$ 582,904	$ 582,904	$ 439,069	75.32%	$ 437,178	$ 1,890	$ 143,836
1030	Accrued Compensation	7,000	7,000	4,610	65.85%	5,250	(640)	2,390
1040	Overtime	6,000	6,000	6,160	102.66%	4,500	1,660	(160)
2010	FICA Taxes	45,908	45,908	32,243	70.23%	34,431	(2,188)	13,665
2020	Retirement Contributions	99,933	99,933	75,279	75.33%	74,950	329	24,655
2030	Life & Health Insurance	107,632	107,632	80,763	75.04%	80,724	39	26,869
2035	Dental Insurance	7,023	7,023	5,387	76.70%	5,268	119	1,637
2040	Workers' Compensation	1,907	1,907	2,039	106.94%	1,430	609	(132)
	Total Personnel Services	$ 858,307	$ 858,307	$ 645,548	75.21%	$ 643,731	$ 1,817	$ 212,760
Operating Expense								
3490	Misc. Contractual Fees	$ 4,000	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
4010	Car Allowance	4,200	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel and Education	10,000	8,000	4,875	60.94%	6,000	(1,125)	3,125
4110	Communications	8,300	4,800	4,334	90.30%	3,600	734	466
4120	Freight and Postage	4,500	3,000	1,976	65.85%	2,250	(274)	1,024
4660	Equipment Maintenance	1,500	0	0	0.00%	0	0	0
4675	Software Maintenance	0	0	88	0.00%	0	88	(88)
4720	Outside Printing	1,000	500	790	158.00%	375	415	(290)
4810	Advertising	1,500	1,500	673	44.89%	1,125	(452)	827
4960	Administrative Charges	1,800	1,800	1,979	109.97%	1,350	629	(179)
4990	Miscellaneous Expenses	5,000	3,500	2,943	84.07%	2,625	318	557
5110	Office Supplies	7,000	3,000	3,008	100.25%	2,250	758	(8)
5120	EDP Supplies	2,500	2,500	1,024	40.98%	1,875	(851)	1,476
5410	Books,Pubs,Subscriptions & Mbrshp	1,500	1,500	1,205	80.33%	1,125	80	295
	Total Operating Expense	$ 52,800	$ 34,300	$ 26,045	75.93%	$ 25,725	$ 320	$ 8,255
Capital Outlay								
6410	Office Equipment & Machinery	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6420	Furniture & Furnishings	0	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 911,107**	**$ 892,607**	**$ 671,593**	**75.24%**	**$ 669,456**	**$ 2,137**	**$ 221,015**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General **Department: INFORMATION TECHNOLOGY**
Fund/Division Number: 2500 **Division:**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services								
1010	Salaries and Wages	$ 445,159	$ 445,159	$ 314,728	70.70%	$ 333,869	($19,141)	$ 130,431
1030	Accrued Compensation	5,500	5,500	6,412	116.59%	4,125	2,287	(912)
1040	Overtime	15,000	15,000	24,049	160.33%	11,250	12,799	(9,049)
2010	FICA Taxes	35,944	35,944	25,206	70.13%	26,958	(1,752)	10,738
2020	Retirement Contributions	78,091	78,091	57,779	73.99%	58,568	(789)	20,312
2030	Life & Health Insurance	95,893	95,893	69,078	72.04%	71,920	(2,842)	26,815
2035	Dental Insurance	5,765	5,765	4,343	75.33%	4,324	19	1,422
2040	Workers' Compensation	1,490	1,490	1,594	107.00%	1,118	477	(104)
	Total Personnel Services	$ 682,843	$ 682,843	$ 503,190	73.69%	$ 512,132	($8,942)	$ 179,653
Operating Expense								
3190	Consultant Fees	$ 80,000	$ 80,000	$ 40,872	51.09%	$ 60,000	($19,128)	$ 39,128
3490	Misc. Contractual Fees	3,000	3,000	12,048	401.61%	2,250	9,798	(9,048)
3495	Temporaty Employee Services	0	0	0	0.00%	0	0	0
4010	Car Allowance	4,200	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel and Education	15,000	5,901	6,062	102.72%	4,426	1,636	(161)
4110	Communications	10,000	10,000	9,781	97.81%	7,500	2,281	219
4120	Freight and Postage	500	500	1	0.20%	375	(374)	499
4410	Equipment Rental	30,750	18,750	0	0.00%	14,063	(14,063)	18,750
4651	Vehicle Parts	0	0	8	0.00%	0	8	(8)
4660	Equipment Maintenance	500	500	0	0.00%	375	(375)	500
4670	Computer Maintenance	30,000	30,000	9,868	32.89%	22,500	(12,632)	20,132
4675	Software Maintenance	365,450	365,450	281,131	76.93%	274,088	7,043	84,319
4710	Reproduction	0	0	0	0.00%	0	0	0
4720	Outside Printing	0	0	0	0.00%	0	0	0
4990	Miscellaneous Expenses	500	500	1,741	348.18%	375	1,366	(1,241)
5110	Office Supplies	1,500	1,500	1,852	123.46%	1,125	727	(352)
5120	EDP Supplies	9,950	9,950	6,460	64.93%	7,463	(1,002)	3,490
5150	Miscellaneous Equipment	0	0	523	0.00%	0	523	(523)
5210	Gas & Oil	500	500	35	7.03%	375	(340)	465
5410	Books,Pubs,Subscriptions & Mbrshp	500	500	260	52.07%	375	(115)	240
	Total Operating Expense	$ 552,350	$ 531,251	$ 373,793	70.36%	$ 398,438	($24,645)	$ 157,458
Capital Outlay								
6410	Office Equip & Machinery	$ 0	$ 0	$ 4,416	0.00%	$ 0	$ 4,416	($4,416)
6420	Furniture & Furnishings	20,000	9,719	8,374	86.16%	7,289	1,084	1,345
	Total Capital Outlay	$ 20,000	$ 9,719	$ 12,789	131.59%	$ 7,289	$ 5,500	($3,070)
	TOTAL APPROPRIATIONS	**$ 1,255,193**	**$ 1,223,813**	**$ 889,772**	**72.70%**	**$ 917,859**	**($28,087)**	**$ 334,041**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General **Department: PURCHASING**
Fund/Division Number: 2600 **Division:**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services								
1010	Salaries and Wages	$ 205,585	$ 205,585	$ 155,435	75.61%	$ 154,189	$ 1,246	$ 50,150
1030	Accrued Compensation	1,500	1,500	1,933	128.90%	1125.00	808.44	(433.44)
1040	Overtime	0	0	0	0.00%	0.00	0.00	0.00
2010	FICA Taxes	15,842	15,842	11,753	74.19%	11881.51	(128.09)	4088.60
2020	Retirement Contributions	34,728	34,728	26,324	75.80%	26046.14	277.53	8404.52
2030	Life & Health Insurance	26,953	26,953	20,198	74.94%	20214.73	(17.23)	6755.47
2035	Dental Insurance	1,385	1,385	1,069	77.19%	1038.84	30.33	315.96
2040	Workers' Compensation	663	663	709	106.98%	497.00	211.96	(46.29)
	Total Personnel Services	$ 286,656	$ 286,656	$ 217,421	75.85%	$ 214,992	$ 2,429	$ 69,235
Operating Expense								
3490	Misc. Contractual Fees	$ 500	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3495	Temporary Employee Services	0	0	0	0.00%	0	0	0
4020	Travel and Education	5,000	2,500	2,242	89.67%	1,875	367	258
4110	Communications	6,000	5,000	2,166	43.32%	3,750	(1,584)	2,834
4120	Freight and Postage	2,000	1,500	429	28.58%	1,125	(696)	1,071
4410	Equipment Rental	4,000	4,000	4,222	105.55%	3,000	1,222	(222)
4651	Vehicle Parts	0	0	0	0.00%	0	0	0
4660	Equipment Maintenance	1,300	300	0	0.00%	225	(225)	300
4675	Software Maintenance	0	0	88	0.00%	0	88	(88)
4810	Advertising	5,000	4,115	3,752	91.18%	3,086	666	363
4990	Miscellaneous Expenses	1,000	1,000	913	91.26%	750	163	87
5110	Office Supplies	1,850	1,850	1,556	84.09%	1,388	168	294
5120	EDP Supplies	1,112	112	39	34.54%	84	(45)	73
5150	Miscellaneous Equipment Expense	0	0	0	0.00%	0	0	0
5210	Gas & Oil	0	0	0	0.00%	0	0	0
5410	Books,Pubs,Subscriptions & Mbrshp	1,000	500	200	40.00%	375	(175)	300
	Total Operating Expense	$28,762	$20,877	$15,605	74.75%	$15,658	($53)	$5,272
Capital Outlay								
6410	Office Equipment & Machinery	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 315,418**	**$ 307,533**	**$ 233,026**	**75.77%**	**$ 230,650**	**$ 2,376**	**$ 74,507**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General **Department: PLANNING**
Fund/Division Number: 2901 **Division:**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services								
1010	Salaries and Wages	$ 357,888	$ 357,888	$ 271,370	75.83%	$ 268,416	$ 2,954	$ 86,518
1030	Accrued Compensation	2,000	2,000	2,735	136.74%	1,500	1,235	(735)
1040	Overtime	0	0	0	0.00%	0	0	0
2010	FICA Taxes	27,853	27,853	20,127	72.26%	20,890	(762)	7,726
2020	Retirement Contributions	60,353	60,353	45,867	76.00%	45,265	602	14,486
2030	Life & Health Insurance	59,087	59,087	49,461	83.71%	44,315	5,146	9,626
2035	Dental Insurance	3,040	3,040	2,681	88.21%	2,280	401	358
2040	Workers' Compensation	1,152	1,152	1,231	106.87%	864	367	(79)
	Total Personnel Services	$ 511,372	$ 511,372	$ 393,472	76.94%	$ 383,529	$ 9,943	$ 117,900
Operating Expense								
3140	Contractual Planning	$ 50,000	$ 32,380	$ 11,390	35.18%	$ 24,285	($12,895)	$ 20,990
3490	Contractual Fees	3,800	1,289	0	0.00%	967	(967)	1,289
3495	Temp Employee Svc	0	2,511	4,071	162.11%	1,883	2,187	(1,560)
4010	Car Allowance	4,200	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel and Education	7,500	5,500	75	1.36%	4,125	(4,050)	5,425
4110	Communications	6,500	6,500	3,797	58.41%	4,875	(1,078)	2,703
4120	Freight and Postage	1,000	1,000	1,349	134.94%	750	599	(349)
4410	Equipment Rental	7,500	7,500	8,419	112.25%	5,625	2,794	(919)
4650	Vehicle Maintenance	0	0	12	0.00%	0	12	(12)
4651	Vehicle Parts	500	500	0	0.00%	375	(375)	500
4675	Software Maintenance	0	0	176	0.00%	0	176	(176)
4710	Reproduction	500	500	0	0.00%	375	(375)	500
4720	Outside Printing	1,000	3,351	2,686	80.14%	2,513	172	665
4810	Advertising	7,400	7,400	12,617	170.50%	5,550	7,067	(5,217)
4990	Miscellaneous Expenses	500	2,500	1,637	65.46%	1,875	(239)	864
5110	Office Supplies	5,000	5,000	1,977	39.55%	3,750	(1,773)	3,023
5120	EDP Supplies	1,000	1,000	0	0.00%	750	(750)	1,000
5210	Gas and Oil	500	500	145	29.00%	375	(230)	355
5232	Other Supplies	500	500	0	0.00%	375	(375)	500
5410	Books,Pubs,Subscriptions & Mbrshp	2,000	2,000	3,863	193.13%	1,500	2,363	(1,863)
	Total Operating Expense	$ 99,400	$ 84,131	$ 55,363	65.81%	$ 63,098	($7,736)	$ 28,768
Capital Outlay								
6410	Office Equipment & Machinery	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 610,772**	**$ 595,503**	**$ 448,835**	**75.37%**	**$ 446,627**	**$ 2,208**	**$ 146,668**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General **Department: CODE ENFORCEMENT**
Fund/Division Number: 2903 **Division:**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services								
1010	Salaries and Wages	$ 444,007	$ 417,016	$ 342,212	82.06%	$ 312,762	$ 29,450	$ 74,804
1030	Accrued Compensation	1,250	1,250	4,801	384.08%	938	3,864	(3,551)
1040	Overtime	10,000	10,000	31,044	310.44%	7,500	23,544	(21,044)
2010	FICA Taxes	35,148	35,148	29,026	82.58%	26,361	2,665	6,123
2020	Retirement Contributions	76,347	76,347	63,216	82.80%	57,260	5,956	13,131
2030	Life & Health Insurance	108,299	108,299	72,875	67.29%	81,224	(8,350)	35,425
2035	Dental Insurance	5,847	5,847	4,124	70.53%	4,385	(261)	1,723
2040	Workers' Compensation	11,868	11,868	12,691	106.93%	8,901	3,790	(823)
	Total Personnel Services	$ 692,766	$ 665,775	$ 559,989	84.11%	$ 499,331	$ 60,657	$ 105,786
Operating Expense								
3440	Demolition	$ 6,435	$ 6,435	$ 330	5.13%	$ 4,826	($4,496)	$ 6,105
3449	Nuisance Abatement	80,000	80,000	69,680	87.10%	60,000	9,680	10,321
3450	Lot Clearing	0	0	0	0.00%	0	0	0
3490	Contractual Fees	10,000	10,000	3,853	38.53%	7,500	(3,648)	6,148
3491	Humane Society	135,000	135,000	99,750	73.89%	101,250	(1,500)	35,250
3492	Spay/Neuter Vouchers	15,000	15,000	17,595	117.30%	11,250	6,345	(2,595)
3495	Temp Employee Svc	0	0	27,238	0.00%	0	27,238	(27,238)
4010	Car Allowance	4,200	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel and Education	5,000	5,000	3,670	73.40%	3,750	(80)	1,330
4110	Communications	14,500	14,500	9,401	64.84%	10,875	(1,474)	5,099
4120	Freight and Postage	10,000	10,000	9,126	91.26%	7,500	1,626	874
4410	Equipment Rental	6,000	6,000	4,385	73.09%	4,500	(115)	1,615
4650	Vehicle Maintenance	1,000	1,000	508	50.76%	750	(242)	492
4651	Vehicle Parts	5,000	5,000	1,098	21.97%	3,750	(2,652)	3,902
4660	Equipment Maintenance	0	0	0	0.00%	0	0	0
4675	Software Maintenance	8,000	8,000	9,101	113.76%	6,000	3,101	(1,101)
4680	Radio Mainteneance	0	0	208	0.00%	0	208	(208)
4710	Reproduction	1,000	1,000	0	0.00%	750	(750)	1,000
4720	Outside Printing	1,000	1,000	1,861	186.08%	750	1,111	(861)
4810	Advertising	500	500	200	39.94%	375	(175)	300
4960	Administrative Fees	4,200	4,200	44,480	1059.05%	3,150	41,330	(40,280)
4990	Miscellaneous Expenses	2,000	2,000	1,154	57.68%	1,500	(346)	846
5110	Office Supplies	3,000	3,000	2,763	92.09%	2,250	513	237
5120	EDP Supplies	0	0	696	0.00%	0	696	(696)
5150	Miscellaneous Equipment	0	0	785	0.00%	0	785	(785)

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General **Department: CODE ENFORCEMENT**
Fund/Division Number: 2903 **Division:**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.								
5210	Gas and Oil	16,000	16,000	6,511	40.70%	12,000	(5,489)	9,489
5221	Animal Control Supplies	1,000	1,000	661	66.08%	750	(89)	339
5222	Animal Care & Services	3,000	3,000	3,636	121.20%	2,250	1,386	(636)
5223	Medical/Pharmaceutical Supplies	2,500	2,500	3,308	132.32%	1,875	1,433	(808)
5224	Animal Registrations	2,750	2,750	2,020	73.44%	2,063	(43)	730
5231	Safety Supplies	0	0	0	0.00%	0	0	0
5232	Other Supplies	2,000	2,000	1,587	79.37%	1,500	87	413
5250	Uniforms	1,000	1,000	2,484	248.38%	750	1,734	(1,484)
5253	Clean & Safe Initiative	45,800	45,800	9,408	20.54%	34,350	(24,942)	36,392
5410	Books,Pubs,Subscriptions & Mbrshp	1,000	1,000	520	52.00%	750	(230)	480
	Total Operating Expense	$ 386,885	$ 386,885	$ 341,165	88.18%	$ 290,164	$ 51,001	$ 45,720
Capital Outlay								
6410	Equipment & Machinery	$ 0	$ 0	$ 966	0.00%	$ 0	$ 966	($966)
6420	Furniture & Furnishings	0	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 0	$ 966	0.00%	$ 0	$ 966	($966)
	TOTAL APPROPRIATIONS	**$ 1,079,651**	**$ 1,052,660**	**$ 902,121**	**85.70%**	**$ 789,495**	**$ 112,625**	**$ 150,540**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General **Department: POLICE**
Fund/Division Number: 3000 **Division:**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services								
1010	Salaries and Wages	$ 8,515,384	$ 8,146,242	$ 5,952,818	73.07%	$ 6,109,682	($156,863)	$ 2,193,424
1020	Incentive Pay	65,000	65,000	222,162	341.79%	48,750	173,412	(157,162)
1030	Accrued Compensation	50,000	50,000	169,313	338.63%	37,500	131,813	(119,313)
1040	Overtime	339,000	339,000	644,027	189.98%	254,250	389,777	(305,027)
1050	Holiday Overtime	232,000	232,000	308,134	132.82%	174,000	134,134	(76,134)
2010	FICA Taxes	703,906	703,906	539,936	76.71%	527,930	12,007	163,970
2020	Retirement/General	227,414	227,414	146,720	64.52%	170,561	(23,840)	80,694
2025	Retirement/Police Officers	833,158	833,158	654,211	78.52%	624,869	29,342	178,947
2026	Retirement/ICMA	16,178	16,178	13,534	83.65%	12,134	1,400	2,644
2030	Life & Health Insurance	1,677,582	1,677,582	1,206,702	71.93%	1,258,187	(51,484)	470,880
2035	Dental Insurance	97,747	97,747	71,758	73.41%	73,310	(1,553)	25,989
2040	Workers' Compensation	343,287	343,287	367,104	106.94%	257,465	109,639	(23,817)
	Total Personnel Services	$ 13,100,656	$ 12,731,514	$ 10,296,419	80.87%	$ 9,548,636	$ 747,783	$ 2,435,095
Operating Expense								
3130	Professional Services	$ 27,280	$ 27,280	$ 29,615	108.56%	$ 20,460	$ 9,155	($2,335)
3180	Medical Services	14,000	12,411	7,097	57.18%	9,308	(2,211)	5,314
3190	Consultant Fees	16,150	8,500	0	0.00%	6,375	(6,375)	8,500
3490	Misc. Contractual Fees	0	0	5,400	0.00%	0	5,400	(5,400)
3510	Crime Lab	122,389	169,718	127,289	75.00%	127,289	0	42,430
3530	Investigative Supplies	26,380	28,680	17,553	61.20%	21,510	(3,957)	11,127
4030	Conferences	0	0	659	0.00%	0	659	(659)
4110	Communications	183,650	170,650	135,814	79.59%	127,988	7,826	34,836
4120	Freight & Postage	10,000	8,000	2,293	28.66%	6,000	(3,707)	5,707
4310	Utilities	124,656	102,656	65,287	63.60%	76,992	(11,705)	37,369
4410	Equipment Rental	8,400	8,400	8,204	97.67%	6,300	1,904	196
4420	Vehicle Rental & Towing	14,200	12,200	6,446	52.84%	9,150	(2,704)	5,754
4430	Equipment Lease	35,375	19,375	15,744	81.26%	14,531	1,213	3,631
4610	Building Maintenance	15,000	15,000	15,092	100.61%	11,250	3,842	(92)
4650	Vehicle Maintenance	40,000	40,000	33,270	83.17%	30,000	3,270	6,730
4651	Vehicle Parts	100,000	78,000	33,802	43.34%	58,500	(24,698)	44,198
4652	Tires, Tubes & Batteries	0	10,000	10,223	102.23%	7,500	2,723	(223)
4660	Equipment Maintenance	37,520	26,020	13,840	53.19%	19,515	(5,675)	12,180
4670	Computer Maintenance	31,488	16,588	15,320	92.36%	12,441	2,879	1,268
4675	Software Maintenance	108,301	124,618	97,604	78.32%	93,464	4,140	27,015
4680	Radio Maintenance	10,000	8,000	5	0.07%	6,000	(5,995)	7,995
4710	Reproduction	6,912	3,912	20	0.51%	2,934	(2,914)	3,892
4720	Outside Printing	12,500	12,500	9,461	75.68%	9,375	86	3,039
4810	Advertising	3,500	0	0	0.00%	0	0	0
4820	Crime Prevention	8,000	8,000	968	12.10%	6,000	(5,032)	7,032
4830	Public Relations	10,750	10,750	11,743	109.24%	8,063	3,681	(993)
4930	Citizen Volunteer Program	6,385	6,385	1,530	23.97%	4,789	(3,259)	4,855
4980	Contingency	23,000	23,000	30,000	130.43%	17,250	12,750	(7,000)

Fund Title: General **Department: POLICE**
Fund/Division Number: 3000 **Division:**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.								
4990	Miscellaneous Expenses	8,000	8,000	5,445	68.06%	6,000	(555)	2,555
5110	Office Supplies	35,500	35,500	16,415	46.24%	26,625	(10,210)	19,085
5120	EDP Supplies	8,500	8,500	8,886	104.54%	6,375	2,511	(386)
5150	Misc. Equipment Exp.	4,045	4,045	2,985	73.80%	3,034	(49)	1,060
5210	Gas and Oil	275,000	253,000	188,914	74.67%	189,750	(836)	64,086
5220	K-9 Operations	9,730	16,002	10,203	63.76%	12,002	(1,798)	5,799
5230	Cleaning Supplies	3,000	0	2,560	0.00%	0	2,560	(2,560)
5232	Other Supplies	5,000	5,000	601	12.01%	3,750	(3,149)	4,399
5250	Uniforms	79,770	79,770	99,949	125.30%	59,828	40,122	(20,179)
5251	Military Supplies	78,911	68,911	49,531	71.88%	51,683	(2,152)	19,380
5410	Books,Pubs,Subscriptions & Mbrshp	8,744	8,744	6,020	68.84%	6,558	(538)	2,724
5420	Educ Reimbursement	13,000	26,000	5,897	22.68%	19,500	(13,603)	20,103
5430	Law Enforcement Educ	40,000	27,000	20,123	74.53%	20,250	(127)	6,877
	Total Operating Expense	$ 1,565,036	$ 1,491,115	$ 1,111,807	74.56%	$ 1,118,336	($6,530)	$ 379,308
Capital Outlay								
6200	Buildings	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6320	Improvements Other Than Bldg.	100,000	105,000	4,545	4.33%	78,750	(74,205)	100,455
6410	Office Equip & Machinery	0	13,718	81,030	590.68%	10,289	70,741	(67,312)
6420	Furniture & Furnishings	0	5,900	3,901	66.13%	4,425	(524)	1,999
6440	Vehicles	0	49,303	67,071	136.04%	36,977	30,094	(17,768)
6445	Other Equipment	0	0	4,950	0.00%	0	4,950	(4,950)
	Total Capital Outlay	$ 100,000	$ 173,921	$ 161,498	92.86%	$ 130,441	$ 31,057	$ 12,423
	TOTAL APPROPRIATIONS	**$ 14,765,692**	**$ 14,396,550**	**$ 11,569,723**	**80.36%**	**$ 10,797,413**	**$ 772,311**	**$ 2,826,827**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General | **Department: PUBLIC WORKS**
Fund/Division Number: 4002 | **Division: DIRECTOR'S OFFICE**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services								
1010	Salaries and Wages	$ 43,491	$ 43,491	$ 32,929	75.71%	$ 32,618	$ 311	$ 10,562
1030	Accrued Compensation	800	800	1,004	125.46%	600	404	(204)
1040	Overtime	0	0	0	0.00%	0	0	0
2010	FICA Taxes	3,388	3,388	2,573	75.93%	2,541	31	816
2020	Retirement Contributions	0	0	0	0.00%	0	0	0
2030	Life & Health Insurance	8,958	8,958	6,720	75.02%	6,718	2	2,238
2035	Dental Insurance	681	681	559	82.08%	511	48	122
2040	Workers' Compensation	142	142	151	106.37%	106	44	(9)
	Total Personnel Services	$ 57,459	$ 57,459	$ 43,935	76.46%	$ 43,094	$ 840	$ 13,525
Operating Expense								
3490	Contractual Fees	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3495	Temporary Employee Services	0	0	0	0.00%	0	0	0
4010	Car Allowance	0	0	0	0.00%	0	0	0
4020	Travel and Education	1,000	1,000	180	17.97%	750	(570)	820
4110	Communications	22,000	22,000	39,037	177.44%	16,500	22,537	(17,037)
4120	Freight and Postage	500	500	22	4.44%	375	(353)	478
4410	Equipment Rental	4,000	4,000	2,482	62.05%	3,000	(518)	1,518
4651	Vehicle Parts	0	0	9	0.00%	0	9	(9)
4670	Computer Maintenance	0	0	1,328	0.00%	0	1,328	(1,328)
4675	Software Maintenance	0	0	9,372	0.00%	0	9,372	(9,372)
4810	Advertising	0	0	125	0.00%	0	125	(125)
4990	Miscellaneous Expenses	500	500	724	144.76%	375	349	(224)
5110	Office Supplies	2,000	2,000	291	14.53%	1,500	(1,209)	1,709
5120	EDP Supplies	3,000	3,000	1,075	35.83%	2,250	(1,175)	1,925
5210	Gas and Oil	500	500	1,417	283.36%	375	1,042	(917)
5231	Safety Supplies	500	500	826	165.14%	375	451	(326)
5232	Other Supplies	500	500	581	116.20%	375	206	(81)
5410	Books,Pubs,Subscriptions & Mbrshp	500	500	1,592	318.43%	375	1,217	(1,092)
	Total Operating Expense	$35,000	$35,000	$59,060	168.74%	$26,250	$32,810	($24,060)
Capital Outlay								
6410	Office Equip & Machinery	$ 0	$ 0	$ 536	0.00%	$ 0	$ 536	($536)
	Total Capital Outlay	$ 0	$ 0	$ 536	0.00%	$ 0	$ 536	($536)
	TOTAL APPROPRIATIONS	**$ 92,459**	**$ 92,459**	**$ 103,531**	**111.97%**	**$ 69,344**	**$ 34,186**	**($11,071)**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General | **Department: PUBLIC WORKS**
Fund/Division Number: 4003 | **Division: FLEET MAINTENANCE**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services								
1010	Salaries and Wages	$ 452,199	$ 425,429	$ 252,279	59.30%	$ 319,072	($66,793)	$ 173,150
1030	Accrued Compensation	4,900	4,900	1,743	35.56%	3,675	(1,932)	3,157
1040	Overtime	4,000	4,000	27,732	693.30%	3,000	24,732	(23,732)
2010	FICA Taxes	35,274	35,274	21,352	60.53%	26,456	(5,103)	13,922
2020	Retirement Contributions	60,559	60,559	43,242	71.40%	45,419	(2,177)	17,317
2030	Life & Health Insurance	98,285	98,285	58,457	59.48%	73,714	(15,257)	39,828
2035	Dental Insurance	6,164	6,164	3,522	57.14%	4,623	(1,101)	2,642
2040	Workers' Compensation	16,830	16,830	17,997	106.93%	12,623	5,374	(1,167)
	Total Personnel Services	$ 678,211	$ 651,441	$ 426,323	65.44%	$ 488,581	($62,258)	$ 225,118
Operating Expense								
3490	Contractual Fees	$ 4,000	$ 4,000	$ 2,055	51.38%	$ 3,000	($945)	$ 1,945
3495	Temporary Employee Services	0	0	14,159	0.00%	0	14,159	(14,159)
4020	Travel and Education	150	150	1,010	673.37%	113	898	(860)
4410	Equipment Rental	3,000	3,000	1,761	58.70%	2,250	(489)	1,239
4651	Vehicle Parts	4,500	4,500	10,980	243.99%	3,375	7,605	(6,480)
4660	Equipment Maintenance	1,000	1,000	0	0.00%	750	(750)	1,000
4670	Computer Maintenance	0	0	0	0.00%	0	0	0
4675	Software Maintenance	0	0	0	0.00%	0	0	0
4990	Miscellaneous Expenses	500	500	0	0.00%	$ 375	($375)	$ 500
5120	EDP Supplies	750	750	0	0.00%	563	(563)	750
5150	Miscellaneous Equipment Expense	0	0	77	0.00%	0	77	(77)
5210	Gas and Oil	5,000	5,000	2,347	46.95%	3,750	(1,403)	2,653
5230	Cleaning Supplies	750	750	0	0.00%	563	(563)	750
5231	Safety Supplies	750	750	834	111.22%	563	272	(84)
5232	Other Supplies	2,500	2,500	1,155	46.18%	1,875	(720)	1,345
5250	Uniforms	5,800	5,800	4,354	75.07%	4,350	4	1,446
5260	Expendable Tools	1,250	1,250	577	46.15%	938	(361)	673
5410	Books,Pubs,Subscriptions & Mbrshp	500	500	0	0.00%	375	(375)	500
	Total Operating Expense	$ 30,450	$ 30,450	$ 39,310	129.10%	$ 22,838	$ 16,472	($8,860)
Capital Outlay								
6420	Furniture & Furnishings	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 708,661**	**$ 681,891**	**$ 465,633**	**68.29%**	**511418.1521**	**($45,785)**	**$ 216,258**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General | **Department: PUBLIC WORKS**
Fund/Division Number: 4004 | **Division: FACILITIES MAINTENANCE**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services								
1010	Salaries and Wages	$ 426,890	$ 426,890	$ 254,771	59.68%	$ 320,167	($65,397)	$ 172,119
1030	Accrued Compensation	4,000	4,000	505	12.63%	3,000	(2,495)	3,495
1040	Overtime	7,076	7,076	14,922	210.88%	5,307	9,615	(7,846)
2010	FICA Taxes	33,504	33,504	19,201	57.31%	25,128	(5,927)	14,303
2020	Retirement Contributions	47,594	47,594	38,248	80.36%	35,696	2,552	9,347
2030	Life & Health Insurance	130,798	130,798	78,868	60.30%	98,099	(19,230)	51,930
2035	Dental Insurance	6,859	6,859	4,196	61.17%	5,144	(948)	2,663
2040	Workers' Compensation	10,949	10,949	7,335	66.99%	8,212	(877)	3,615
	Total Personnel Services	$ 667,671	$ 667,671	$ 418,045	62.61%	$ 500,753	($82,708)	$ 249,626
Operating Expense								
3490	Contractual Fees	$ 200,000	$ 196,400	$ 158,716	80.81%	$ 147,300	$ 11,416	$ 37,684
3495	Temporary Employee Services	0	0	75,649	0.00%	0	75,649	(75,649)
4020	Travel and Education	0	0	1,455	0.00%	0	1,455	(1,455)
4110	Communications	0	0	0	0.00%	0	0	0
4310	Utilities	0	0	0	0.00%	0	0	0
4410	Equipment Rental	2,000	2,000	1,233	61.65%	1,500	(267)	767
4610	Building Maintenance	8,000	8,000	7,865	98.32%	6,000	1,865	135
4620	Building Repair Supplies	75,000	65,000	64,734	99.59%	48,750	15,984	266
4630	Air Condition Maintenance	7,000	7,000	14,157	202.24%	5,250	8,907	(7,157)
4650	Vehicle Maintenance	0	0	0	0.00%	0	0	0
4651	Vehicle Parts	7,000	7,000	957	13.67%	5,250	(4,293)	6,043
4652	Tires, Tubes & Batteries	0	0	104	0.00%	0	104	(104)
4990	Miscellaneous Expenses	0	0	3	0.00%	0	3	(3)
5110	Office Supplies	0	0	39	0.00%	0	39	(39)
5210	Gas and Oil	15,000	9,000	5,327	59.19%	6,750	(1,423)	3,673
5230	Cleaning Supplies	25,000	25,000	26,814	107.25%	18,750	8,064	(1,814)
5231	Safety Supplies	1,500	1,500	570	38.01%	1,125	(555)	930
5232	Other Supplies	5,000	5,000	4,551	91.02%	3,750	801	449
5250	Uniforms	2,000	2,000	171	8.53%	1,500	(1,329)	1,829
5260	Expendable Tools	3,750	3,750	(831)	-22.16%	2,813	(3,644)	4,581
5310	Paint and Sign Supplies	11,000	6,000	503	8.38%	4,500	(3,998)	5,498
5410	Books,Pubs,Subscriptions & Mbrshp	0	0	380	0.00%	0	380	(380)
	Total Operating Expense	$ 362,250	$ 337,650	$ 362,396	107.33%	$ 253,238	$ 109,159	($24,746)
Capital Outlay								
6320	Other Improvements	$ 0	$ 0	$ 0	0%	$ 0	$ 0	$ 0
6445	Other Equipment	0	3,600	3,600	100%	2,700	900	0
	Total Capital Outlay	$ 0	$ 3,600	$ 3,600	100%	$ 2,700	$ 900	$ 0
	TOTAL APPROPRIATIONS	**$ 1,029,921**	**$ 1,008,921**	**$ 784,041**	**77.71%**	**$ 756,691**	**$ 27,351**	**$ 224,880**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General | **Department: PUBLIC WORKS**
Fund/Division Number: 4005 | **Division: PARKS AND GROUNDS**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services								
1010	Salaries and Wages	$ 830,971	$ 830,971	$ 634,916	76.41%	$ 623,229	$ 11,688	$ 196,055
1030	Accrued Compensation	7,500	7,500	5,896	78.62%	5,625	271	1,604
1040	Overtime	29,000	29,000	40,381	139.24%	21,750	18,631	(11,381)
2010	FICA Taxes	66,362	66,362	50,172	75.60%	49,771	401	16,189
2020	Retirement Contributions	133,463	133,463	106,864	80.07%	100,097	6,767	26,599
2030	Life & Health Insurance	237,478	237,478	172,846	72.78%	178,109	(5,262)	64,632
2035	Dental Insurance	15,182	15,182	11,006	72.49%	11,386	(381)	4,176
2040	Workers' Compensation	33,954	33,954	36,308	106.93%	25,465	10,843	(2,354)
	Total Personnel Services	$ 1,353,910	$ 1,353,910	$ 1,058,390	78.17%	$ 1,015,432	$ 42,957	$ 295,520
Operating Expense								
3490	Contractual Fees	$ 205,000	$ 197,000	$ 127,042	64.49%	$ 147,750	($20,708)	$ 69,958
3495	Temporary Employee Services	0	0	34,137	0.00%	0	34,137	(34,137)
4020	Travel and Education	500	500	169	33.89%	375	(206)	331
4310	Utilities	370,000	355,000	284,067	80.02%	266,250	17,817	70,933
4410	Equipment Rental	1,000	1,000	2,177	217.68%	750	1,427	(1,177)
4650	Vehicle Maintenance	2,000	2,000	300	15.00%	1,500	(1,200)	1,700
4651	Vehicle Parts	40,000	40,000	39,356	98.39%	$ 30,000	$ 9,356	$ 644
4652	Tire, Tubes & Batteries	0	0	43	0.00%	0	43	(43)
4990	Miscellaneous Expenses	500	500	243	48.59%	375	(132)	257
5210	Gas and Oil	72,800	62,800	30,099	47.93%	47,100	(17,001)	32,701
5231	Safety Supplies	3,000	3,000	1,472	49.07%	2,250	(778)	1,528
5232	Other Supplies	30,000	25,000	24,906	99.62%	18,750	6,156	94
5241	Horticultural Supplies	20,000	17,500	10,836	61.92%	13,125	(2,289)	6,664
5242	Chemicals	15,000	12,500	3,673	29.38%	9,375	(5,702)	8,827
5250	Uniforms	2,900	2,900	0	0.00%	2,175	(2,175)	2,900
5260	Expendable Tools	2,500	2,500	0	0.00%	1,875	(1,875)	2,500
5270	Parks Supplies	40,000	40,000	47,038	117.59%	30,000	17,038	(7,038)
5410	Books,Pubs,Subscriptions & Mbrshp	500	500	0	0.00%	375	(375)	500
	Total Operating Expense	$ 805,700	$ 762,700	$ 605,558	79.40%	$ 572,025	$ 33,533	$ 157,142
Capital Outlay								
6410	Office Equipment & Machinery	$ 0	$ 0	$ 550	0.00%	$ 0	$ 550	($550)
6430	Heavy Equipment	0	0	0	0.00%	0	0	0
6440	Vehicles	0	0	0	0.00%	0	0	0
6445	Other Equipment	0	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 0	$ 550	0.00%	$ 0	$ 550	($550)
	TOTAL APPROPRIATIONS	**$ 2,159,610**	**$ 2,116,610**	**$ 1,664,497**	**78.64%**	**$ 1,587,457**	**$ 77,040**	**$ 452,112**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General | **Department: PUBLIC WORKS**
Fund/Division Number: 4006 | **Division: STREETS**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services								
1010	Salaries and Wages	$ 618,330	$ 591,560	$ 420,206	71.03%	$ 443,670	($23,464)	$ 171,354
1030	Accrued Compensation	6,000	6,000	11,986	199.77%	4,500	7,486	(5,986)
1040	Overtime	35,000	35,000	57,676	164.79%	26,250	31,426	(22,676)
2010	FICA Taxes	50,439	50,439	36,449	72.26%	37,829	(1,380)	13,989
2020	Retirement Contributions	110,570	110,570	79,286	71.71%	82,927	(3,641)	31,284
2030	Life & Health Insurance	180,756	180,756	110,074	60.90%	135,567	(25,493)	70,682
2035	Dental Insurance	10,176	10,176	6,645	65.30%	7,632	(987)	3,531
2040	Workers' Compensation	32,373	32,373	34,616	106.93%	24,280	10,336	(2,243)
	Total Personnel Services	$ 1,043,643	$ 1,016,873	$ 756,940	74.44%	$ 762,655	($5,715)	$ 259,933
Operating Expense								
3490	Contractual Fees	$ 15,000	$ 15,000	$ 18,672	124.48%	$ 11,250	$ 7,422	($3,672)
3495	Temporary Employee Services	0	0	37,932	0.00%	0	37,932	(37,932)
4020	Travel & Education	0	1,200	1,163	96.92%	900	263	37
4110	Communications	800	800	0	0.00%	600	(600)	800
4310	Utilities	108,000	108,000	178,942	165.69%	81,000	97,942	(70,942)
4320	Street Light Energy	408,000	408,000	292,476	71.69%	306,000	(13,524)	115,524
4410	Equipment Rental	0	0	2,207	0.00%	0	2,207	(2,207)
4651	Vehicle Parts	60,000	46,500	34,615	74.44%	34,875	(260)	11,885
4652	Tires, Tubes & Batteries	0	0	291	0.00%	0	291	(291)
4990	Miscellaneous Expenses	1,000	1,000	414	41.40%	750	(336)	586
5210	Gas and Oil	60,800	47,300	28,003	59.20%	35,475	(7,472)	19,297
5231	Safety Supplies	3,000	3,000	1,843	61.45%	2,250	(407)	1,157
5232	Other Supplies	1,500	1,500	4,652	310.12%	1,125	3,527	(3,152)
5242	Chemicals	1,000	1,000	156	15.65%	750	(594)	844
5250	Uniforms	850	850	0	0.00%	638	(638)	850
5260	Expendable Tools	3,000	3,000	2,823	94.09%	2,250	573	177
5310	Paint & Sign Supplies	17,000	17,000	19,175	112.79%	12,750	6,425	(2,175)
5330	Surface Patching	32,000	32,000	35,254	110.17%	24,000	11,254	(3,254)
5340	Street Supplies	33,000	31,800	28,913	90.92%	23,850	5,063	2,887
5350	Sidewalk/Curb Supplies	27,000	27,000	28,098	104.07%	20,250	7,848	(1,098)
5410	Books,Pubs,Subscriptions & Mbrshp	0	0	0	0.00%	0	0	0
	Total Operating Expense	$ 771,950	$ 744,950	$ 715,629	96.06%	$ 558,713	$ 156,917	$ 29,321
Capital Outlay								
6430	Heavy Equipment	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6445	Other Equipment	0	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 1,815,593**	**$ 1,761,823**	**$ 1,472,569**	**83.58%**	**$ 1,321,367**	**$ 151,202**	**$ 289,254**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General **Department: ENGINEERING**
Fund/Division Number: 4400 **Division:**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services								
1010	Salaries and Wages	$ 556,503	$ 556,503	$ 428,551	77.01%	$ 417,377	$ 11,174	$ 127,952
1030	Accrued Compensation	6,000	6,000	47,144	785.74%	4,500	42,644	(41,144)
1040	Overtime	5,000	5,000	0	0.00%	3,750	(3,750)	5,000
2010	FICA Taxes	44,057	44,057	33,578	76.22%	33,042	535	10,479
2020	Retirement Contributions	95,170	95,170	58,553	61.52%	71,378	(12,825)	36,618
2030	Life & Health Insurance	108,847	108,847	79,533	73.07%	81,635	(2,102)	29,314
2035	Dental Insurance	6,015	6,015	4,415	73.40%	4,511	(96)	1,600
2040	Workers' Compensation	9,393	9,393	10,044	106.94%	7,044	3,000	(652)
	Total Personnel Services	$ 830,985	$ 830,985	$ 661,818	79.64%	$ 623,238	$ 38,580	$ 169,167
Operating Expense								
3490	Contractual Fees	$ 125,000	$ 125,000	$ 52,699	42.16%	$ 93,750	($41,051)	$ 72,301
3492	FDOT/Closed Loop	193,000	193,000	43,005	22.28%	144,750	(101,745)	149,995
4010	Car Allowance	8,400	8,400	6,300	75.00%	6,300	0	2,100
4020	Travel and Education	2,500	2,500	0	0.00%	1,875	(1,875)	2,500
4030	Conferences	1,500	1,500	0	0.00%	1,125	(1,125)	1,500
4110	Communications	12,080	12,080	5,317	44.01%	9,060	(3,743)	6,763
4120	Freight and Postage	500	500	28	5.65%	375	(347)	472
4410	Equipment Rental	4,700	4,700	2,467	52.50%	$ 3,525	($1,058)	$ 2,233
4650	Vehicle Maintenance	500	500	0	0.00%	375	(375)	500
4651	Vehicle Parts	1,500	1,500	88	5.84%	1,125	(1,037)	1,412
4660	Equipment Maintenance	1,500	1,500	0	0.00%	1,125	(1,125)	1,500
4670	Computer Maintenance	1,500	700	0	0.00%	525	(525)	700
4675	Software Maintenance	0	0	440	0.00%	0	440	(440)
4710	Reproduction	2,000	1,880	0	0.00%	1,410	(1,410)	1,880
4810	Advertising	500	500	0	0.00%	375	(375)	500
4990	Miscellaneous Expenses	500	500	404	80.80%	375	29	96
5110	Office Supplies	2,800	2,800	2,061	73.62%	2,100	(39)	739
5120	EDP Supplies	500	500	481	96.18%	375	106	19
5150	Misc. Equipment Expense	0	0	(40)	0.00%	0	(40)	40
5210	Gas and Oil	3,500	3,500	1,349	38.55%	2,625	(1,276)	2,151
5231	Safety Supplies	500	500	0	0.00%	375	(375)	500
5232	Other Supplies	500	500	0	0.00%	375	(375)	500
5250	Uniforms	0	920	911	99.02%	690	221	9
5260	Expendable Tools	200	200	50	24.98%	150	(100)	150
5320	Traffic Signal Materials	106,500	73,965	32,202	43.54%	55,474	(23,272)	41,763
5410	Books,Pubs,Subscriptions & Mbrshp	250	250	100	40.00%	188	(88)	150
	Total Operating Expense	$ 470,430	$ 437,895	$ 147,861	33.77%	$ 328,421	($180,560)	$ 290,034
Capital Outlay								
6410	Office Equipment & Machinery	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 1,301,415**	**$ 1,268,880**	**$ 809,679**	**63.81%**	**$ 951,660**	**($141,980)**	**$ 459,200**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General **Department: LEISURE SERVICES**
Fund/Division Number: 4504 **Division:**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services								
1010	Salaries and Wages	$ 180,376	$ 170,376	$ 91,524	53.72%	$ 127,782	($36,258)	$ 78,852
1030	Accrued Compensation	1,500	1,500	1,944	129.63%	1,125	819	(444)
1040	Overtime	0	0	0	0.00%	0	0	0
2010	FICA Taxes	13,914	13,914	6,783	48.75%	10,435	(3,652)	7,131
2020	Retirement Contributions	30,501	30,501	15,625	51.23%	22,875	(7,251)	14,876
2030	Life & Health Insurance	31,821	31,821	17,498	54.99%	23,865	(6,367)	14,322
2035	Dental Insurance	1,644	1,644	1,468	89.28%	1,233	235	176
2040	Workers' Compensation	3,111	3,111	3,326	106.91%	2,333	993	(215)
	Total Personnel Services	$ 262,866	$ 252,866	$ 138,168	54.64%	$ 189,649	($51,481)	$ 114,697
Operating Expense								
3490	Contractual Services	$ 0	$ 0	$ 2,744	0.00%	$ 0	$ 2,744	($2,744)
3495	Temporary Employee Services	10,000	10,000	0	0.00%	7,500	(7,500)	10,000
4020	Travel & Education	0	0	1,808	0.00%	0	1,808	(1,808)
4110	Communications	20,000	20,000	13,110	65.55%	15,000	(1,890)	6,890
4120	Postage & Freight	0	0	6	0.00%	0	6	(6)
4560	Insurance/Special Events	3,500	3,500	5,004	142.97%	2,625	2,379	(1,504)
4610	Building Maintenance	4,000	4,000	3,349	83.72%	3,000	349	651
4611	Janitorial Services	4,000	4,000	7,837	195.93%	3,000	4,837	(3,837)
4620	Building Supplies	1,000	1,500	812	54.14%	1,125	(313)	688
4651	Vehicle Parts	0	0	0	0.00%	0	0	0
4675	Software Maintenance	2,000	2,000	8,533	426.63%	1,500	7,033	(6,533)
4710	Reproduction	500	0	0	0.00%	0	0	0
4810	Advertising	1,000	0	0	0.00%	0	0	0
4940	Bad Debt/Loss Expense	500	500	0	0.00%	375	(375)	500
4960	Administrative Charge	1,000	1,000	3,779	377.87%	750	3,029	(2,779)
4990	Miscellaneous Expenses	1,000	1,000	753	75.26%	750	3	247
4992	Youth Activities	50,000	50,000	14,086	28.17%	37,500	(23,414)	35,914
5110	Office Supplies	3,000	3,000	3,512	117.07%	2,250	1,262	(512)
5120	EDP Supplies	750	750	0	0.00%	563	(563)	750
5150	Misc. Equipment Exp.	3,000	4,000	3,202	80.04%	3,000	202	798
5210	Gas & Oil	500	500	278	55.62%	375	(97)	222
5232	Other Supplies	2,500	2,500	1,953	78.13%	1,875	78	547
5410	Books,Pubs,Subscriptions & Mbrshp	0	0	0	0.00%	0	0	0
	Total Operating Expense	$ 108,250	$ 108,250	$ 70,765	65.37%	$ 81,188	($10,422)	$ 37,485
Capital Outlay								
3495	Temporary Employee Services	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 371,116**	**$ 361,116**	**$ 208,934**	**57.86%**	**$ 270,837**	**($61,903)**	**$ 152,182**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: General **Department: ADMINISTRATIVE SERVICES**
Fund/Division Number: 6000 **Division:**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services								
1010	Salary & Wages	$0	$0	$0	0.00%	$ 0	$ 0	$ 0
1030	Accrued Compensation	0	0	0	0.00%	0	0	0
2010	FICA Taxes	0	0	0	0.00%	0	0	0
2020	Retirement/General Members	0	0	0	0.00%	0	0	0
2025	Retirement/Police Officers	350,000	350,000	0	0.00%	262,500	(262,500)	350,000
2030	Life & Health Insurance	133,134	133,134	57,938	43.52%	99,851	(41,912)	75,196
	Total Personnel Services	$ 483,134	$ 483,134	$ 57,938	11.99%	$ 362,351	($304,412)	$ 425,196
Operating Expense								
3110	Insurance Consultant	$ 35,000	$ 35,000	$ 10,163	29.04%	$ 26,250	($16,088)	$ 24,838
3190	Consultant Fees	5,000	5,000	0	0.00%	3,750	(3,750)	5,000
3200	Accounting and Auditing	39,000	39,000	33,720	86.46%	29,250	4,470	5,280
3490	Contractual Fees	150,000	150,000	115,742	77.16%	112,500	3,242	34,259
4110	Communications	100,000	100,000	56,676	56.68%	75,000	(18,324)	43,324
4120	Freight and Postage	17,500	17,500	11,294	64.54%	13,125	(1,831)	6,206
4310	Utilities	330,500	330,500	271,990	82.30%	247,875	24,115	58,510
4410	Equipment Rental	0	0	90,000	0.00%	0	90,000	(90,000)
4430	Land Lease	55,000	0	0	0.00%	0	0	0
4510	Insurance & Fidelity Bond	860,000	860,000	975,682	113.45%	645,000	330,682	(115,682)
4530	Fla. Unemploy. Comp Fund	10,000	10,000	0	0.00%	7,500	(7,500)	10,000
4540	Workers' Comp. Claims	5,000	0	0	0.00%	0	0	0
4550	Liability & Property Claims	25,000	0	0	0.00%	0	0	0
4590	Property Damage Reimb	5,000	5,000	3,553	71.06%	3,750	(197)	1,447
4650	Vehicle Maintenance	0	0	18,721	0.00%	0	18,721	(18,721)
4651	Vehicle Parts	0	0	0	0.00%	0	0	0
4660	Equipment Maintenance	5,000	5,000	2,808	56.15%	3,750	(942)	2,192
4675	Software Maintenance	50,000	50,000	150,409	300.82%	37,500	112,909	(100,409)
4710	Reproduction	1,000	1,000	0	0.00%	750	(750)	1,000
4810	Advertising	500	500	(616)	-123.12%	375	(991)	1,116
4925	Computer Loans	30,000	5,000	4,502	90.04%	3,750	752	498
4935	Disaster Charges	0	0	0	0.00%	0	0	0
4940	Bad Debt Expense	0	0	0	0.00%	0	0	0
4945	Refunds	0	0	1,900	0.00%	0	1,900	(1,900)
4947	Wellness	10,000	10,000	0	0.00%	7,500	(7,500)	10,000
4950	Settlements	0	0	184	0.00%	0	184	(184)
4960	Administrative Charges	2,500	2,500	(1,311)	-52.44%	1,875	(3,186)	3,811

Fund Title: General **Department: ADMINISTRATIVE SERVICES**
Fund/Division Number: 6000 **Division:**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.								
4970	Inventory Adjustments	5,000	5,000	0	0.00%	3,750	(3,750)	5,000
4980	Contingency	0	1,138,746	0	0.00%	854,060	(854,060)	1,138,746
4985	Tax Increment Financing	3,210,672	3,210,672	3,211,752	100.03%	2,408,004	803,748	(1,080)
4986	Stormwater Fees	60,000	60,000	76,538	127.56%	45,000	31,538	(16,538)
4990	Miscellaneous Expenses	10,000	10,000	105,265	1052.65%	7,500	97,765	(95,265)
4993	Keep Ft. Pierce Beautiful	15,000	15,000	11,866	79.11%	11,250	616	3,134
5110	Office Supplies	0	0	0	0.00%	0	0	0
5150	Miscellaneous Equipment	0	0	1,365	0.00%	0	1,365	(1,365)
5210	Gas & Oil	0	0	(207)	0.00%	0	(207)	207
5410	Books,Pubs,Subscriptions & Mbrshp	8,000	8,000	5,000	62.50%	6,000	(1,000)	3,000
	Total Operating Expense	$ 5,044,672	$ 6,073,418	$ 5,156,996	84.91%	$ 4,555,064	$ 601,932	$ 916,422
Capital Outlay								
6200	Buildings	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6310	Roads & Bridges	300,000	300,000	16,917	5.64%	225,000	(208,083)	283,083
6315	Infrastructure Sales Tax Projects	1,500,000	1,500,000	1,386,239	92.42%	1,125,000	261,239	113,761
6320	Other Structures & Facilities	0	0	1,277,206	0.00%	0	1,277,206	(1,277,206)
6410	Office Equipment & Machinery	525,000	525,000	18,882	3.60%	393,750	(374,868)	506,118
6420	Furniture & Furnishing	0	0	0	0.00%	0	0	0
6430	Heavy Equipment	0	0	0	0.00%	0	0	0
6440	Vehicles	0	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 2,325,000	$ 2,325,000	$ 2,699,243	116.10%	$ 1,743,750	$ 955,493	($374,243)
Grants and Aids								
8101	Weatherization/FPUA	$ 0	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
8230	Economic Development Co	25,000	25,000	25,000	100.00%	18,750	6,250	0
8255	Chamber of Commerce	35,000	35,000	35,000	100.00%	26,250	8,750	0
8270	SLC Council on Aging	15,000	15,000	15,000	100.00%	11,250	3,750	0
8392	Special Events:							
	Sights & Sounds Parade	15,000	15,000	15,000	100.00%	11,250	3,750	0
	Christmas Decorations	50,000	50,000	67,489	134.98%	37,500	29,989	(17,489)
	Fireworks	20,000	20,000	19,000	95.00%	15,000	4,000	1,000
	Mainstreet	10,000	10,000	10,000	100.00%	7,500	2,500	0
	Lincoln Park Mainstreet	10,000	10,000	0	0.00%	7,500	(7,500)	10,000
	United For Animals	10,000	10,000	10,000	100.00%	7,500	2,500	0
	Youth Crime Prevention Conference	5,000	0	0	0.00%	0	0	0
	Youth & Crime Prevention Activities	10,000	350	350	100.00%	263	88	0
8410	Community Projects	50,000	10,000	288	2.88%	7,500	(7,212)	9,712
	Total Grants and Aids	$ 255,000	$ 200,350	$ 197,127	98.39%	$ 150,263	$ 46,865	$ 3,223

Fund Title: General **Department: ADMINISTRATIVE SERVICES**
Fund/Division Number: 6000 **Division:**

		2019/20 Approved	2019/20 Adjusted	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
NON-OPERATING EXPENDITURES								
9125	Debt Service Series 2010 A	0	0	0	0.00%	0	0	0
9130	Debt Service Series 2010 B	420,922	420,922	420,922	100.00%	315,692	105,231	0
9167	Capital Improvement Series 2008B	0	0	0	0.00%	0	0	0
9164	Golf Course Debt Series 2004	0	0	0	0.00%	0	0	0
9165	Capital Improvement 2014 (Energy)	502,525	502,525	502,525	100.00%	376,894	125,631	0
9166	Capital Reserve Loan-HUD	197,057	197,057	15,665	7.95%	147,793	(132,128)	181,392
9168	Capital Improvement Series 2015	0	0	0	0.00%	0	0	0
9176	Debt Service Series 2016A/FPUA Adv	159,738	159,738	0	0.00%	119,803	(119,803)	159,738
9178	Debt Service Series 2016B-Land	71,012	71,012	0	0.00%	53,259	(53,259)	71,012
9179	Debt Service Series 2016C-Radios	173,275	173,275	0	0.00%	129,956	(129,956)	173,275
9179	Debt Service Series 2018	219,002	219,002	219,002	100.00%	164,252	54,750	0
9179	Debt Service Series 2019	2,317,300	2,317,300	2,317,300	100.00%	1,737,975	579,325	0
9176	Debt Service Series 2020A/2014 Energ	0	0	71,012	0.00%	0	71,012	(71,012)
9178	Debt Service Series 2020B/2016 Series	0	0	224,741	0.00%	0	224,741	(224,741)
9179	Debt Service Series 2020C/2018 Series	0	0	159,738	0.00%	0	159,738	(159,738)
9180	Capital Leases- White Fleet	350,000	300,000	0	0.00%	225,000	(225,000)	300,000
9180	Capital Leases- Police Fleet	742,000	622,984	0	0.00%	467,238	(467,238)	622,984
9184	Special Revenue/Police Grant	50,000	50,000	0	0.00%	37,500	(37,500)	50,000
9186	Special Revenue/103 CDBG	0	0	0	0.00%	0	0	0
9187	Special Revenue/106 Grants	50,000	50,000	0	0.00%	37,500	(37,500)	50,000
9180	Transfer to FPRA	0	0	0	0.00%	0	0	0
	Total Non-Operating	$ 5,252,831	$ 5,083,815	$ 3,930,905	77.32%	$ 3,812,861	$ 118,043	$ 1,152,910
	TOTAL ADMINISTRATIVE	**$ 13,360,637**	**$ 14,165,717**	**$ 12,042,209**	**85.01%**	**$ 10,624,288**	**$ 1,417,921**	**$ 2,123,508**
TOTAL GENERAL FUND APPROPRIATIONS		**$ 42,429,972**	**$ 42,429,972**	**$ 34,062,849**	**80.28%**	**$ 31,822,479**	**$ 2,240,370**	**$ 8,367,123**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: Community Redevelopment				Department: Community Redevelopment		
Fund/Division Number:				Division: FPRA		
	2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Taxes						
311 10 Ad Valorem Taxes	$ 6,700,934	$ 6,824,121	101.84%	$ 5,025,701	$ 1,798,421	($123,187)
Total Taxes	$ 6,700,934	$ 6,824,121	101.84%	$ 5,025,701	$ 1,798,421	($123,187)
Licenses and Permits						
329 20 Lot Clearing	$ 0	$ 94	0.00%	$ 0	$ 94	($94)
Total Licenses and Permits	$ 0	$ 94	0.00%	$ 0	$ 94	($94)
Intergovernmental						
341 91 Admin. Charges	$ 0	$ 100	0.00%	$ 0	$ 100	($100)
347 54 Marina Dockage	4,000	8,401	210.03%	3,000	5,401	(4,401)
384 90 Other State Grants	0	0	0.00%	0	0	0
Total Intergovernmental	$ 4,000	$ 8,501	212.53%	$ 3,000	$ 5,501	($4,501)
Miscellaneous Revenue						
361 10 Interest on Investments	$ 500	$ 20,692	4138.36%	$ 375	$ 20,317	($20,192)
362 14 Leases	194,000	128,273	66.12%	145,500	(17,227)	65,727
363 10 Liens	100	437	436.92%	75	362	(337)
369 31 Reimburse - Expenditures	5,000	4,675	93.50%	3,750	925	325
369 44 Reimburse - Utilities Authority	0	0	0.00%	0	0	0
369 31 Other Misc. Revenues	500	455,000	91000.00%	375	454,625	(454,500)
Total Miscellaneous Revenues	$ 200,100	$ 609,077	304.39%	$ 150,075	$ 459,002	305.85%
Transfers						
381 01 Transfer from General Fund	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
Total Transfers	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
Total Revenues	**$ 6,905,034**	**$ 7,441,794**	**107.77%**	**$ 5,178,776**	**$ 2,263,018**	**($127,780)**
Prior Year Carry-Overs Operating	0	0		0	0	0
TOTAL RESOURCES	**$ 6,905,034**	**$ 7,441,794**	**107.77%**	**$ 5,178,776**	**$ 2,263,018**	**($127,780)**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: Community Redevelopment				Department: Community Redevelopment		
Fund/Division Number:				Division: FPRA		
		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
	Total Personnel Services	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
Operating Expense							
3120	Legal Fees	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3190	Consultant Fees	0	0	0.00%	0	0	0
3200	Accounting & Auditing	5,500	5,000	90.91%	4,125	875	500
3468	Marina Operations	10,000	5,164	51.64%	7,500	(2,336)	4,836
3490	Contractual Fees	1,000	165,555	16555.53%	750	164,805	(164,555)
4020	Travel & Education	0	1,849	0.00%	0	1,849	(1,849)
4110	Communiations	5,000	0	0.00%	3,750	(3,750)	5,000
4120	Freight and Postage	500	0	0.00%	375	(375)	500
4310	Utilities	20,000	7,872	39.36%	15,000	(7,128)	12,128
4510	Insurance	90,000	47,305	52.56%	67,500	(20,195)	42,695
4620	Site Maintenance	10,000	0	0.00%	7,500	(7,500)	10,000
4650	Vehicle Maint. (Trolley)	500	7	1.39%	375	(368)	493
4651	Vehicle Parts (Trolley)	0	0	0.00%	0	0	0
4675	Software Maintenance	0	0	0.00%	0	0	0
4720	Outside Printing	0	0	0.00%	0	0	0
4810	Advertising	10,000	76	0.76%	7,500	(7,424)	9,924
4960	Administrative Charges	125,000	108,750	87.00%	93,750	15,000	16,250
4980	Contingency	176,838	0	0.00%	132,629	(132,629)	176,838
4985	Real Estate Taxes	40,000	35,187	87.97%	30,000	5,187	4,813
4990	Miscellaneous Expense	1,000	520	52.00%	750	(230)	480
5110	Office Supplies	0	0	0.00%	0	0	0
5120	EDP Supplies	0	0	0.00%	0	0	0
5210	Gas & Oil	2,000	0	0.00%	1,500	(1,500)	2,000
5410	Books,Publications,Subs&Mbrshp	4,000	1,870	46.75%	3,000	(1,130)	2,130
	Total Operating Expense	$ 501,338	$ 379,155	75.63%	$ 376,004	$ 3,151	$ 122,183
Capital Outlay							
6200	Buildings	$ 0	$ 15,553	0.00%	$ 0	$ 15,553	($15,553)
6320	Other Improvements	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 15,553	0.00%	$ 0	$ 15,553	($15,553)

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: Community Redevelopment					Department: Community Redevelopment		
Fund/Division Number:					Division: FPRA		
		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Programs & Projects							
8340	Misc. Grants & Aid	$ 0	$ 71	0.00%	$ 0	$ 71	($71)
8347	School Resource Officers	350,000	0	0.00%	262,500	(262,500)	350,000
8392	Youth Activities	20,000	0	0.00%	15,000	(15,000)	20,000
	Total Programs & Projects	$ 370,000	$ 71	0.02%	$ 277,500	($277,429)	$ 369,929
Transfers							
90 01	General-Debt Service (2010B)	$ 420,922	$ 420,922	100.00%	$ 315,691	$ 105,231	($0)
90 01	General-Debt Service/(2008A)	2,179,122	2,179,122	100.00%	1,634,342	544,781	0
90 01	General-Debt Service/(2008B)	0	0	0.00%	0	0	0
90 01	General-Debt Service/(2019A)	0	0	0.00%	0	0	0
9118	Debt Service 2015A	1,621,360	1,621,360	100.00%	1,216,020	405,340	0
9119	Debt Service 2015B	891,280	891,280	100.00%	668,460	222,820	0
9120	Debt Service 2016-Land	71,012	71,012	100.00%	53,259	17,753	0
9166	Sunrise Theatre	450,000	450,000	100.00%	337,500	112,500	0
9167	General	400,000	0	0.00%	300,000	(300,000)	400,000
9188	HUD Grants	0	0	0.00%	0	0	0
	Total Transfers	$ 6,033,696	$ 5,633,696	93.37%	$ 4,525,272	$ 1,108,424	$ 400,000
	TOTAL APPROPRIATIONS	**$ 6,905,034**	**$ 6,028,474**	**87.31%**	**$ 5,178,775**	**$ 849,699**	**$ 876,559**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title:	Grants Administration	Department:	CDBG & SHIP
Fund/Division Number:		Division:	

		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
CDBG REVENUE							
331 50	Disaster Relief	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
331 90	Entitlement Grant	557,327	0	0.00%	417,995	(417,995)	557,327
331 92	Program Income	5,000	0	0.00%	3,750	(3,750)	5,000
369 90	Miscellaneous Revenue	0	38,333	0.00%	0	38,333	(38,333)
361 39	Other Interest Earnings	1,000	6,908	690.76%	750	6,158	(5,908)
369 31	Reimb. of Expenditures	3,918	250	6.38%	2,939	(2,689)	3,668
369 41	Contractual Svcs./CDBG	0	0	0.00%	0	0	0
	Carry Over Funding	391,027	0	0.00%	293,270	(293,270)	391,027
	TOTAL REVENUE	$ 958,272	$ 45,491	4.75%	$ 718,704	($673,213)	$ 912,781
TRANSFERS							
369 42	Contractual Svc./SHIP	$ 7,730	$ 0	0.00%	$ 5,798	($5,798)	$ 7,730
369 43	Contractual Svc./Grants Admin.	26,475	0	0.00%	19,856	(19,856)	26,475
381 10	Transfer from General	50,000	0	0.00%	37,500	(37,500)	50,000
381 27	Trasfer from HUD Bond Fund	0	302,201	0.00%	0	302,201	(302,201)
	TOTAL TRANSFERS	$ 84,205	$ 302,201	0.00%	$ 63,154	$ 239,047	($217,996)
	TOTAL CDBG REVENUE	**$ 1,042,477**	**$ 347,692**	**33.35%**	**$ 781,858**	**($434,166)**	**$ 694,785**

Fund Title: Grants Administration Fund/Division Number:				CDBG & SHIP			
		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
CDBG Department							
Administrative							
10 10	Personnel Services	$ 250,528	$ 192,031	76.65%	$ 187,896	$ 4,135	$ 58,497
34 90	Administrative-Contractual	0	0	0.00%	0	0	0
49 60	Administrative Expenses	0	16,729	0.00%	0	16,729	(16,729)
Rehabilitation Department							
83 10	Housing Rehabilitation	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
83 30	Senior Citizens Housing	20,000	0	0.00%	15,000	(15,000)	20,000
83 40	Other Grants & Aids	0	0	0.00%	0	0	0
83 45	Weatherization	20,000	0	0.00%	15,000	(15,000)	20,000
Economic Development							
83 80	Lincoln Park Mainstreet	$ 50,000	$ 37,500	75.00%	$ 37,500	$ 0	$ 12,500
83 80	Fort Pierce Mainstreet	50,000	37,500	75.00%	37,500	0	12,500
83 83	Micro -Bus/Economic Development	113,000	55,488	49.10%	84,750	(29,262)	57,512
83 83	Lincoln Park/Orange Ave. Bus Dev	7,500	0	0.00%	5,625	(5,625)	7,500
83 86	Local Art/Cultural Heritage	39,280	27,256	69.39%	29,460	(2,204)	12,024
86 86	FPAT	10,000	0	0.00%	7,500	(7,500)	10,000
83 87	Commercial Facades	40,000	499	1.25%	30,000	(29,501)	39,501
Public Service							
83 97	Public Facility Improvements	$ 0	$ 10,336	0.00%	$ 0	$ 10,336	($10,336)
83 97	Public Amenities	50,000	0	0.00%	37,500	(37,500)	50,000
83 98	Youth and Children Projects	30,000	2,453	8.18%	22,500	(20,047)	27,547
84 19	COVID19 Food Resources	0	41,699	0.00%	0	41,699	(41,699)
83 97	COVID19 Emergency HH Assistance	0	306	0.00%	0	306	(306)
83 98	COVID19 Micro Business Relief	0	98,650	0.00%	0	98,650	(98,650)
83 97	COVID19 Small Business Relief	0	6,000	0.00%	0	6,000	(6,000)
83 97	COVID19 Testing	0	88,559	0.00%	0	88,559	(88,559)
83 98	COVID19 Contingency/Admin.	0	360	0.00%	0	360	(360)
	Total CDBG	**$ 680,308**	**$ 615,367**	**90.45%**	**$ 510,231**	**$ 105,136**	**$ 64,941**
Prior Grants-Programs & Projects							
83 10	Housing Rehabilitation (Roll-over)	$ 20,000	$ 0	0.00%	$ 15,000	($15,000)	$ 20,000
83 41	Commercial Facades (Roll-over)	25,000	0	0.00%	18,750	(18,750)	25,000
83 83	Micro-Bus/Economic Development	50,000	0	0.00%	37,500	(37,500)	50,000
83 86	Local Art/Cultural Heritage	25,000	0	0.00%	18,750	(18,750)	25,000
83 98	Public Service	45,000	0	0.00%	33,750	(33,750)	45,000
83 99	Infrastructure Improvements	0	0	0.00%	0	0	0
83 99	Playground Equipment (Roll Over)	20,000	0	0.00%	15,000	(15,000)	20,000
	Administrative Expenses	177,169	0	0.00%	132,877	(132,877)	177,169
	Total Roll-Over Expenditures	**$ 362,169**	**$ 0**	**0.00%**	**$ 271,627**	**($271,627)**	**$ 362,169**

Fund Title: Grants Administration Fund/Division Number:				CDBG & SHIP			
		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Capital							
63 10	Road & Bridge Improvements	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
63 20	Other Improvements	0	0	0.00%	0	0	0
64 45	Other Equipment	0	0	0.00%	0	0	0
99 99	Unencumbered	0	0	0.00%	0	0	0
	Total Capital	**$ 0**	**$ 0**	0.00%	**$ 0**	**$ 0**	**$ 0**
	TOTAL CDBG APPROPRIATIONS	**$ 1,042,477**	**$ 615,367**	**59.03%**	**$ 781,858**	**($166,491)**	**$ 427,110**
SHIP REVENUES							
344 90	SHIP	$ 77,300	$ 85,666	110.82%	$ 57,975	$ 27,691	($8,366)
334 50	Program Income	5,000	298	5.96%	3,750	(3,452)	4,702
361 10	Interest on Investments	500	2,286	457.18%	375	1,911	(1,786)
369 90	Other Misc. Revenues	0	8,060	0.00%	0	8,060	(8,060)
	Program Income HHR	0	0	0.00%	0	0	0
	Carry Over Funding	295,000	0	0.00%	221,250	(221,250)	295,000
	Total SHIP Revenue	**$ 377,800**	**$ 96,310**	**25.49%**	**$ 283,350**	**($187,040)**	**$ 281,490**
SHIP EXPENDITURES							
41 20	Freight & Postage	$ 0	$ 227	0.00%	$ 0	$ 227	($227)
49 60	Administrative Charges	25,000	0	0.00%	18,750	(18,750)	25,000
83 10	Rehab Grants	352,800	0	0.00%	264,600	(264,600)	352,800
83 40	Other Grants & Aids	0	20	0.00%	0	20	(20)
84 25	Covid19 Mortgage Assistance	0	2,401	0.00%	0	2,401	(2,401)
84 26	Covid19 Rental Assistance	0	59,812	0.00%	0	59,812	(59,812)
	Total SHIP Expenditures	**$ 377,800**	**$ 62,460**	16.53%	**$ 283,350**	**($220,890)**	**$ 315,340**
	TOTAL SHIP APPROPRIATIONS	**$ 377,800**	**$ 62,460**	**16.53%**	**$ 283,350**	**($220,890)**	**$ 315,340**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: Urban Redevelopment				Department: Grant Administration		
Fund/Division Number:				Division:		
	2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Intergovernmental						
334 50 Program Income	$ 0	$ 41,917	0.00%	$ 0	$ 41,917	($41,917)
Total Intergovernmental	$ 0	$ 41,917	0.00%	$ 0	$ 41,917	($41,917)
Miscellaneous Revenue						
361 10 Interest on Investments	$ 250	$ 1,962	784.64%	$ 188	$ 1,774	($1,712)
361 38 HHRP Loan	20,000	309	1.54%	15,000	(14,691)	19,691
366 00 Contributions from Private Sources	0	0	0.00%	0	0	0
369 33 Escrow Reimbursement	0	0	0.00%	0	0	0
369 40 Contractual Svcs. /Allegany(AFM)	62,250	37,500	60.24%	46,688	(9,188)	24,750
369 90 Other Misc. Revenues	0	0	0.00%	0	0	0
Carry Forward Funding	160,000	0	0.00%	120,000	(120,000)	160,000
Total Miscellaneous Revenues	$ 242,500	$ 39,770	16.40%	$ 181,875	($142,105)	$ 202,730
Interfund Transfer						
381 10 General Fund	$ 27,000	$ 0	0.00%	$ 27,000	$ 0	$ 27,000
Total Interfund Transfers	$ 27,000	$ 0	0.00%	$ 27,000	$ 0	$ 27,000
Total Revenues	**$ 269,500**	**$ 81,687**	**30.31%**	**$ 208,875**	**($100,188)**	**$ 187,813**
TOTAL RESOURCES	**$ 269,500**	**$ 81,687**	**30.31%**	**$ 208,875**	**($100,188)**	**$ 187,813**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund: Urban Redevlopment				Department: Grant Administration		
Fund/Division Number:				Division:		
	2019/20 Adopted	2019/20 Adopted	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Total Personnel Services	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
Operating Expense						
Travel & Education	$ 5,000	$ 0	0.00%	$ 3,750	($3,750)	$ 5,000
Freight and Postage	100	0	0.00%	75	(75)	100
Computer Maintenance	0	0	0.00%	0	0	0
Software Maintenance	0	0	0.00%	0	0	0
Reproduction	0	0	0.00%	0	0	0
Administrative Charges	4,000	0	0.00%	3,000	(3,000)	4,000
Miscellaneous Expense	5,000	0	0.00%	3,750	(3,750)	5,000
Office Supplies	0	0	0.00%	0	0	0
EDP Supplies	0	0	0.00%	0	0	0
Programs & Projects	228,925	0	0.00%	171,694	(171,694)	228,925
Total Operating Expense	$ 243,025	$ 0	0.00%	$ 182,269	($182,269)	$ 243,025
Interfund Transfers						
Transfer to CDBG	$ 26,475	$ 0	0.00%	$ 19,856	($19,856)	$ 26,475
Transfer to SHIP	0	0	0.00%	0	0	0
Total Interfund Transfers	$ 26,475	$ 0	0.00%	$ 19,856	($19,856)	$ 26,475
TOTAL APPROPRIATIONS	**$ 269,500**	**$ 0**	0.00%	**$ 202,125**	**($202,125)**	**$ 269,500**

CITY OF FORT PIERCE

MARINA FUND (401)

OPERATING STATEMENT

JUNE 30, 2020

3RD QUARTER-JUNE '19 to 3RD QUARTER-JUNE '20 COMPARISON

	3RD QUARTER 6/30/2019	3RD QUARTER 6/30/2020
OPERATING INCOME		
CHARGES FOR SERVICES	$ 1,413,930	$ 1,297,859
MISCELLANEOUS	1,559,613	727,048
GRANTS	14,976	0
TOTAL OPERATING INCOME	$ 2,988,518	$ 2,024,907
OPERATING EXPENSES		
PERSONAL SERVICES	$ 341,736	$ 282,260
ADMINISTRATIVE CHARGES	105,758	83,173
CONTRACTUAL FEES	278,460	223,641
UTILITIES	97,477	93,721
COST OF GOODS SOLD	917,611	360,002
DEPRECIATION	838,213	844,571
OTHER OPERATING EXPENSES	603,749	694,485
TOTAL OPERATING EXPENSES	$ 3,183,004	$ 2,581,852
NET OPERATING INCOME (LOSS)	($194,487)	($556,946)
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 8,260	$ 15,696
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	0	1,979,820
	$ 8,260	$ 1,995,516
NON-OPERATING EXPENSES		
DEBT SERVICE	$ 36,547	$ 262,880
OTHER NON-OPERATING EXPENSES	14,706	13,636
TRANSFER-OUT	187,500	187,500
TOTAL NON-OPERATING EXPENSES	$ 238,753	$ 464,016
NET NON-OPERATING INCOME (LOSS)	($230,493)	$ 1,531,500
NET INCOME (LOSS)	($424,979)	$ 974,555

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title: Marina				Department: Marina		
Fund/Division Number:				Division:		
	2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Grants						
331 50 Disaster Relief/Federal	$0	$ 0	0.00%	$ 0	$ 0	$0
334 39 Physical Environmental Grant	86,583	0	0.00%	64,937	(64,937)	86,583
334 50 Disaster Relief	0	0	0.00%	0	0	0
Total Grants	$ 86,583	$ 0	0.00%	$ 64,937	($64,937)	$ 86,583
Charges for Services						
347 54 Dockage	$ 1,000,000	$ 917,529	91.75%	$ 750,000	$ 167,529	$82,471
347 55 Transient Dockage	500,000	380,330	76.07%	375,000	5,330	119,670
Total Charges for Services	$ 1,500,000	$ 1,297,859	86.52%	$ 1,125,000	$ 172,859	$ 202,141
Miscellaneous Revenue						
361 10 Interest Earnings	$ 6,000	$ 15,696	261.60%	$ 4,500	$ 11,196	($9,696)
361 33 Other Interest Earnings	0	0	0.00%	0	0	0
362 14 Leases	2,500	4,840	193.58%	1,875	2,965	(2,340)
362 15 Tiki Lease	133,000	2,250	1.69%	99,750	(97,500)	130,750
369 31 Reimbursement of Expenditures	0	0	0.00%	0	0	0
369 70 Events	0	0	0.00%	0	0	0
369 90 Other Misc. Revenues	7,500	9,595	127.93%	5,625	3,970	(2,095)
369 91 Gas and Oil Sales	825,000	423,274	51.31%	618,750	(195,476)	401,726
369 92 Electric Utility Sales	150,000	117,640	78.43%	112,500	5,140	32,360
369 93 Utility Fees	21,000	13,884	66.12%	15,750	(1,866)	7,116
369 94 Soda, Candy & Ice Sales	170,000	85,729	50.43%	127,500	(41,771)	84,271
369 96 Late Payment Charges	3,000	2,500	83.32%	2,250	250	500
369 97 Live Aboards	60,000	54,211	90.35%	45,000	9,211	5,789
369 98 Other Miscellaneous Revenues	12,000	13,125	109.38%	9,000	4,125	(1,125)
Total Miscellaneous Revenue	$ 1,390,000	$ 742,744	53.43%	$ 1,042,500	($299,756)	$ 647,256
Other Financing Sources						
384 11 Bond Proceeds	$ 0	$ 1,979,820	0.00%	$ 0	$ 1,979,820	($1,979,820)
Total Other Financing Sources	$ 0	$ 1,979,820	0.00%	$ 0	$ 1,979,820	($1,979,820)
Total Revenue	$ 2,976,583	$ 4,020,423	135.07%	$ 2,232,437	$ 1,787,986	($1,043,840)
Appropriated Retained Earnings	845,579	0	0.00%	634,184	(634,184)	845,579
TOTAL RESOURCES	**$ 3,822,162**	**$ 4,020,423**	105.19%	**$ 2,866,622**	**$ 1,153,801**	**($198,261)**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title:	Marina			Department:	Marina	
Fund/Division Number:				Division:		

		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 334,042	$ 190,060	56.90%	$ 250,531	($60,471)	$ 143,982
1030	Accrued Compensation	6,000	4,714	78.57%	4,500	214	1,286
1040	Overtime	5,000	1,839	36.79%	3,750	(1,911)	3,161
2010	FICA Taxes	26,717	15,157	56.73%	20,038	(4,881)	11,560
2020	Retirement Contributions	50,412	27,116	53.79%	37,809	(10,693)	23,296
2030	Life & Health Insurance	54,537	26,859	49.25%	40,903	(14,044)	27,679
2035	Dental Insurance	3,787	1,724	45.52%	2,840	(1,117)	2,063
2040	Workers' Comp.	13,832	14,791	106.93%	10,374	4,417	(959)
	Total Personnel Services	$ 494,327	$ 282,260	57.10%	$ 370,745	($88,485)	$ 212,067
Operating Expense							
3120	Legal Fees	$ 5,000	$ 0	0.00%	$ 3,750	($3,750)	$ 5,000
3190	Consulting Fees	0	0	0.00%	0	0	0
3200	Accounting & Auditing	2,850	2,771	97.23%	2,138	633	79
3490	Misc. Contract Services	100,000	98,900	98.90%	75,000	23,900	1,100
3495	Temp Employee Svc	185,000	121,969	65.93%	138,750	(16,781)	63,031
4010	Car Allowance	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel & Education	3,000	140	4.67%	2,250	(2,110)	2,860
4110	Communications	35,000	21,000	60.00%	26,250	(5,251)	14,001
4120	Freight and Postage	3,000	706	23.52%	2,250	(1,544)	2,294
4310	Utilities	148,000	93,721	63.33%	111,000	(17,279)	54,279
4410	Equipment Rental	1,500	1,090	72.69%	1,125	(35)	410
4430	Land Lease	40,000	8,623	21.56%	30,000	(21,377)	31,377
4510	Insurance & Fidelity Bond	410,000	496,142	121.01%	307,500	188,642	(86,142)
4540	FLC Liability & Property	15,000	0	0.00%	11,250	(11,250)	15,000
4610	Building Maintenance	10,000	9,031	90.31%	7,500	1,531	969
4620	Restroom/Laundry Maintenance	4,000	725	18.12%	3,000	(2,275)	3,275
4630	Pier Maintenance	15,000	25,834	172.23%	11,250	14,584	(10,834)
4650	Vehicle Maintenance	400	0	0.00%	300	(300)	400
4651	Vehicle Parts	250	120	48.00%	188	(67)	130

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title:	**Marina**			**Department:**	**Marina**		
Fund/Division Number:				**Division:**			

		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Operating Expense contd.							
4660	Equipment Maintenance	4,000	8,123	203.06%	3,000	5,123	(4,123)
4670	Computer Maintenance	0	2,156	0.00%	0	2,156	(2,156)
4675	Software Maintenance	20,807	35,932	172.69%	15,605	20,327	(15,125)
4710	Reproduction	2,197	162	7.37%	1,648	(1,486)	2,035
4810	Advertising	20,000	24,478	122.39%	15,000	9,478	(4,478)
4920	Cost of Goods Sold Fuel	700,000	313,450	44.78%	525,000	(211,550)	386,550
4925	Cost of Events	2,500	0	0.00%	1,875	(1,875)	2,500
4930	Cost of Goods Sold	85,000	46,552	54.77%	63,750	(17,198)	38,448
4940	Bad Debt Expense	7,788	**97.94**	1.26%	5,841	(5,743)	7,690
4960	Administrative Charges	125,000	83,173	66.54%	93,750	(10,577)	41,827
4970	Inventory Adjustment	2,500	0	0.00%	93,750	(93,750)	125,000
4975	Taxes	35,000	37,167	106.19%	1,875	35,292	(34,667)
4990	Miscellaneous Expense	3,500	1,131	32.32%	26,250	(25,119)	33,869
5110	Office Supplies	7,500	3,213	42.84%	2,625	588	287
5120	EDP Supplies	500	147	29.37%	5,625	(5,478)	7,353
5150	Misc. Equipment	3,000	951	31.71%	375	576	(451)
5210	Gas and Oil	1,000	585	58.51%	2,250	(1,665)	2,415
5230	Cleaning Supplies	15,000	10,217	68.11%	750	9,467	(9,217)
5231	Safety Supplies	500	0	0.00%	11,250	(11,250)	15,000
5232	Other Supplies	500	0	0.00%	375	(375)	500
5241	Horticultural Supplies	1,500	610	40.69%	375	235	(110)
5250	Uniforms	2,000	867	43.34%	1,125	(258)	633
5260	Expendable Tools	2,000	2,087	104.35%	1,500	587	(87)
5410	Books,Pubs,Subscriptions&Mbrshp	1,500	0	0.00%	1,125	(1,125)	1,500
5900	Depreciation	1,117,618	844,571	75.57%	838,213	6,358	273,047
	Total Operating Expense	$ 3,143,110	$ 2,299,593	73.16%	$ 2,449,582	($149,989)	$ 966,517

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title:	Marina				Department:	Marina	
Fund/Division Number:					Division:		

		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Capital Outlay							
6310	Other Improvements	$ 150,000	$ 0	0.00%	$ 112,500	($112,500)	$ 150,000
6320	Other Structures Facility	150,000	1,626,715	1084.48%	112,500	1,514,215	(1,476,715)
6360	Hurricane Improvements	0	0	0.00%	0	0	0
6410	Office Equip & Machinery	4,000	2,485	62.13%	3,000	(515)	1,515
6420	Furniture & Furnishings	500	0	0.00%	375	(375)	500
6445	Other Equipment	12,000	9,008	75.07%	9,000	8	2,992
	Total Capital Outlay	$ 316,500	$ 1,638,209	517.60%	$ 237,375	$ 1,400,834	($1,321,709)
Debt Service							
7010	Principal	$ 390,494	$ 130,303	33.37%	$ 292,870	($162,567)	$ 260,191
7020	Interest	186,519	132,577	71.08%	139,889	(7,312)	53,942
7030	Other Debt Service Cost	4,000	2,368	59.19%	3,000	(632)	1,632
	Total Debt Service	$ 581,013	$ 265,248	45.65%	$ 435,760	($170,512)	$ 315,765
Non-Operating Expenses							
9110	Transfer to General	$ 250,000	$ 187,500	75.00%	$ 187,500	$ 0	$ 62,500
9300	Loan Principal	140,645	0	0.00%	105,484	(105,484)	140,645
9520	Loan Interest	14,185	11,268	79.43%	10,639	629	2,918
	Total Non-Operating Expenses	$ 404,830	$ 198,768	49.10%	$ 303,623	($104,855)	$ 206,062
	TOTAL APPROPRIATIONS	**$ 4,939,780**	**$ 4,684,077**	**94.82%**	**$ 3,797,085**	**$ 886,992**	**$ 378,703**

CITY OF FORT PIERCE

SOLID WASTE FUND (402)

OPERATING STATEMENT

JUNE 30, 2020

3RD QUARTER-JUNE '19 to 3RD QUARTER-JUNE '20 COMPARISON

	3RD QUARTER 6/30/2019	3RD QUARTER 6/30/2020
OPERATING INCOME		
CHARGES FOR SERVICES	$ 5,700,844	$ 5,704,527
MISCELLANEOUS	17,567	25,484
GRANTS	0	0
TOTAL OPERATING INCOME	$ 5,718,411	$ 5,730,011
OPERATING EXPENSES		
PERSONAL SERVICES	$ 1,476,607	$ 1,666,622
ADMINISTRATIVE CHARGES	60,000	60,000
LANDFILL CHARGES	1,331,947	1,281,817
CONTRACTUAL	606,336	598,586
DEPRECIATION	365,750	381,700
OTHER OPERATING EXPENSES	1,005,114	954,765
TOTAL OPERATING EXPENSES	$ 4,845,755	$ 4,943,489
NET OPERATING INCOME (LOSS)	$ 872,656	$ 786,522
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 8,608	$ 1,760
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	0	0
TOTAL NON-OPERATING REVENUES	$ 8,608	$ 1,760
NON-OPERATING EXPENSES		
OTHER NON-OPERATING EXPENSES	$ 0	$ 0
TRANSFER-OUT	654,955	701,322
TOTAL NON-OPERATING EXPENSES	$ 654,955	$ 701,322
NET NON-OPERATING INCOME (LOSS)	($646,346)	($699,562)
NET INCOME (LOSS)	$ 226,310	$ 86,960

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title:	**Solid Waste Fund**	**Department:**	**Solid Waste**
Fund/Division Number:	**402-0000**	**Division:**	

		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Charges for Services							
343 40	Residential Service	$ 3,200,000	$ 2,415,943	75.50%	$ 2,400,000	$ 15,943	$ 784,057
343 41	Commercial Service	4,125,000	2,913,205	70.62%	3,093,750	(180,545)	1,211,795
343 43	Commercial Trash	115,000	75,968	66.06%	86,250	(10,282)	39,032
343 44	Recycling	375,000	296,138	78.97%	281,250	14,888	78,862
343 45	Other Income	1,000	0	0.00%	750	(750)	1,000
343 46	Recycling Program	12,000	3,273	27.27%	9,000	(5,727)	8,727
	Total Charges for Services	$ 7,828,000	$ 5,704,527	72.87%	$ 5,871,000	($166,473)	$ 2,123,473
Miscellaneous Revenue							
361 10	Interest on Investments	$ 4,000	$ 1,760	44.01%	$ 3,000	($1,240)	$ 2,240
361 20	Sale of Surplus	0	22	0.00%	0	22	(22)
364 41	Other Contirbutions/Donations	0	25,425	0.00%	0	25,425	(25,425)
369 90	Miscellaneous Revenues	0	37	0.00%	0	37	(37)
	Total Miscellaneous Revenue	$ 4,000	$ 27,244	681.11%	$ 3,000	$ 24,244	($23,244)
	Total Revenues	$ 7,832,000	$ 5,731,772	73.18%	$ 5,874,000	($142,228)	$ 2,100,228
	Appropriated Retained Earnings	(534,132)	0	0.00%	(534,132)	0	0
	TOTAL RESOURCES	**$ 7,297,868**	**$ 5,731,772**	**78.54%**	**$ 5,339,868**	**($142,228)**	**$ 2,100,228**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title:	Solid Waste Fund	Department:	Solid Waste
Fund/Division Number:	402-4200-534	Division:	

		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 1,499,634	$ 965,822	64.40%	$ 1,124,726	($158,904)	$ 533,812
1030	Accrued Compensation	14,700	12,886	87.66%	11,025	1,861	1,814
1040	Overtime	50,000	124,548	249.10%	37,500	87,048	(74,548)
2010	FICA Taxes	119,672	82,753	69.15%	89,754	(7,000)	36,918
2020	Retirement Contributions	247,459	152,701	61.71%	185,594	(32,893)	94,758
2030	Life & Health Insurance	374,132	215,155	57.51%	280,599	(65,444)	158,977
2035	Dental Insurance	23,171	14,881	64.22%	17,379	(2,497)	8,290
2040	Workers' Comp.	91,529	97,875	106.93%	68,646	29,228	(6,346)
	Total Personnel Services	$ 2,420,297	$ 1,666,622	68.86%	$ 1,815,222	($148,601)	$ 753,675
Operating Expense							
3200	Accounting & Auditing	$ 6,800	6,761	99.43%	$ 5,100	$ 1,661	$ 39
3420	U.A. Customer Service Admin.	187,200	140,400	75.00%	140,400	0	46,800
3430	Landfill Contract	1,650,000	1,281,817	77.69%	1,237,500	44,317	368,183
3490	Misc. Contract Services	200,000	91,437	45.72%	150,000	(58,563)	108,563
3495	Temp Employee Svcs	200,000	359,987	179.99%	150,000	209,987	(159,987)
4010	Car Allowance	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel & Education	10,000	4,188	41.88%	7,500	(3,312)	5,812
4110	Communications	93,000	20,268	21.79%	69,750	(49,482)	72,732
4120	Freight and Postage	1,000	0	0.00%	750	(750)	1,000
4310	Utilities	16,000	11,303	70.65%	12,000	(697)	4,697
4410	Equipment Rental	0	9,099	0.00%	0	9,099	(9,099)
4510	Insurance & Fidelity Bond	140,000	202,121	144.37%	105,000	97,121	(62,121)
4550	Liability & Property Claims	10,000	0	0.00%	7,500	(7,500)	10,000
4650	Vehicle Maintenance	5,000	29,730	594.60%	3,750	25,980	(24,730)
4651	Vehicle Parts	300,000	325,984	108.66%	225,000	100,984	(25,984)
4652	Tires, Tubes & Batteries	85,000	100,996	118.82%	63,750	37,246	(15,996)
4653	Unforeseeable	25,000	0	0.00%	18,750	(18,750)	25,000
4660	Equipment Maintenance	50,000	4,493	8.99%	37,500	(33,007)	45,507
4670	Computer Maintenance	1,000	0	0.00%	750	(750)	1,000
4675	Software Maintenance	10,000	4,861	48.61%	7,500	(2,639)	5,139
4680	Radio Maintenance	500	0	0.00%	375	(375)	500

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title:	Solid Waste Fund	Department:	Solid Waste
Fund/Division Number:	402-4200-534	Division:	

		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expenses Cont.							
4710	Reproduction	5,000	2,668	53.36%	3,750	(1,082)	2,332
4810	Advertising	5,000	3,201	64.02%	3,750	(549)	1,799
4960	Administrative Charges	80,000	60,000	75.00%	60,000	(0)	20,000
4990	Miscellaneous Expense	10,000	4,886	48.86%	7,500	(2,614)	5,114
5110	Office Supplies	5,000	4,656	93.12%	3,750	906	344
5120	EDP Supplies	300	92	30.65%	225	(133)	208
5150	Misc Equipment Expense	0	0	0.00%	0	0	0
5210	Gas and Oil	300,000	198,588	66.20%	225,000	(26,412)	101,412
5232	Other Supplies	6,000	2,656	44.26%	4,500	(1,844)	3,344
5242	Chemicals	8,000	5,273	65.91%	6,000	(727)	2,727
5250	Uniforms	20,000	15,016	75.08%	15,000	16	4,984
5260	Expendable Tools	1,500	531	35.38%	1,125	(594)	969
5410	Books,Pubs,Subscriptions&Mbrshp	1,000	1,005	100.52%	750	255	(5)
5900	Depreciation	487,625	381,700	78.28%	365,719	15,981	105,926
	Total Operating Expense	$ 3,924,125	$ 3,276,868	83.51%	$ 2,943,094	$ 333,774	$ 647,257
Capital Outlay							
6200	Buildings	$ 0	0	0.00%	$ 0	$ 0	$ 0
6320	Other Structures Facility	0	0	0.00%	0	0	0
6410	Office Equip & Machinery	0	2,007	0.00%	0	2,007	(2,007)
6420	Furniture & Furnishings	0	0	0.00%	0	0	0
6430	Heavy Equipment	0	248,925	0.00%	0	248,925	(248,925)
6440	Vehicles	0	194,095	0.00%	0	194,095	(194,095)
6445	Other Equipment	150,000	128,594	85.73%	112,500	16,094	21,406
	Total Capital Outlay	$ 150,000	$ 573,620	382.41%	$ 112,500	$ 461,120	($423,620)
Non-Operating Expense							
9110	Transfer to General	$ 860,000	701,322	81.55%	$ 645,000	$ 56,322	$ 158,678
9200	Capital Loan Payment	385,000	0	0.00%	288,750	(288,750)	385,000
9201	Debt Service/Radios	46,072	0	0.00%	34,554	(34,554)	46,072
	Total Non-Operating Expense	$ 1,291,072	$ 701,322	54.32%	$ 968,304	($266,982)	$ 589,750
	TOTAL APPROPRIATIONS	**$ 7,785,493**	**$ 6,218,432**	**79.87%**	**$ 5,839,120**	**$ 379,312**	**$ 1,567,062**

CITY OF FORT PIERCE

GOLF COURSE (405)

OPERATING STATEMENT

JUNE 30, 2020

3RD QUARTER-JUNE '19 to 3RD QUARTER-JUNE '20 COMPARISON

	3RD QUARTER 6/30/2019	3RD QUARTER 6/30/2020
OPERATING INCOME		
CHARGES FOR SERVICES	$ 833,143	$ 919,535
MISCELLANEOUS	151,285	151,395
GRANTS	0	0
TOTAL OPERATING INCOME	$ 984,428	$ 1,070,930
OPERATING EXPENSES		
PERSONAL SERVICES	$ 142,355	$ 171,317
ADMINISTRATIVE CHARGES	47,337	50,838
CONTRACTUAL FEES	530,616	531,293
UTILITIES	34,448	39,794
COST OF GOODS SOLD	61,915	100,812
DEPRECIATION	101,510	105,369
OTHER OPERATING EXPENSES	276,032	234,273
TOTAL OPERATING EXPENSES	$ 1,194,214	$ 1,233,697
NET OPERATING INCOME (LOSS)	($209,785)	($162,767)
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 2,429	$ 50
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	0	0
TOTAL NON-OPERATING REVENUES	$ 2,429	$ 50
NON-OPERATING EXPENSES		
OTHER NON-OPERATING EXPENSES	$ 0	$ 0
TRANSFER-OUT	0	0
TOTAL NON-OPERATING EXPENSES	$ 0	$ 0
NET NON-OPERATING INCOME (LOSS)	$ 2,429	$ 50
NET INCOME (LOSS)	($207,357)	($162,717)

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title:	Golf Course Fund	Department:	Golf Course
Fund/Division Number:	405 0000	Division:	

		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Charges for Services							
347 20	Membership Dues	$ 36,000	$ 34,665	96.29%	$ 27,000	$ 7,665	$ 1,335
347 22	Other Memberships	4,000	1,187	29.67%	3,000	(1,813)	2,813
347 24	Golf Fees	1,080,000	868,300	80.40%	810,000	58,300	211,700
347 25	Driving Range	35,000	20,534	58.67%	26,250	(5,716)	14,466
347 26	Adjustment Golf Fees	0	(5,151)	0.00%	0	(5,151)	5,151
	Total Charges for Services	$ 1,155,000	$ 919,535	79.61%	$ 866,250	$ 53,285	$ 235,465
Miscellaneous Revenue							
361 10	Interest Earnings	$ 250	$ 50	19.98%	$ 188	($138)	$ 200
369 25	Pro Shop Merchandise	90,000	65,508	72.79%	67,500	(1,992)	24,492
369 31	Reimb. Of Expeditures	0	5,135	0.00%	0	5,135	(5,135)
369 70	Events	3,514	150	0.00%	2,636	(2,486)	3,364
369 80	Food	32,000	15,115	47.24%	24,000	(8,885)	16,885
369 89	Packaged Sales	57,200	43,808	76.59%	42,900	908	13,392
369 90	Misc Revenues	25,000	2,675	10.70%	18,750	(16,075)	22,325
369 94	Snacks & Beverages	32,000	19,005	59.39%	24,000	(4,995)	12,995
369 98	Other Misc Revenues	25,000	0	0.00%	18,750	(18,750)	25,000
	Total Miscellaneous Revenue	$ 264,964	$ 151,445	57.16%	$ 198,723	($47,278)	$ 113,519
Transfers							
381 01	Transfer from General Fund	$ 0	$0	0.00%	$ 0	$ 0	$ 0
382 50	Transfer from Solid Waste	0	0	0.00%	0	0	0
	Total Transfers	$0	$0	0.00%	$0	$0	$0
	Total Revenues	$ 1,419,964	$ 1,070,980	75.42%	$ 1,064,973	$ 6,007	$ 348,984
	Appropriated Retained Earnings	0	0	0.00%	0	0	0
	TOTAL RESOURCES	**$ 1,419,964**	**$ 1,070,980**	**75.42%**	**$ 1,064,973**	**$ 6,007**	**$ 348,984**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title:	Golf Course Fund	Department:	Golf Course
Fund/Division Number:	405-4500-572	Division:	

		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 146,202	$ 114,220	78.12%	$ 109,652	$ 4,569	$ 31,982
1030	Accrued Compensation	1,600	0	0.00%	1,200	(1,200)	1,600
1040	Overtime	0	706	0.00%	0	706	(706)
2010	FICA Taxes	11,307	8,608	76.13%	8,480	128	2,699
2020	Retirement Contributions	24,786	19,223	77.55%	18,590	633	5,564
2030	Life & Health Insurance	31,217	24,123	77.27%	23,413	710	7,094
2035	Dental Insurance	1,654	1,275	77.08%	1,241	34	379
2040	Workers' Comp.	2,956	3,162	106.97%	2,217	945	(206)
	Total Personnel Services	$ 219,723	$ 171,317	77.97%	$ 164,792	$ 6,525	$ 48,406
Operating Expense							
3190	Consultant Fees	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3200	Accounting & Auditing	2,100	1,968	93.72%	1,575	393	132
3440	Aquatic Weed Control	0	0	0.00%	0	0	0
3490	Contractual Fees	584,500	439,994	75.28%	438,375	1,619	144,506
3495	Temp Employee Svcs	115,000	89,331	77.68%	86,250	3,081	25,669
4110	Communications	17,500	13,921	79.55%	13,125	796	3,579
4120	Freight and Postage	250	177	70.66%	188	(11)	73
4310	Utilities	45,000	39,794	88.43%	33,750	6,044	5,206
4410	Equipment Rental-Golf Carts	46,800	39,000	83.33%	35,100	3,900	7,800
4420	Land Lease	45,000	34,357	76.35%	33,750	607	10,643
4510	Insurance & Fidelity Bond	55,000	72,430	131.69%	41,250	31,180	(17,430)
4610	Building Maintenance	1,000	2,980	298.04%	750	2,230	(1,980)
4620	Building Supplies	1,000	984	98.38%	750	234	16
4630	Irrigation Maintenance	750	392	52.28%	563	(170)	358
4651	Vehicle Parts	0	169	0.00%	0	169	(169)
4660	Equipment Maintenance	500	479	95.81%	375	104	21
4670	Computer Maintenance	500	664	132.81%	375	289	(164)
4675	Software Maintenance	2,000	12,229	611.47%	1,500	10,729	(10,229)
4810	Advertising	23,000	16,457	71.55%	17,250	(793)	6,543
4925	Cost of Events	1,200	0	0.00%	900	(900)	1,200

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title:	Golf Course Fund	Department:	Golf Course
Fund/Division Number:	405-4500-572	Division:	

		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4930	Cost of Goods Sold	20,000	15,682	78.41%	15,000	682	4,318
4932	Package Goods	23,000	20,482	89.05%	17,250	3,232	2,518
4935	Merchandise CGS	63,000	64,309	102.08%	47,250	17,059	(1,309)
4940	Bad Debt Expense	0	0	0.00%	0	0	0
4960	Administrative Charges	60,000	$ 50,838	84.73%	45,000	5,838	9,162
4976	License and Fees	1,200	0	0.00%	900	(900)	1,200
4980	Over/Short Expense	0	368	0.00%	0	368	(368)
4985	Taxes	15,000	5,836	38.90%	11,250	(5,414)	9,164
4990	Miscellaneous Expense	0	25	0.00%	0	25	(25)
5110	Office Supplies	1,000	636	63.64%	750	(114)	364
5120	EDP Supplies	750	0	0.00%	563	(563)	750
5150	Misc Equipment Expense	0	56	0.00%	0	56	(56)
5210	Gas and Oil	25,000	23,786	95.14%	18,750	5,036	1,214
5231	Safety Supplies	1,500	0	0.00%	1,125	(1,125)	1,500
5232	Other Supplies	5,000	4,986	99.71%	3,750	1,236	14
5235	Maintenance Supplies	0	0	0.00%	0	0	0
5240	Golf Supplies	3,000	1,855	61.82%	2,250	(395)	1,145
5241	Horticultural Supplies	0	0	0.00%	0	0	0
5242	Chemicals	0	0	0.00%	0	0	0
5243	Turf Supplies	0	0	0.00%	0	0	0
5244	Fertilizer	0	0	0.00%	0	0	0
5250	Uniforms	750	413	55.11%	563	(149)	337
5410	Books,Pubs,Subscriptions&Mbrshp	3,300	2,411	73.05%	2,475	(65)	890
5900	Depreciation	135,347	105,369	77.85%	101,510	3,859	29,978
	Total Operating Expense	$ 1,298,947	$ 1,062,379	81.79%	$ 974,210	$ 88,169	$ 236,568

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title:	Golf Course Fund	Department:	Golf Course
Fund/Division Number:	405-4500-572	Division:	

		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Capital Outlay							
6200	Buildings	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6320	Other Structures Facility	0	0	0.00%	0	0	0
6410	Office Equip & Machinery	0	0	0.00%	0	0	0
6420	Furniture & Furnishings	0	0	0.00%	0	0	0
6445	Other Equipment	4,000	8,500	212.50%	3,000	5,500	(4,500)
	Total Capital Outlay	$ 4,000	$ 8,500	0.00%	$ 3,000	$ 5,500	($4,500)
Non-Operating Expense							
9110	Transfer to General	$ 28,000	$ 0	0.00%	$ 21,000	($21,000)	$ 28,000
9300	Loan Principal	4,597		0.00%	3,448	(3,448)	4,597
9111	Loan Interest	44	0	0.00%	33	(33)	44
	Total Non-Operating Expense	$ 32,641	$ 0	0.00%	$ 24,481	($24,481)	$ 32,641
	TOTAL APPROPRIATIONS	**$ 1,555,311**	**$ 1,242,196**	**79.87%**	**$ 1,166,483**	**$ 75,713**	**$ 313,115**

CITY OF FORT PIERCE

SUNRISE THEATRE (406)

OPERATING STATEMENT

JUNE 30, 2020

3RD QUARTER-JUNE'19 to 3RD QUARTER-JUNE '20 COMPARISON

	3RD QUARTER 6/30/2019	3RD QUARTER 6/30/2020
OPERATING INCOME		
CHARGES FOR SERVICES	$ 2,079,357	$ 1,808,430
MISCELLANEOUS	173,942	119,720
GRANTS		42,185
TOTAL OPERATING INCOME	$ 2,253,298	$ 1,970,335
OPERATING EXPENSES		
PERSONAL SERVICES	$ 293,317	$ 270,860
ADMINISTRATIVE CHARGES	75,280	73,959
CONTRACTUAL FEES	355,715	323,911
UTILITIES	92,624	78,456
COST OF EVENTS	1,173,521	787,165
ADVERTISING	311,387	230,296
DEPRECIATION	409,649	409,865
OTHER OPERATING EXPENSES	474,566	598,036
TOTAL OPERATING EXPENSES	$ 3,186,059	$ 2,772,549
NET OPERATING INCOME (LOSS)	($932,761)	($802,214)
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 2,841	$ 166
TRANSFER FROM OTHER FUNDS	450,000	487,821
TOTAL NON-OPERATING REVENUES	$ 452,841	$ 487,988
NON-OPERATING EXPENSES		
DEBT SERVICE	$ 0	$ 0
OTHER NON-OPERATING EXPENSES	0	0
TRANSFER-OUT	0	0
TOTAL NON-OPERATING EXPENSES	$ 0	$ 0
NET NON-OPERATING INCOME (LOSS)	$ 452,841	$ 487,988
NET INCOME (LOSS)	($479,920)	($314,226)

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title:	Sunrise Theatre Fund	Department:	Sunrise Theatre
Fund/Division Number:	406 0000	Division:	

	2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Charges for Services						
347 56 10 Ticket Sales	$ 1,750,000	$ 1,278,978	73.08%	$ 1,312,500	($33,522)	$ 471,022
347 56 11 Ticket Sales - Rentals	525,000	372,653	70.98%	393,750	(21,097)	152,347
347 56 15 Ticket Handling Fees	115,000	100,553	87.44%	86,250	14,303	14,447
347 56 50 Sponsorship Fees	30,000	28,408	94.69%	22,500	5,908	1,592
347 56 80 Memberships	130,000	20,175	15.52%	97,500	(77,325)	109,825
347 56 90 Donations & Pledges	15,000	7,664	51.09%	11,250	(3,586)	7,336
Total Charges for Services	$ 2,565,000	$ 1,808,430	70.50%	$ 1,923,750	($115,320)	$ 756,570
Grants						
347 70 10 DCF/State Grant	$ 42,000	$ 42,185	100.44%	$ 31,500	$ 10,685	($185)
Total Grants	$ 42,000	$ 42,185	0.00%	$ 31,500	$ 10,685	($185)
Miscellaneous Revenue						
361 10 00 Interest Earning	$ 600	$ 166	27.71%	$ 450	($284)	$ 434
362 14 00 Rents and Royalties	50,000	41,311	82.62%	37,500	3,811	8,689
369 31 00 Reimb. of Expenditures	116,400	414	0.36%	87,300	(86,886)	115,986
369 70 00 Events	25,000	0	0.00%	18,750	(18,750)	25,000
369 89 00 Packaged Sales	148,900	72,275	48.54%	111,675	(39,400)	76,625
369 90 00 Miscellaneous Revenues	3,000	249	8.30%	2,250	(2,001)	2,751
369 95 00 Commission/Tips/Merch.	5,000	5,471	109.43%	3,750	1,721	(471)
369 96 00 Late Payment Charges	0	0	0.00%	0	0	0
369 97 00 Capital Improvement Fee	0	0	0.00%	0	0	0
Total Miscellaneous Revenues	$ 348,900	$ 119,886	34.36%	$ 261,675	($141,789)	$ 229,014
Other Resources						
381 01 00 Transfer from General	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
381 89 00 Transfer from Restricted Fund	0	37,821	0.00%	0	37,821	(37,821)
381 91 00 Transfer from FPRA	450,000	450,000	100.00%	337,500	112,500	0
Total Other Resources	$ 450,000	$ 487,821	108.40%	$ 337,500	$ 150,321	($37,821)
Appropriated Retained Earnings	(90,800)	0	0.00%	(68,100)	68,100	(90,800)
TOTAL RESOURCES	**$ 3,315,100**	**$ 2,458,323**	74.16%	**$ 2,486,325**	**($28,002)**	**$ 856,777**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title:	Sunrise Theatre Fund	Department:	Sunrise Theatre
Fund/Division Number:	406-4600-575	Division:	

		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 423,704	$ 155,230	36.64%	$ 317,778	($162,548)	$ 268,474
1030	Accrued Compensation	6,000	41,806	696.77%	4,500	37,306	(35,806)
1040	Overtime	5,000	0	0.00%	3,750	(3,750)	5,000
2010	FICA Taxes	33,576	14,859	44.26%	25,182	(10,323)	18,717
2020	Retirement Contributions	72,900	26,539	36.40%	54,675	(28,136)	46,361
2030	Life & Health Insurance	68,045	21,786	32.02%	51,034	(29,248)	46,259
2035	Dental Insurance	3,757	1,344	35.77%	2,818	(1,474)	2,413
2040	Workers' Comp	8,694	9,297	106.93%	6,521	2,776	(603)
	Total Personnel Services	$ 621,676	$ 270,860	43.57%	$ 466,257	($195,397)	$ 350,816
Operating Expense							
3120	Legal Fees	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3200	Accounting & Auditing	4,600	4,702	102.21%	3,450	1,252	(102)
3490	Misc. Contract Services	95,000	116,391	122.52%	71,250	45,141	(21,391)
3491	Custodial	62,000	31,394	50.64%	46,500	(15,106)	30,606
3492	House Crew	75,000	51,451	68.60%	56,250	(4,799)	23,549
3493	Support Staff	85,000	90,191	106.11%	63,750	26,441	(5,191)
3495	Temp Employee Svc	62,000	25,589	41.27%	46,500	(20,911)	36,411
3499	Security	18,000	4,194	23.30%	13,500	(9,307)	13,807
4010	Car Allowance	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel & Education	7,000	4,074	58.20%	5,250	(1,176)	2,926
4040	Hospitality/Entertainment	2,000	1,628	81.42%	1,500	128	372
4043	Food	60,000	23,583	39.31%	45,000	(21,417)	36,417
4044	Transportation	4,000	105	2.61%	3,000	(2,896)	3,896
4045	Lodging	2,000	0	0.00%	1,500	(1,500)	2,000
4110	Communications	50,000	24,794	49.59%	37,500	(12,706)	25,206
4120	Freight and Postage	5,500	2,733	49.70%	4,125	(1,392)	2,767
4310	Utilities	150,000	78,456	52.30%	112,500	(34,044)	71,544
4410	Equipment Rental	25,000	21,874	87.50%	18,750	3,124	3,126
4411	Audio Gear	1,000	185	18.45%	750	(565)	815
4412	Backline	40,000	7,817	19.54%	30,000	(22,183)	32,183
4413	Lighting	25,000	5,487	21.95%	18,750	(13,263)	19,513

Fund Title:	Sunrise Theatre Fund	Department:	Sunrise Theatre
Fund/Division Number:	406-4600-575	Division:	

		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4414	Rigging	200	0	0.00%	150	(150)	200
4415	Visual	1,000	0	0.00%	750	(750)	1,000
4450	Theatre	0	192	0.00%	0	192	(192)
4510	Insurance & Fidelity Bond	225,000	260,473	115.77%	168,750	91,723	(35,473)
4540	FLC Liability & Property	3,200	0	0.00%	2,400	(2,400)	3,200
4610	Building Maintenance	5,000	3,030	60.60%	3,750	(720)	1,970
4640	A/C Maintenance	20,000	1,710	8.55%	15,000	(13,290)	18,290
4645	Building Repair Supplies	3,000	4,423	147.43%	2,250	2,173	(1,423)
4646	Theatre Supplies	2,500	1,259	50.35%	1,875	(616)	1,241
4660	Equipment Maintenance	2,500	2,428	97.13%	1,875	553	72
4670	Computer Maintenance	1,000	146	14.63%	750	(604)	854
4675	Software Maintenance	2,000	3,573	178.64%	1,500	2,073	(1,573)
4710	Reproduction	1,000	0	0.00%	750	(750)	1,000
4720	Outside Printing	25,000	9,563	38.25%	18,750	(9,187)	15,437
4810	Advertising	300,000	230,296	76.77%	225,000	5,296	69,704
4925	Cost of Events	1,000,000	602,389	60.24%	750,000	(147,611)	397,611
4926	Cost of Events/Rent Reimb	154,000	184,776	119.98%	115,500	69,276	(30,776)
4932	Packaged Sales	35,000	22,414	64.04%	26,250	(3,836)	12,586
4933	Concession Supplies	6,500	4,567	70.26%	4,875	(308)	1,933
4940	Bad Debt Expense	0	0	0.00%	0	0	0
4945	Refunds	0	181,905	0.00%	0	181,905	(181,905)
4960	Administrative Charges	110,000	73,959	67.24%	82,500	(8,541)	36,041
4976	Licenses & Fees	2,224	2,225	100.03%	1,668	557	(1)
4985	Taxes	0	400	0.00%	0	400	(400)
4990	Miscellaneous Expense	500	795	158.93%	375	420	(295)
5110	Office Supplies	1,500	1,602	106.79%	1,125	477	(102)
5120	EDP Supplies	4,000	0	0.00%	3,000	(3,000)	4,000
5150	Misc Equipment Expense	1,000	948	94.83%	750	198	52
5230	Cleaning Supplies	1,000	402	40.24%	750	(348)	598
5232	Other Supplies	6,500	2,751	42.32%	4,875	(2,124)	3,749
5410	Books,Publications,Subs&Mbrshp	2,500	800	32.00%	1,875	(1,075)	1,700
5900	Depreciation	546,199	409,865	75.04%	409,649	216	136,334
	Total Operating Expense	$ 3,239,623	$ 2,504,690	77.31%	$ 2,429,718	$ 74,972	$ 734,934

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title:	Sunrise Theatre Fund	Department:	Sunrise Theatre
Fund/Division Number:	406-4600-575	Division:	

		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Capital Outlay							
6200	Other Structures Facilities	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6320	Other Improvements	0	21,000	0.00%	0	21,000	(21,000)
6410	Office Equip & Mach	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 21,000	0.00%	$ 0	$ 21,000	($21,000)
Transfers							
9110	Transfer to General	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Transfers	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 3,861,299**	**$ 2,796,549**	72.43%	**$ 2,895,974**	**($99,425)**	**$ 1,064,750**

CITY OF FORT PIERCE
BUILDING & CODE (420)
OPERATING STATEMENT
JUNE 30, 2020
3RD QUARTER-JUNE'19 to 3RD QUARTER-JUNE '20 COMPARISON

	3RD QUARTER 6/30/2019	3RD QUARTER 6/30/2020
OPERATING INCOME		
LICENSE and PERMIT	$ 1,689,722	$ 1,866,097
CHARGES FOR SERVICES	22,941	65,361
FINES AND FORFEITURES	3,243	10,697
MISCELLANEOUS	56,319	73,697
TOTAL OPERATING INCOME	$ 1,772,225	$ 2,015,852
OPERATING EXPENSES		
PERSONAL SERVICES	$ 821,346	$ 988,283
ADMINISTRATIVE CHARGES	97,328	123,953
CONTRACTUAL FEES	24,739	140,081
DEPRECIATION	46,743	51,590
OTHER OPERATING EXPENSES	164,588	138,514
TOTAL OPERATING EXPENSES	$ 1,154,744	$ 1,442,422
NET OPERATING INCOME (LOSS)	$ 617,481	$ 573,430
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 16,423	$ 13,967
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	0	0
TOTAL NON-OPERATING REVENUES	$ 16,423	$ 13,967
NON-OPERATING EXPENSES		
DEBT SERVICE	$ 0	$ 0
OTHER NON-OPERATING EXPENSES	0	0
TRANSFER-OUT	0	0
TOTAL NON-OPERATING EXPENSES	$ 0	$ 0
NET NON-OPERATING INCOME (LOSS)	$ 16,423	$ 13,967
NET INCOME (LOSS)	$ 633,904	$ 587,397

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title:	Building & Code	Department:	Building Inspection
Fund/Division Number:	420-2902-524	Division:	

		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Licenses and Permits							
322 10	Permits-Building Dept.	$ 1,750,000	$ 1,051,497	60.09%	$ 1,312,500	($261,003)	$ 698,503
322 20	Inspections	17,500	12,650	72.29%	13,125	(475)	4,850
322 90	Other Permit Fees	750,000	780,859	104.11%	562,500	218,359	(30,859)
329 40	Contractor's License	55,000	21,090	38.35%	41,250	(20,160)	33,910
	Total Licenses and Permits	$ 2,572,500	$ 1,866,097	72.54%	$ 1,929,375	($63,278)	$ 706,403
Charge for Services							
341 40	Cert.,Copying, Rcd. Search	$ 2,000	$ 2	0.12%	$ 1,500	($1,498)	$ 1,998
341 60	Administration Fees	0	0	0.00%	0	0	0
341 61	Demo & Flood Plain Mgmnt	25,000	0	0.00%	18,750	(18,750)	25,000
341 94	Credti Card Process Fees	25,000	65,359	261.44%	18,750	46,609	(40,359)
	Total Charges for Service	$ 52,000	$ 65,361	125.70%	$ 39,000	$ 26,361	($13,361)
Fines & Forfeits							
354 60	Unlicensed Contracting	$ 15,000	$ 500	3.33%	$ 11,250	($10,750)	$ 14,500
354 70	Violation of Local Ordinance	20,000	10,197	50.98%	15,000	(4,803)	9,803
	Total Fines & Forfeits	$ 35,000	$ 10,697	30.56%	$ 26,250	($15,553)	$ 24,303
Miscellaneous Revenue							
361 10	Interest on Investments	$ 12,500	$ 13,967	111.73%	$ 9,375	$ 4,592	($1,467)
369 57	St. Lucie County	10,000	52,229	522.29%	7,500	44,729	(42,229)
369 00	Miscellaneous Revenues	25,000	21,468	85.87%	18,750	2,718	3,532
	Total Miscellaneous Revenues	$ 47,500	$ 87,664	184.56%	$ 35,625	$ 52,039	($40,164)
	Appropriated Retained Earnings	(79,694)	0	0.00%	(59,771)	59,771	(79,694)
	TOTAL RESOURCES	**$ 2,627,306**	**$ 2,029,819**	**77.26%**	**$ 1,970,480**	**$ 59,339**	**$ 597,487**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title:	Building & Code	Department:	Building Inspection
Fund/Division Number:	420-2902-524	Division:	

		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 791,740	$ 657,845	83.09%	$ 593,805	$ 64,040	$ 133,895
1030	Accrued Compensation	7,000	6,563	93.75%	5,250	1,313	437
1040	Overtime	5,000	9,435	188.71%	3,750	5,685	(4,435)
2010	FICA Taxes	61,486	49,598	80.67%	46,115	3,483	11,888
2020	Retirement Contributions	126,205	106,917	84.72%	94,654	12,263	19,288
2030	Life & Health Insurance	183,562	131,307	71.53%	137,672	(6,365)	52,256
2035	Dental	12,348	8,204	66.44%	9,261	(1,057)	4,144
2040	Workers' Compensation	17,221	18,415	106.93%	12,916	5,499	(1,194)
	Total Personnel Services	$ 1,204,562	$ 988,283	82.05%	$ 903,422	$ 84,862	$ 216,279
Operating Expense							
3120	Legal Fees	$ 2,000	$ 0	0.00%	$ 1,500	($1,500)	$ 2,000
3170	Examination Fees	750	0	0.00%	563	(563)	750
3200	Accounting & Auditing	1,400	1232	87.99%	1,050	182	168
3490	Contractual Fees	150,000	93,661	62.44%	112,500	(18,839)	56,339
3495	Temp Employee Svcs	5,000	45,188	903.76%	3,750	41,438	(40,188)
4010	Car Allowance	4,200	0	0.00%	3,150	(3,150)	4,200
4020	Travel and Education	17,500	4,545	25.97%	13,125	(8,580)	12,955
4110	Communications	22,000	15,945	72.48%	16,500	(555)	6,055
4120	Freight and Postage	3,000	2,081	69.36%	2,250	(169)	919
4410	Equipment Rental	7,500	5,107	68.09%	5,625	(518)	2,393
4510	Liability	10,000	13,658	136.58%	7,500	6,158	(3,658)
4650	Vehicle Maintenance	2,000	0	0.00%	1,500	(1,500)	2,000
4651	Vechicle Parts	2,500	671	26.85%	1,875	(1,204)	1,829
4652	Tires & Batteries	1,000	597	59.72%	750	(153)	403
4660	Equipment Maintenance	0	0	0.00%	0	0	0
4670	Computer Maintenance	0	0	0.00%	0	0	0
4675	Software Maintenance	87,000	65,700	75.52%	65,250	450	21,300
4710	Reproduction	2,500	1,856	74.23%	1,875	(19)	644
4720	Outside Printing	2,500	5,234	209.35%	1,875	3,359	(2,734)
4810	Advertising	500	0	0.00%	375	(375)	500
4960	Administrative Fees	140,000	123,953	88.54%	105,000	18,953	16,047

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2020

Fund Title:	Building & Code	Department:	Building Inspection
Fund/Division Number:	420-2902-524	Division:	

		2019/20 Adopted	2019/20 Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
4990	Miscellaneous Expenses	2,500	5,386	215.45%	1,875	3,511	(2,886)
5110	Office Supplies	4,000	4,548	113.70%	3,000	1,548	(548)
5120	EDP Supplies	1,000	741	74.06%	750	(9)	259
5150	Misc. Equipment Exp.	2,500	1,290	51.59%	1,875	(585)	1,210
5210	Gas and Oil	15,000	6,894	45.96%	11,250	(4,356)	8,106
5232	Other Supplies	1,000	451	45.13%	750	(299)	549
5410	Books, Pubs, Subscriptions&Mbrsl	5,000	3,778	75.56%	3,750	28	1,222
5900	Depreciation	62,000	51,590	83.21%	46,500	5,090	10,409
	Total Operating Expense	$ 554,350	$ 454,105	81.92%	$ 415,762	$ 38,342	$ 100,245
Capital Outlay							
6320	Other Improvements	$ 850,000	$ 637,371	74.98%	$ 637,500	($129)	$ 212,629
6410	Office Equip & Machinery	0	1,153	0.00%	0	1,153	(1,153)
6420	Furniture & Furnishings	0	0	0.00%	0	0	0
6440	Vehicles	75,000	29,414	39.22%	56,250	(26,836)	45,586
	Total Capital Outlay	$ 925,000	$ 667,938	72.21%	$ 693,750	($25,812)	$ 257,062
Non-operating Expenses							
9201	Debt Service/Radios	$ 5,394	$ 5,394	100.00%	$ 4,046	$ 1,349	$ 0
	Total Non-Operating	$ 5,394	$ 5,394	100.00%	$ 4,046	$ 1,349	$ 0
	TOTAL APPROPRIATIONS	**$ 2,689,306**	**$ 2,115,721**	**78.67%**	**$ 2,016,980**	**$ 98,741**	**$ 573,586**

FORT PIERCE REDEVELOPMENT FUND
OPERATING FUND
3RD QUARTER REPORT
June 30, 2020

CASH AND INVESTMENT REPORT

October 1, Estimated Beg. Available Resources	815,160
Revenues	7,441,794
Available Resources	8,256,954
Expenditures	6,028,474
Current Available Resources	**2,228,479**

FPRA Operating Resources and Uses	Budget	Budget Adjust.	Revised Budget	Expended	Balance
Current Resousces Available for Operating					**2,228,479**
Plus Unrealized Revenue:					
303 Leases					65,727
Total Unrealized Revenue					**65,727**
Estimated Resources Available For Operating					**2,294,206**
Less Outstanding Expenditures:					
501 Personnel Services	0	0	0	0	0
502 Operating Expenditures	501,338	0	501,338	379,155	122,183
503 Capital Outlay	0	0	0	15,553	(15,553)
504 Total Grants-Private Organ.	370,000	0	370,000	71	369,929
505 Transfers	5,583,696	0	5,583,696	5,183,696	400,000
506 Sunrise Theatre	450,000	0	450,000	450,000	0
Categories Balances	6,905,034	0	6,905,034	6,028,474	**876,560**
Projected Resources Over (Short)					**1,417,646**

FORT PIERCE REDEVELOPMENT FUND
OPERATING FUND
3rd Quarter Report
March 31, 2020

TRANSFERS FROM GENERAL

Fiscal Year:		
	2011	1,319,504
	2012	1,129,036
	2013	1,410,793
	2014	1,689,274
	2015	1,470,701
	2016	1,676,422
	2017	737,543
	2018	274,994
Total Transfers		9,708,267
Plus		
Additions:		
Land Purchase for Beach Parking		820,000
Less:		
Reductions:		
Seaway Drive Roundabout (Days Inn Sight)		(1,488,000.00)
Transfer to General		(1,000,000.00)
Total Reductions		(2,488,000.00)
Total Due General Fund		**8,040,267**

City of Fort Pierce
Financial Position/Resources and Uses
June 30, 2020
3rd Quarter Fiscal 2020

	001 General	401 Marina	402 Solid Waste	405 Golf Course	406 Sunrise Theatre	420 Building Code
Estimated Avail. Resources Sept. 30, 2019	**8,740,349**	**2,656,364**	**1,373,971**	**(667,334)**	**(1,168,570)**	**2,059,389**
Less:						
10% Budget Reserve	(4,242,997)					
2020 Budget Appropriation	(462,950)	(845,579)	534,132	0	90,800	154,694
10/01/2019 Unrestricted Resources	**4,034,402**	**1,810,785**	**1,908,103**	**(667,334)**	**(1,077,770)**	**2,214,083**
3rd Quarter Revenues	39,031,436	4,020,423	5,731,772	1,070,980	2,458,323	2,029,819
2020 Budget Appropriation	462,950	845,579	0	0	0	0
2021 Budget Appropriation	(600,000)	0	0	0	0	0
10/01/19 thru 6/30/20 Resources	38,894,386	4,866,002	5,731,772	1,070,980	2,458,323	2,029,819
3rd Quarter Expenses	34,062,849	4,684,077	6,218,432	1,242,196	2,796,549	2,115,721
Less Accum. Depreciation	0	(844,571)	(381,700)	(105,369)	(409,865)	(51,590)
Total Uses	34,062,849	3,839,506	5,836,732	1,136,827	2,386,684	2,064,130
FY 2020 Net Resources	**4,831,536**	**1,026,496**	**(104,961)**	**(65,847)**	**71,638**	**(34,311)**
Total Resources Available	**8,865,938**	**2,837,281**	**1,803,142**	**(733,182)**	**(1,006,132)**	**2,179,772**

City of Fort Pierce
Urban Redevelopment
Financial Position/Resources and Uses
30-Jun-20
3rdQuarter Fiscal 2020
****

	104 CRA	103 CDBG	105 SHIP	106 Grant HHR	100 Restrict Rev Fund	102 Law Enforce Trust
Estimated Avail. Resource Sept. 30, 2019	**815,161**	**779,489**	**339,382**	**321,468**	**7,064,219**	**99,245**
Less:						
Reserve						
Budget Appropriation						
10/01/2019 Restricted (***) and Unrestricted Resources	**815,161**	**779,489**	**339,382**	**321,468**	**7,064,219**	**99,245**
3rd Quarter Revenues	7,441,794	347,692	96,310	81,687	3,454,676	50,599
10/01/19 thru 6/30/20 Resources	7,441,794	347,692	96,310	81,687	3,454,676	50,599
3rd Quarter Expenses	6,028,474	615,367	62,460	0	1,638,486	0
Total Uses	6,028,474	615,367	62,460	0	1,638,486	0
FY 2020 Net Resources	**1,413,319**	**(267,675)**	**33,850**	**81,687**	**1,816,190**	**50,599**
Total Resources Available	**2,228,481**	**511,814**	**373,232**	**403,155**	**8,880,408**	**149,844**

City Commission Regular Meeting - 6:30 pm **11. a.**

Meeting Date: 08/17/2020

Re: Approval of Specific Authorization No. 2 - Culpepper & Terpening, Inc - Avenue B Reconstruction, Ref. RFQ No. 2019-027

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approval of Specific Authorization No. 2 to Culpepper & Terpening, Inc (C&T) in an amount not to exceed $62,970.00. Pending City Attorney approval.

SUMMARY:

Project limits are Avenue B from 8th Street to 13th Streeet. Improvements under this project will include roadway reconstruction, sidewalks, curb & gutter and driveway aprons. FPUA will also be updating their faclities in the project limits. The design costs have been negiotiated with C&T to provide construction plans and bid specifications for the proposed reconstruction work. This authorization will be funded by Infrastructure Surtax funds. A copy of the specific authorization is attached including itemized scope of work.

RECOMMENDATION:

Approval

ALTERNATIVES:

Reject the proposal and start negotiations with the next continuing service provider under RFQ 2019-027.

RESPONSIBLE STAFF:

Edward Seissiger, Engineering Project Manaager

COORDINATED WITH:

Stef Mathes, Senior Vice President- Culpepper & Terpening.

Fiscal Impact

Budgeted Y/N:	y
Fiscal Year:	2019/20
Account:	100-1111-519-6321
Amount:	$62,970.00

FISCAL IMPACT:

C&T design proposal will be funded by SUR tax funds

Attachments

C&T Specific Auth, No 2

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/03/2020 11:39 AM
City Manager	Nick Mimms	08/04/2020 12:27 PM
Form Started By: Ed Seissiger		Started On: 07/27/2020 08:13 AM
Final Approval Date: 08/04/2020		

RFQ No. 2019-027

SPECIFIC AUTHORIZATION NO. 2

AVENUE B ROADWAY RECONSTRUCTION (8TH STREET TO 13TH STREET)

PROFESSIONAL SERVICES

SCOPE OF SERVICES

Pursuant to the continuing agreement related to "RFQ No. 2019-027 – Engineering Services" (hereinafter referred to as "AGREEMENT" between The City of Fort Pierce (hereinafter referred to as "CITY") and Culpepper & Terpening, Inc (hereinafter referred to as "ENGINEER") dated the day of _____ 2020, CITY authorizes the ENGINEER to provide professional services as detailed herein.

The CITY desires professional services related to the Avenue B Roadway Reconstruction, hereinafter referred to as the "Project".

Section 1 - Scope of Work and Schedule of Services

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

Professional consultant services are required for the preparation of engineering plans and specification package to support the design and bidding of improvements to Avenue B between 8th Street and 13th Street. The proposed services and scope of work are more particularly described in Exhibit "A", which is attached hereto and incorporated by reference herein.

Section 2 - Deliverables

ENGINEER shall provide the following deliverables to the CITY as list below and described in Exhibit "A", which is attached hereto and incorporated by reference herein:

Design Survey	4 Weeks from NTP
30% Design Drawings	8 Weeks from NTP
80% Design Drawings	14 Weeks from NTP
Final Construction Plans	16 Weeks from NTP

Section 3 - Method and Amount of Compensation

CITY will compensate ENGINEER for services under this AUTHORIZATION in accordance with the payment method as set forth in Exhibit "A", which is attached hereto and incorporated by reference herein.

The budget (or fee) for the services is not to exceed $62,970.00

RFQ No. 2019-027

SPECIFIC AUTHORIZATION NO. 2

AVENUE B ROADWAY RECONSTRUCTION (8TH Street to 13th Street)

PROFESSIONAL SERVICES

Section 4 - CITY's Responsibilities

CITY hereby designates the City Engineer or his designee as CITY's representative for matters related to this AUTHORIZATION.

Section 5 - Other Provisions

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

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

CITY OF FORT PIERCE, FLORIDA:

By: _____ Date: _____
Linda Hudson, Mayor

CULPEPPER & TERPENING, INC.

By: _____ Date: 7/23/2020
Stefan Matthes, P.E., Senior Vice President

APPROVED AS TO FORM & CORRECTNESS:

By: _____ Date: _____
Peter J. Sweeney, City Attorney

CULPEPPER & TERPENING, INC.
AVENUE B RECONSTRUCTION DESIGN
CONTINUING SERVICES CONTRACT 2019-027
WORK AUTHORIZATION No. 2
Exhibit A

Project Description/Objectives:

The City of Ft. Pierce desires the survey, design and construction plan preparation services for the paving and drainage reconstruction improvements to Avenue B from North 13th Street to North 8th Street, approximately 2,060 linear feet of roadway. The roadway reconstruction shall be designed as a two lane undivided urban section with sidewalks on both side of the Right-of-Way where possible. The reconstruction shall include roadway pavement, drainage facilities, curb & gutter and sidewalks.

The Construction Plans shall be prepared in 11" x 17" format and in general accordance with the Florida Department of Transportation (FDOT) Plans Preparation documents and City of Ft. Pierce requirements and shall include the following design elements:

- Design and Right-of-Way Survey;
- Geotechnical Exploration; and
- Construction Plan Preparation
- South Florida Water Management District Permit Exemption

SCOPE OF SERVICES – EXHIBIT A

Specific services and tasks to be performed by Consultant are as follows:

PHASE 2: PRELIMINARY DESIGN SERVICES

Task 2.1 Design Survey

Consultant shall provide field data collection in sufficient detail to prepare the reconstruction plans along the entire corridor. The survey shall define the limits of the public road right-of-way. Consultant shall also prepare topographic survey of the proposed corridor including 25' outside of the proposed right of way. Record drawing information will be procured from the Ft. Pierce Utility Authority to establish the location of the existing potable water, gas, electric and sanitary sewer facilities.

Task 2.2 Geotechnical Design Exploration

Consultant shall conduct geotechnical design exploration of the roadway improvement area. The geotechnical testing shall be in accordance with the following:

- Perform 6 hand auger borings to a depth of 10 feet within and staggered across the proposed roadway corridor to explore shallow soil stratigraphy and groundwater levels.
- Perform 6 pavement cores within the existing roadway to obtain pavement section thickness
- Obtain soil samples from the auger borings for laboratory testing. This includes routine classification tests including standard sieve analysis, Atterberg Limits, organic contents, etc.
- Prepare a Roadway Soil Survey report including all data developed during the laboratory and field programs, and our recommendations relative to roadway construction. The Roadway Soil Survey report will be in general accordance with Chapter 9 of the FDOT Soils and Foundations Handbook (2011).

Client's Initials: _____

Engineer's Initials: _____

CULPEPPER & TERPENING, INC.
AVENUE B RECONSTRUCTION DESIGN
CONTINUING SERVICES CONTRACT 2019-027
WORK AUTHORIZATION No. 2

Exhibit A

PHASE 3: FINAL DESIGN SERVICES

Task 3.1 Phase I (30%) Roadway Plan Submittal

Consultant shall provide the Client with the initial plan submittal documents in general accordance with the FDOT PPM and Florida Green Book. The Plans shall be prepared on 11" x 17" size format and comply with the City of Ft. Pierce criteria, PPM, and FDOT Design Standards. The Plan submittal requirements shall be consistent with the PPM, Volume II, Chapter 2.3.2, Phase I Submittal (30%) and include the following components:

- Key Sheet (Preliminary)
- General Notes/Summary of Pay Items (Preliminary)
- Typical Sections (Preliminary)
- Project Layout Sheets @ 100 scale (Preliminary)
- Roadway Plan Sheets @ 40 Scale (Preliminary
- Profile Sheets @ 40 Scale (Preliminary)
- Cross Sections @ 100' intervals (Preliminary)
- Roadway Soil Survey (Final)

This task shall include a review meeting with the City of Ft. Pierce. Consultant shall also provide the following items commensurate with the development of the 30% Plan information:

- Geotechnical Report
- Engineer's Estimate of Probable Construction Cost commensurate with the development of the 30% Plan information.

Task 3.2 Phase II (80%) Roadway Plan Submittal

Consultant shall provide the Client with the initial plan submittal documents in general accordance with the FDOT PPM and Florida Green Book. The Plans shall be prepared on 11" x 17" size format and comply with the City of Ft. Pierce criteria, PPM, and FDOT Design Standards. The Plan submittal requirements shall be consistent with the PPM, Volume II, Chapter 2.3.2, Phase II Submittal (80%) and include the following components:

- Key Sheet (Preliminary)
- General Notes/Summary of Pay Items (Preliminary)
- Typical Sections (Complete, subject to Change)
- Project Layout Sheets @ 100 scale (Complete, subject to Change)
- Roadway Plan Sheets @ 40 Scale (Complete, subject to Change)
- Profile Sheets @ 40 Scale (Preliminary)
- Cross Sections @ 100' intervals (Preliminary)
- Roadway Soil Survey (Final)
- Stormwater Pollution Prevention Plan (Preliminary)
- Traffic Control Plan (Preliminary)
- Signing & Pavement Marking Plan (Preliminary)

This task shall include a review meeting with the City of Ft. Pierce. Consultant shall also provide the following items commensurate with the development of the 80% Plan information:

- Response to comments received from the City of Ft. Pierce.
- Engineer's Estimate of Probable Construction Cost commensurate with the development of the 80% Plan information.

Client's Initials: _____

Engineer's Initials: _____

Task 3.3 Project Permitting

Consultant shall provide permit submittals to the following agencies for the construction of the project:

SFWMD "Permit Exemption"

A Permit Exemption shall be submitted to the SFWMD for the proposed project improvements. The permit Exemption shall include the documentation required to allow the SFWMD to issue the Exemption.

Task 3.4 Phase III (100%) Plan Submittal

Consultant shall provide the Client with the final plan for roadway section to be constructed. The plans shall be in general accordance with the FDOT PPM and Florida Green Book. The Plans shall be prepared on 11" x 17" size format and comply with the City of Ft. Pierce criteria, PPM, and FDOT Design Standards. The Plan submittal requirements shall be consistent with the PPM, Volume II, Chapter 2.3.2, Phase IV Submittal (100%) and include the following components:

- Key Sheet (Final)
- General Notes/Summary of Pay Items (Final)
- Typical Section (Final)
- Project Layout Sheets @ 100 scale (Final)
- Roadway Plan Sheets @ 40 scale (Final)
- Profile Sheets @ 40 scale (Final)
- Cross Sections @ 100' intervals (Final)
- Roadway Soil Survey (Final)
- Stormwater Pollution Prevention Plan (Final)
- Traffic Control Plan (Final)
- Signing & Pavement Marking Plan (Final)

This task shall include a review meeting with the City of Ft. Pierce. Consultant shall also provide the following items commensurate with the development of the Final Plan information:

- Response to comments received from the City of Ft. Pierce.
- Engineer's Estimate of Probable Construction Cost commensurate with the development of the Final Plan information.
- Bid Document Preparation:
  Consultant shall prepare the standard technical specifications and special provisions required for inclusion in the Bid Documents. The technical specification and special provision shall be prepared in the standard County bid format included in the Technical Specification section of the Bid Documents.

Task 3.5 Utility Easements (If required)

Consultant shall provide the Client with sketch & descriptions of utility easements required for underground electrical equipment This task shall be on an hourly basis as needed by the City.

PHASE 4: BIDDING SERVICES

Task 4.1 Bid Assistance

Consultant shall provide the following assistance to City of Ft. Pierce as part of the bidding process:

- Prepare for and attend the pre-bid meeting for the project.
- Provide City of Ft. Pierce with responses to request for information and/or questions that arise from the meeting.
- Provide necessary plans changes from comments during the bidding process.
- Review bid tabulations prepared by City of Ft. Pierce and provide recommendations of award.
- Issue "Approved for Construction" plan sets to the contractor

Client's Initials: _____

Engineer's Initials: _____

CULPEPPER & TERPENING, INC.
AVENUE B RECONSTRUCTION DESIGN
CONTINUING SERVICES CONTRACT 2019-027
WORK AUTHORIZATION No. 2

Exhibit A

PHASE 5: SERVICES DURING CONSTRUCTION
Not Included

PHASE 6: POST CONSTRUCTION SERVICES
Not Included

EXCLUSIONS
Specific exclusions from this Work Authorization are listed as follows:

1. Utility Relocation Design
2. Preparation of Temporary Construction Easements
3. Title work to determine Right-of-Way to be provided by Client. Resolution of Right-of-Way issues to be provided as additional service.
4. Dewatering Permit to be applied for by Contractor

SCHEDULE – EXHIBIT B

Work will commence upon written notification to proceed. Duration is estimated to be 8 months. Milestone submittal dates for each task based upon a Notice To Proceed of August 3, 2020 is provided as follows:

Task	Submittal Date
Task 2.1: Design Survey	08/31/2020
Task 2.2: Geotechnical Report	08/31/2020
Task 3.1: Phase I, 30% Plan Submittal	10/02/2020
Task 3.2: Phase II, 80% Plan Submittal	11/30/2020
Task 3.3: Project Permitting	12/04/2020
Task 3.5: Phase IV, 100% Construction Plan Submittal	12/30/2020
Task 3.5: Bid Documents	12/30/2020

The project deliverables associated with the project will be delivered to the City of Ft. Pierce in accordance with the schedule provided above. Three (3) hard copies and PDF and Auto Cadd electronic files of each of the deliverables will be as follows:

- 30% Plans - 11" x 17" Format
- Geotechnical Report
- 80% Plans - 11" x 17" Format
- Permit Applications
- 100% Plans – 11" x 17" Format
- Technical Specifications & Bid Form

Client's Initials: _____

Engineer's Initials: _____

CULPEPPER & TERPENING, INC.
AVENUE B RECONSTRUCTION DESIGN
CONTINUING SERVICES CONTRACT 2019-027
WORK AUTHORIZATION No. 2

Exhibit A

COMPENSATION – EXHIBIT C

Services will be provided in accordance with the Continuing Services Contract No. 2019-027. Payment will be as follows on a percent complete basis:

Phase/Task	Description	Task Fee	
Phase 2	**Preliminary Design Services**		
Task 2.1	Design Survey	$ 10,520.00	NTE
Task 2.2	Geotechnical Design Exploration	$ 3,240.00	NTE
Phase 3	**Final Design Services**		
Task 3.1	Phase I (30%) Roadway Plan Submittal	$16,750.00	NTE
Task 3.2	Phase II (80%) Roadway Plan Submittal	$17,440.00	NTE
Task 3.3	Project Permitting	$ 800.00	NTE
Task 3.4	Phase III (100%) Roadway Plan Submittal	$ 8,840.00	NTE
Task 3.5	Utility Easements (If Required)	$ 3,120.00	T&E
Phase 4	**Bidding Services**		
Task 4.1	Bidding Assistance	$ 1,760.00	NTE
	Reimbursable Expenses	$ 500.00	T&E
	Total Fees	**$62,970.00**	

NTE = Will be billed on an hourly basis Not to Exceed the amount shown without approval from the Client.

Authorization to work will be provided by a work authorization issued by City of Ft. Pierce. Work will be performed under terms and conditions of our City of Ft. Pierce Consultant Agreement.

Client's Initials: _____

Engineer's Initials: _____

City Commission Regular Meeting - 6:30 pm **11. b.**

Meeting Date: 08/17/2020

Re: Demolition Lien - 2152 S Jenkins Road

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

---

SUBJECT:

Approval of request to reduce demolition fees in the amount of $38,241.68 against 2152 S Jenkins Road, Fort Pierce, FL, Parcel ID Number 2418-333-0002-000-6 owned by BGDN, LLC, 1820 Avenue K, Brooklyn, NY 11230. In accordance with previously established policy, staff recommends the approval to waive the costs for interest, penalties, and fees leaving a balance due of $21,827.00 payable in 30 days. However, applicant is requesting a waiver of all charges $38,241.68, which requires a direct vote by Commission.

SUMMARY:

Request by applicant to waive demolition charges, interest, penalty, and fees totaling $38,241.68.

RECOMMENDATION:

Staff recommends waiving interest, penalties, and fees in the amount of $16,414.68 contingent upon payment of balance in the amount of $21,827.00 payable in 30 days.

ALTERNATIVES:

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: 2020

Account: 21,827.00

OTHER INFORMATION:

$21,827.00 to the general fund.

Attachments

Request
Letter

Breakdown
Tax Card

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/09/2020 09:43 AM

Form Started By: Colleen Greer
Started On: 07/30/2020 02:37 PM
Final Approval Date: 08/09/2020

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:					
Property address:	2152 So. Jenkins Road				
Owner(s) of record:	BGDN, LLC				
Mailing address:	1820 Avenue K, Brooklyn, NY 11230				
Property tax ID #:	2418-333-0002-000-6				
Original purchase date:	05-16-2011	Original purchase price:		$100,000	
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	✓ Vacant Lot
Name of person requesting reduction:	Murray Puderbeutel		Relationship to owner(s)	Owner	
Telephone #:			Mobile phone #:		
E-mail:	murray@parkstoneproperties		Preferred contact method:	email	

What are owner(s) intentions for property:	Ultimate use is to be developed for residential activity			
Are there current code violations?	☐ No	✓ Yes	Explain: (please attached notice)	
Is property listed for sale?	✓ No	☐ Yes	If yes, what is listing price?	n/a
Is property under contract for sale?	✓ No	☐ Yes	If yes, what is the sale price?	n/a

City incurred charges (lot clearing, demolition, etc)	$	21,827.00
Administrative fees	$	100.00
Interest	$	13,565.36
Penalties	$	2,719.32
TOTAL AMOUNT DUE TO CITY	$	38,541.68
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$	38,541.68 **
DOLLAR AMOUNT I AGREE TO PAY	$	

**: see attached justification request

D Murphy — Signature of Owner or Representative
1/30/2020 — Date
David J. Murphy — Printed Name

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	2152 So. Jenkins Road, Ft. Pierce, Fla., 34947

☐ 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.

D Murphy — 7/30/2020 — Dennis J Murphy

Signature of Owner or Representative | Date | Printed Name

COFP – APPLICATION PROCESS DETERMINATION

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

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

Margaret M Arruz — 7/30/20 — Margaret M Arruz

City Representative | Date | Printed Name

- Administrative fees
- Interest
- Penalties

Can you please help me fill in what is that City Records show that we owe in each category? From there, I will eb able to fill in the rest of the forms.

Thanks



Dennis Murphy
Principal Planner
Culpepper and Terpening, Inc.
2980 South 25th Street
Ft. Pierce, FL 34981
Telephone: 772.464.3537 Ext. *301
Cell: 772.216.5056 (cell)
Facsimile: 772.464.9497
dmurphy@ct-eng.com

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3624394 OR BOOK 3320 PAGE 2396, Recorded 08/31/2011 at 03:27 PM

IN THE CIRCUIT COURT, 19th JUDICIAL CIRCUIT, IN AND FOR ST. LUCIE, COUNTY, FLORIDA

CASE NO.: 07-CA-002997
DIVISION: Bryan

BDGN, LLC,
a New York limited liability company,

Plaintiff,

vs.

GROUP THREE DEVELOPMENT, LLC,
a Florida limited liability company;
KEVIN McCOY, an individual;
LISA McCOY, an individual;
KEITH McCOY, an individual;
CARLA McCOY, an individual; and
JOHN S. McCOY, an individual;

Defendants.
_____/

2011 AUG 19 PM 12:48
ST. LUCIE COUNTY
CLERK OF CIRCUIT COURT

This Amended Certificate of Title is being filed to correct scrivener's error in Legal Description and Plaintiff's name which was incorrectly referenced in that certain Certificate of Title filed on May 19, 2011 in OR Book 3295, page 459 in the Public Records of St. Lucie County, Florida.

AMENDED CERTIFICATE OF TITLE

Original recorded in OR Book 3295 PG 459

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on May 10, 2011 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following parcels in St. Lucie County, Florida:

I. **The North ½ of the North ½ of the South ½ of the Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, less the West 60 feet for road right of way purposes, all lying in St. Lucie County, Florida.**

(Folio #2418-333-0001-000/9)
a/k/a 2144 South Jenkins Road, Ft. Pierce, Florida

II. **The South ½ of the North ½ of the South ½ of the Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida. Less the West 60 feet thereof.**

(Folio #2418-333-0002-000/6)
a/k/a 2152 South Jenkins Road, Ft. Pierce, Florida

III. **Parcel 1:**
From the Southwest corner of Section 18, Township 35 South, Range 40 East, run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90° run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning; excepting therefrom all rights of way for public roads. Said land lying in and being a part of St. Lucie County, Florida.

(Folio #2418-333-0003-000/3)

Parcel 2:
All of the South ½ of the South ½ of Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, excepting therefrom all rights of way for public roads and drainage canals, and also, less and excepting that part thereof particularly described as follows: From the Southwest corner of said section, township and range run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90° run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning.

(Folio #2418-333-0004-000/0)

were sold to the Plaintiff, BGDN, LLC, whose address is c/o Jonathan S. Feldman, Esq., 200 South Biscayne Boulevard, Suite 3000, Miami, Florida 33131.

WITNESS MY HAND AND THE SEAL OF THIS COURT on August 19, 2011.

Joseph E. Smith
Clerk of the Circuit Court

By: _____
As Deputy Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3593866 OR BOOK 3295 PAGE 459, Recorded 05/19/2011 at 11:50 AM
Doc Tax: $700.00

IN THE CIRCUIT COURT, 19th JUDICIAL CIRCUIT, IN AND FOR ST. LUCIE, COUNTY, FLORIDA

CASE NO.: 07-CA-002997
DIVISION: Bryan

BDGN, LLC,
a New York limited liability company,

Plaintiff,

vs.

GROUP THREE DEVELOPMENT, LLC,
a Florida limited liability company;
KEVIN McCOY, an individual;
LISA McCOY, an individual;
KEITH McCOY, an individual;
CARLA McCOY, an individual; and
JOHN S. McCOY, an individual;

Defendants.
_____/

2011 MAY 16 PM 4:12
CLERK OF CIRCUIT COURT

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on May 3, 2011 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following parcels in St. Lucie County, Florida:

I. **The North ½ of the North ½ of the South ½ of the Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, less the West 40 feet for road right of way purposes, all lying in St. Lucie County, Florida.**

(Folio #2418-333-0001-000/9)
a/k/a 2144 South Jenkins Road, Ft. Pierce, Florida

II. **The South ½ of the North ½ of the Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida. Less the West 40 feet thereof.**

(Folio #2418-333-0002-000/6)
a/k/a 2152 South Jenkins Road, Ft. Pierce, Florida

III. **Parcel 1:**
From the Southwest corner of Section 18, Township 35 South, Range 40 East, run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90°run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning; excepting therefrom all rights of way for public roads. Said land lying in and being a part of St. Lucie County, Florida.

(Folio #2418-333-0003-000/3)

Parcel 2:
All of the South ½ of the South ½ of Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, excepting therefrom all rights of way for public roads and drainage canals, and also, less and excepting that part thereof particularly described as follows: From the Southwest corner of said section, township and range run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90° run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning.

(Folio #2418-333-0004-000/0)

were sold to the Plaintiff, BDGN, LLC, whose address is c/o Jonathan S. Feldman, Esq., 200 South Biscayne Boulevard, Suite 3000, Miami, Florida 33131.

WITNESS MY HAND AND THE SEAL OF THIS COURT on May 16, 2011.

Joseph E. Smith
Clerk of the Circuit Court

By: _____
As Deputy Clerk

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2920252 OR BOOK 2645 PAGE 1725, Recorded 08/29/2006 at 08:02 AM
Doc Tax: $5775.00

Prepared by and return to:
CHESTER B. GRIFFIN, ESQUIRE
Neill Griffin Tierney Neill & Marquis - Chartered
Post Office Box 1270
Fort Pierce, Florida 34954
Courthouse Box #50
Parcel ID Number: 2418-333-0002-0006

[Space Above for Recording]

WARRANTY DEED

This Warranty Deed made this 22nd day of Aug., 2006, by **CLAUDINE MARCELIN, joined by her husband, PAUL GENARD WRIGHT**, hereinafter called the grantor, to **GROUP THREE DEVELOPMENT, LLC, a Florida limited liability company**, hereinafter called the grantee, whose address is: **318 South State Road 7, Margate, Florida 33068**

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH: That the said grantor, for and in consideration of the sum of $10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee, and the grantee's heirs and assigns forever, the following described land, situated, lying, and being in **St. Lucie** County, Florida, to wit:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 40 FEET THEREOF.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, IF ANY, AND TAXES SUBSEQUENT TO DECEMBER 31, 2005.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005; zoning ordinances and rights of way for public roads.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Print Name of Witness: CHESTER B. GRIFFIN
As to Both

Print Name of Witness: Steven J. Clark
As to Both

CLAUDINE MARCELIN
Address: c/o Chuck Clark, Esq. See below

PAUL GENARD WRIGHT
c/o Chuck Clark, Esq.
901 SW Martin Downs Blvd.
Palm City, FL 34990

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing was acknowledged before me this 22nd day of Aug., 2006, by **CLAUDINE MARCELIN, joined by her husband PAUL AGENARD WRIGHT,** [ ] who are personally known to me or [✓] who produced their drivers licenses as identification.

MARCIA L. HEFFELFINGER
MY COMMISSION # DD 276199
EXPIRES: April 15, 2008
Bonded Thru Notary Public Underwriters

Print Name of Notary:
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES:

2009

Saint Lucie County Property Appraiser



July 28, 2020

Street Centerline

<Null>

RURAL – Principal Arterial - Interstate

URBAN – Principal Arterial - Interstate

RURAL – Principal Arterial - Freeways and Expressways

1:2,257

0 90 180 360 ft

0 25 50 100 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Saint Lucie County Property Appraiser

2011



July 28, 2020

Street Centerline

<Null>

RURAL – Principal Arterial - Interstate

URBAN – Principal Arterial - Interstate

RURAL – Principal Arterial - Freeways and Expressways

1:2,257

0 90 180 360 ft

0 25 50 100 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Saint Lucie County Property Appraiser

2018



July 28, 2020

Street Centerline

<Null>

RURAL – Principal Arterial - Interstate

URBAN – Principal Arterial - Interstate

RURAL – Principal Arterial - Freeways and Expressways

1:2,257

0 90 180 360 ft

0 25 50 100 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

CT File number: 19-232
Writers email – dmurphy@ct-eng.com

July 28, 2020

Ms. Margaret M. Arraiz
City of Ft. Pierce Code Compliance Manager
100 North US #1
Ft. Pierce, Fla. 34950

Subject: 2152 South Jenkins Road
Request for Lien Reduction

Dear Ms. Arraiz:

Attached, please find a request submitted on behalf of BGDN, LLC, (BGDN) the owners of certain property located at 2152 South Jenkins Road, and described under St. Lucie County Parcel ID Number 2418-333-0002-000-6 (see attached Property Tax Card), for a reduction in the amount of outstanding lien that is apparently held by the City against this property. The amount of reduction requested is 100% of the fees being assessed.

By way of some background, BGDN acquired this property through a Certificate of Sale action on May 3, 2011. This action is reflected in the attached Certificate of Title executed on May 16, 2011 (OR Book 3925 Page 0459). On August 19, 2011, an amended Certificate of Title was recorded to correct a scrivener's error in the legal description of the May documents. In May of 2011, the ownership address of record was changed from the prior owners (see attached deed as described in OR Book 2645, Page 1725) to the current owners in New York. To the best of the records that that I have been provided, a property title search was not done as part of the Certificate of Title transfer process.

I note the above changes in ownership since they seem to have occurred after the City provided notice to the prior owners of record, in March of 2010, about the matter of the outstanding costs associated with the City's contracted removal of certain structures and other appurtenances as a result of City Code Enforcement action. BGDN has no records of receipt of any notifications from the City as to the existence of any outstanding liens on the property. BGDN only became aware of the existence of these liens during our recent rezoning hearing process for this property.

In discussing this matter with City Staff, it is our understanding that, as the current owners of this property, we are considered to be responsible for those prior costs incurred by the City associated with the demolition processes. I can appreciate that the City did indeed incur costs associated with the removal

of certain structures and appurtenances on this property in 2010, however, we (BGDN) do not agree that it is our responsibility to address the failures of the prior property owners to address thier financial obligations to the City. We do not know the condition of the structures on this property as they existed in 2010, but I have attached copies of the St. Lucie County Property Appraiser aerials that show the condition of the property in 2009, 2011, and 2018.

I am aware of the general City position as to the granting of relief from any hard costs incurred by the City in Code Enforcement matters. However, in this instance, since BGDN had no prior knowledge of the existence of any Code Enforcement matters affecting this property, where had we known about them we would have initiated remedial actions sooner than today, we believe that there is a case for extenuating circumstances that should be considered. We do not believe that it is fair to assess us for penalties and costs that are result of the prior owner's inaction on the cited apparent violations of City Codes.

In an effort to bring this matter to closure, BGDN would request that, consistent with City practices for like matters, that the City grant a waiver of the Administrative, Interest and Penalty charges associated with this existing lien action. We understand that as of the date of this letter, those fees and changes total approximately $16,415. We further would request, that in consideration of the matters outlined above, that the City waive the liens associated with the removal of the structures from this site, totaling $21,827. We do not believe that we are the party responsible for the payment of those owed fees.

As we discussed with the City in our recent rezoning petition, it is our intention to develop this property in a multi-family use, consistent with other uses and activities in the immediate area. We are actively moving forward with site planning efforts and are looking to make a formal filing with the City within the next 12 months, market conditions permitting. The development of this property will, in our opinion, provide for greater recurring property tax values to the City than the one-time collection of the outstanding fees currently subject to this lien assessment. To that end, we would respectfully request that the City Commission consider granting full relief from the demolition and removal charges of $21,827.

Thank you for your time and considerations in his matter. I will be happy to meet with you at your convenience to go over this matter further if there are any questions.

Sincerely:

Dennis J. Murphy
Principal Planner

DJM
attachments
f:2019\19-231_project admin\corrospond\19-232_200730_ftp code, 000, request for lein reducation.docx

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **DEMOLITION LIEN REDUCTION/RESCINDMENT**
Address: 2152 S Jenkins Road, Fort Pierce, FL
Parcel ID#: 2418-333-0002-000-6
Owner: BGDN, LLC

DATE: August 17, 2020

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Demolition Lien	$21,827.00	16,314.68	$100.00
TOTAL	$21,827.00	$16,314.68	$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)	$16,414.68
CANNOT BE WAIVED (ALL DEMOLITION COSTS)	$21,827.00
	$38,241.68

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

Property Identification

Site Address: 2152 S JENKINS RD	Parcel ID: 2418-333-0002-000-6	Account #: 27287	Sec/Town/Range: 18/35S/40E
Map ID: 24/18S	Zoning: Medium Den	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

BGDN LLC
1820 Avenue K
Brooklyn, NY 11230

Legal Description

18 35 40 S 1/2 OF N 1/2 OF S 1/2OF SW 1/4 OF SW 1/4-LESS W 60 FT FOR RD R/W- (4.73 AC)(OR 3295-459: 3320-2396)

Current Values

Just/Market:	$147,600	Assessed:	$88,112
Exemptions:	$0	Taxable:	$88,112

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	$147,600	$88,112	$0	$88,112
2018	$147,600	$80,102	$0	$80,102
2017	$104,500	$72,820	$0	$72,820

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-19-2011	3320 / 2396	0311	CT	BDGN LLC	$0
05-16-2011	3295 / 0459	0311	CT	Group Three Development LLC	$100,000
08-22-2006	2645 / 1725	XX00	WD	Marcelin Claudine	$825,000

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: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	4.73
Land Size (SF):	206,039
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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City Commission Regular Meeting - 6:30 pm **12. a.**

Meeting Date: 08/17/2020

Re: Public Hearing - 2019-2020 CDBG Action Plan CARES Act Amendment

---

SUBJECT:

Presentation and Public Hearing for the 2019-2020 Community Development Block Grant (CDBG) Program with CARES Act (CV) Amendment

SUMMARY:

Second of two (2) Public Hearings required by the U.S. Deptartment of Housing and Urban Development (HUD) prior to September 30 due date. The required amendment to the 2019-2020 Action Plan is Year 4 for our 2016-2020 5-Year Consolidated Plan, previously approved by the City Commission.

RECOMMENDATION:

Allow the presentation and public hearing for the 2019-2020 CDBG Action Plan CV Amendment

ALTERNATIVES:

Do not allow the presentation and public hearing for the 2019-2020 CDBG Action Plan CV Amendment

RESPONSIBLE STAFF:

Caleta Scott, Manager, Grants Administration Division

COORDINATED WITH:

Johnna Morris, Director of Finance

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2019
Account:	10390025544960
Amount:	892372

OTHER INFORMATION:

The CDBG funding ($557,327) will be available after October 1, 2019 for the 2019-2020 program year (October 1, 2019 - September 30, 2020) The CARES Act (CV) funding ($335,045) will be available after August 1, 2020 for COVID related expenditures.

Attachments

Presentation

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/06/2020 11:48 AM
City Manager	Nick Mimms	08/12/2020 06:13 AM

Form Started By: Caleta Scott
Started On: 08/05/2020 07:37 PM
Final Approval Date: 08/12/2020

2019 Annual Action Plan

CARES Act AMENDMENT

4th Year – 2016-2020 5-Year Consolidated Plan

Presented by:
Grants Administration Division

Action Plan Overview

- One Year Plan
- 2019 Action Plan is the fourth of five Action Plans under the Consolidated Plan for *program years* 2016-2020.
- CARES Act Amendment required
- Program Year = City's Fiscal Year (October 1, 2019-September 30, 2020)

Action Plan Overview

How is the Community Informed?

- Public Presentations, Public Hearings
- Print Advertising (English and Spanish and Creole)
- Public Access Cable Television (FPTV)
- City of Fort Pierce website and Social Media

Action Plan Overview

Approved Activities for 5-Year Consolidated Plan
Program Years 2016-2020

Economic Development	**Technical Assistance, Grants, Marketing/Advertising for Small Businesses; Annual Job Fair; Minority Business Expo, Commercial Façade Grants; etc.**
Public Services	**Grants for nonprofit public service organizations; Summer Art / Garden Camps; services for homeless; etc.**
Public Facilities	**Improvements to Playgrounds, Parks, Public Facilities**
Owner-Occupied Housing Rehab Assistance	**Weatherization Program; World Changers; Paint Our Town, State Housing Initiatives Partnership (SHIP) Program**
Neighborhood Revitalization	**Local Arts and Cultural Heritage Projects; Creative Placemaking Projects; Commercial Façade Grants; Community-Based Development Organizations; SHIP Homebuyer Program, etc.**

2019 Action Plan – CV AMENDMENT

$557,327 + $335,045 (CARES Act Funding) = $892,372

Economic Development - $117,500 **CV Economic Development - $100,000**	**$7,500 – Lincoln Park Business Expo** **$10,000 – Annual City of Fort Pierce Job Fair** **$50,000 – Small Business Grants / Technical Assistance** **$100,000 – Small Business Grants / COVID Relief** **$50,000 – Small Business Marketing / Technical Assistance Grants**
Public Services - $58,000 **CV Public Services - $195,045**	**$8,000 – City of Fort Pierce Summer Camps– Art Camp/Garden Camp** **$50,000 – PSA GRANTS / COVID 19 Recovery** **$90,045 – COVID Testing Coordination** **$100,000 – Non-Profit Agency Support (COVID Distributions: Food/Supplies/Etc.)**
Public Facilities - $62,862	**$62,862 - Improvements to Playgrounds, Parks, Public Facilities**
Owner-Occupied Housing Rehab Assistance - $27,500 **CV Emergency Assistance - $20,000**	**$20,000 - Weatherization Program** **$20,000 – Emergency Housing Assistance / COVID Relief** **$7,500 - Paint Our Town Program/World Changers/Mission Treasure Coast**
Neighborhood Revitalization - $180,000	**$40,000 – Promotion of Local Arts and Cultural Heritage** **$40,000 – Commercial Façade Grants** **$100,000 – Community Based Development Organizations (MSFP and LPMS)**
Program Administration - $111,465 **Program Administration - $ 20,000**	**$111,465 – Management, Coordination, Oversight of Program; Fair Housing** **$20,000 – Contingency and Administrative Reimbursement / COVID**

Take the Community Survey!

https://www.surveymonkey.com/r/CDBGActionPlan19CV

Call: 772-467-3161

Email:
grantsadministration@cityoffortpierce.com

Public Hearing

City Commission Regular Meeting - 6:30 pm **12. b.**

Meeting Date: 08/17/2020

Re: Conditional Use CCCL - Iannotti Dune Crossover - 618 South Ocean Drive

Submitted For: Jennifer Hofmeister, Planning Director, Planning & Zoning

---

SUBJECT:

Quasi-Judicial Hearing for a Conditional Use Approval for an elevated dune crossover seaward of the Coastal Construction Control Line (CCCL) for private beach access.

SUMMARY:

Pursuant to City Code Section 125-321, only navigational structures, private and semi-public water-dependent recreational uses, and water-dependent public uses are permitted by right seaward of the CCCL. All other construction must be approved in the form and manner provided by Chapter 125, Article V, Conditional Uses. Proposed construction eastward of the CCCL requires Conditional Use approval by the City Commission prior to review and approval for permitting by the FDEP and the City. The subject property has a Future Land Use designation of Hutchinson Island Residential (HIR) with a compatible zoning classification of Hutchinson Island Medium Density Residential (R-4A).

RECOMMENDATION:

APPROVAL to the City Commission with the following Condition:

1. Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.

ALTERNATIVES:

Approval with alternate conditions or Disapproval.

RESPONSIBLE STAFF:

Jennifer Hofmeister, AICP, LCAM

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

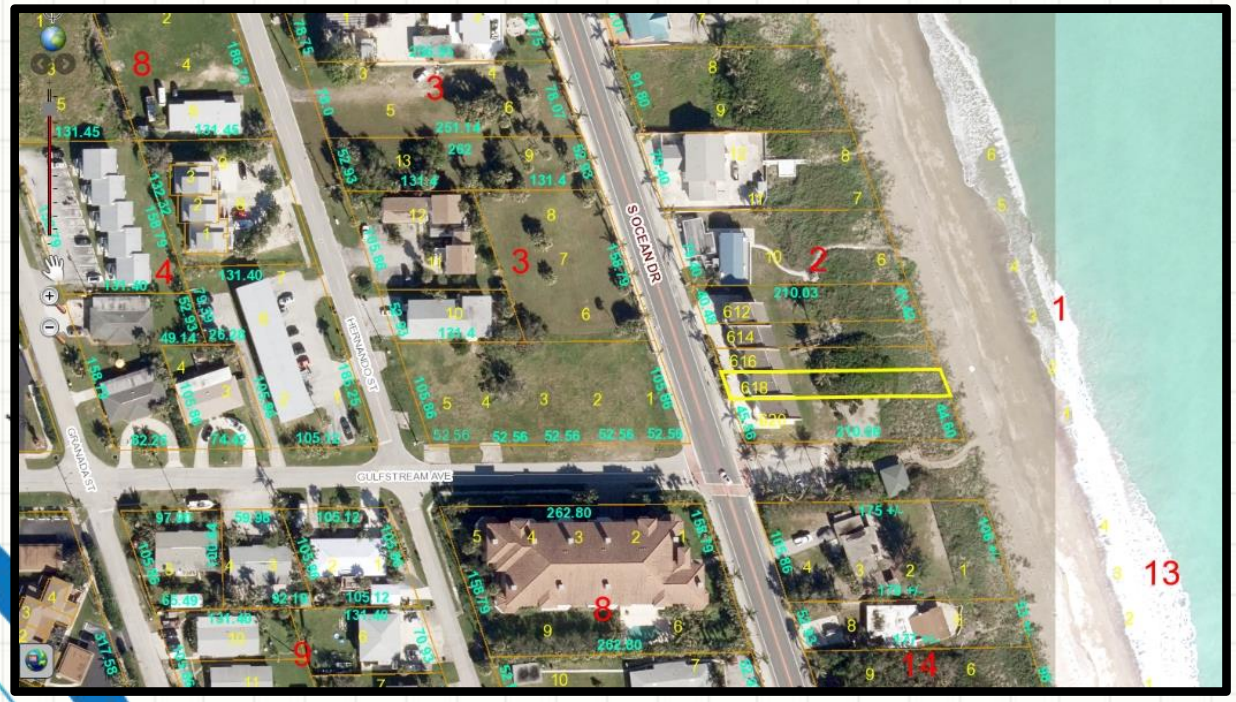
staff presentation
Staff Report & Supporting Documents
Applicant Packet & Supporting Documents
Affidavit of Mailing & Public Notice Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/09/2020 09:47 AM

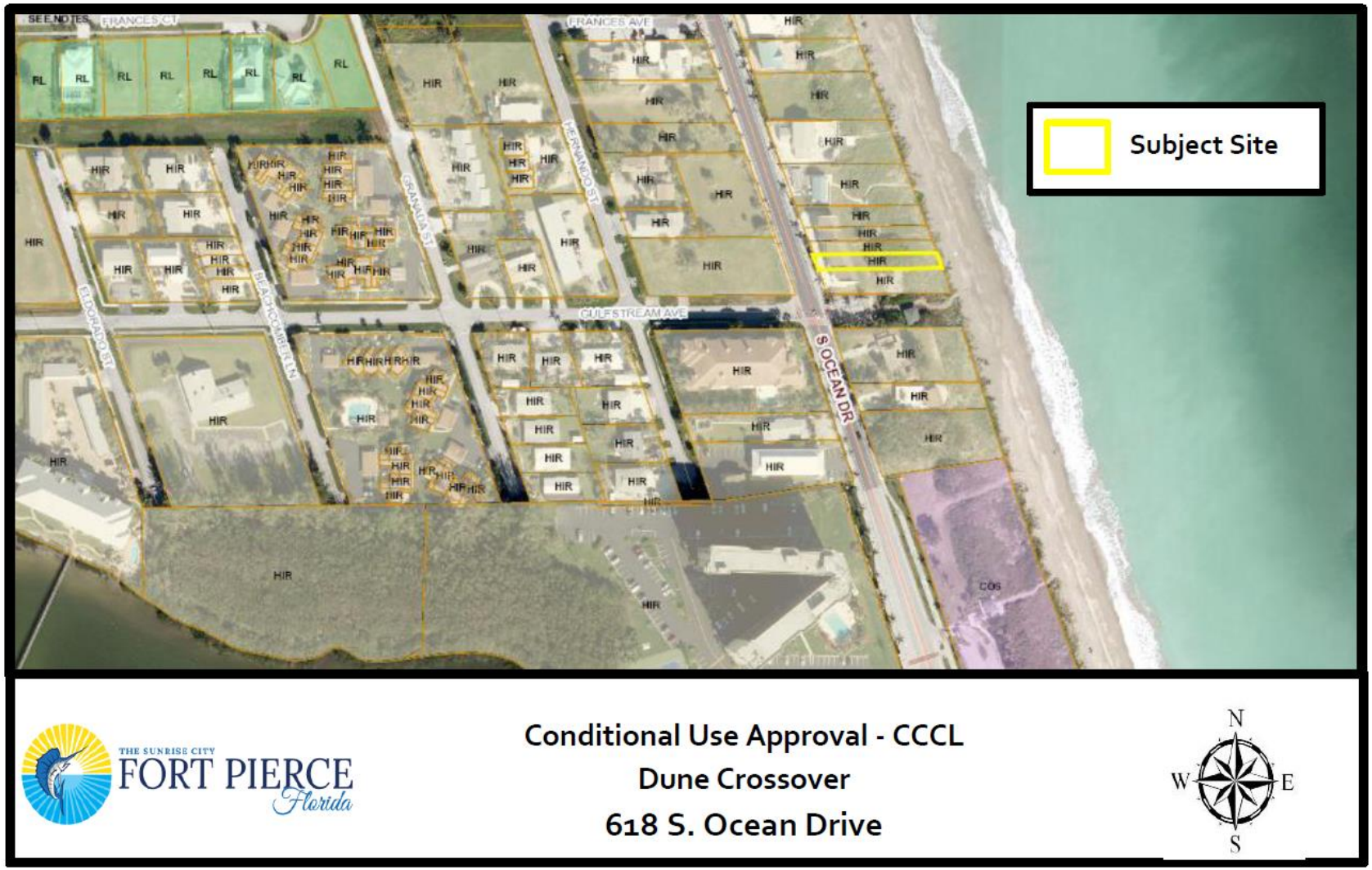
Form Started By: Jennifer Hofmeister
Started On: 08/04/2020 04:56 PM
Final Approval Date: 08/09/2020

Conditional Use
With New Construction



618 South Ocean Drive

Future Land Use Map

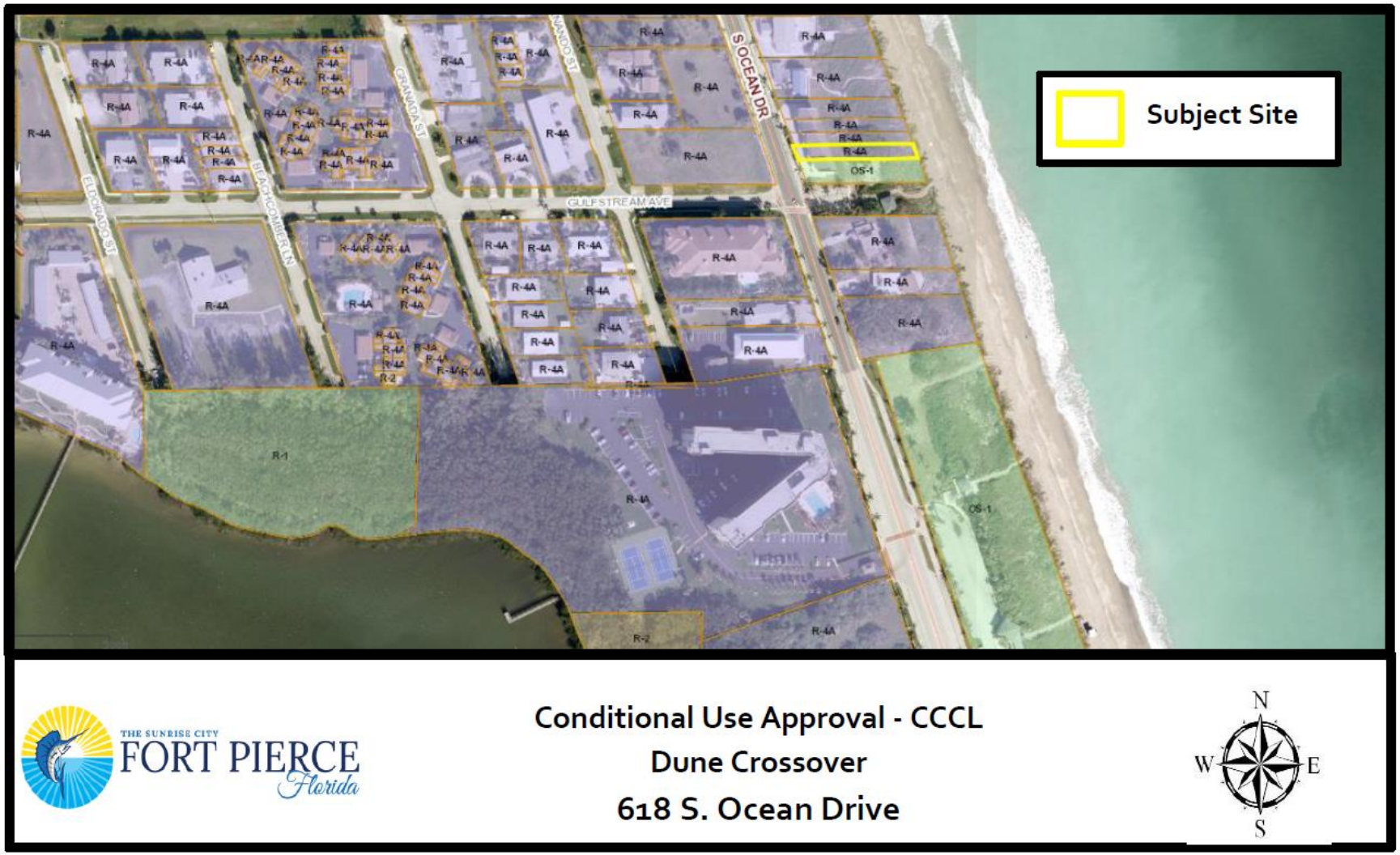


THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use Approval - CCCL
Dune Crossover
618 S. Ocean Drive

N
W E
S

Zoning Map

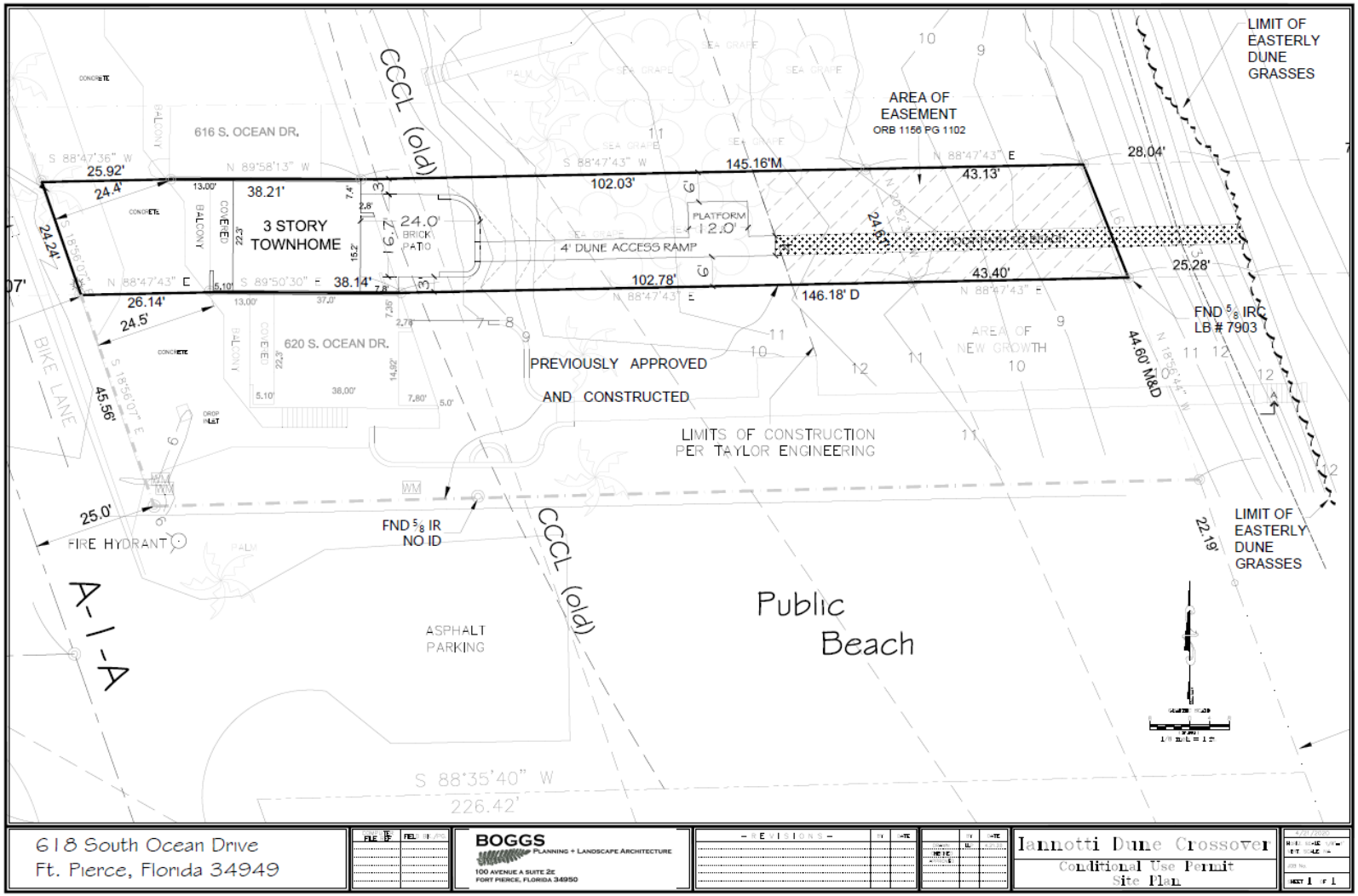


THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use Approval - CCCL
Dune Crossover
618 S. Ocean Drive

N
W E
S

Site Plan


LIMIT OF EASTERLY DUNE GRASSES
AREA OF EASEMENT
ORB 1156 PG 1102
616 S. OCEAN DR.
CCCL (old)
3 STORY TOWNHOME
24.0' BRICK PATIO
PLATFORM 12.0'
4' DUNE ACCESS RAMP
145.16'M
102.03'
102.78'
146.18' D
43.13'
43.40'
28.04'
25.28'
FND 5/8 IRC LB # 7903
620 S. OCEAN DR.
PREVIOUSLY APPROVED
AND CONSTRUCTED
LIMITS OF CONSTRUCTION
PER TAYLOR ENGINEERING
AREA OF NEW GROWTH
44.60' M&D
BIKE LANE
FIRE HYDRANT
FND 5/8 IR NO ID
ASPHALT PARKING
Public Beach
A-1-A
S 88°35'40" W
226.42'
618 South Ocean Drive
Ft. Pierce, Florida 34949
BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950
Iannotti Dune Crossover
Conditional Use Permit
Site Plan

Staff Recommendation

The requested Application for Conditional Use with New Construction meets the criteria specified in City Code 125-321 and City Code 125-235, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Therefore, Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission with the following Condition:

1. Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.

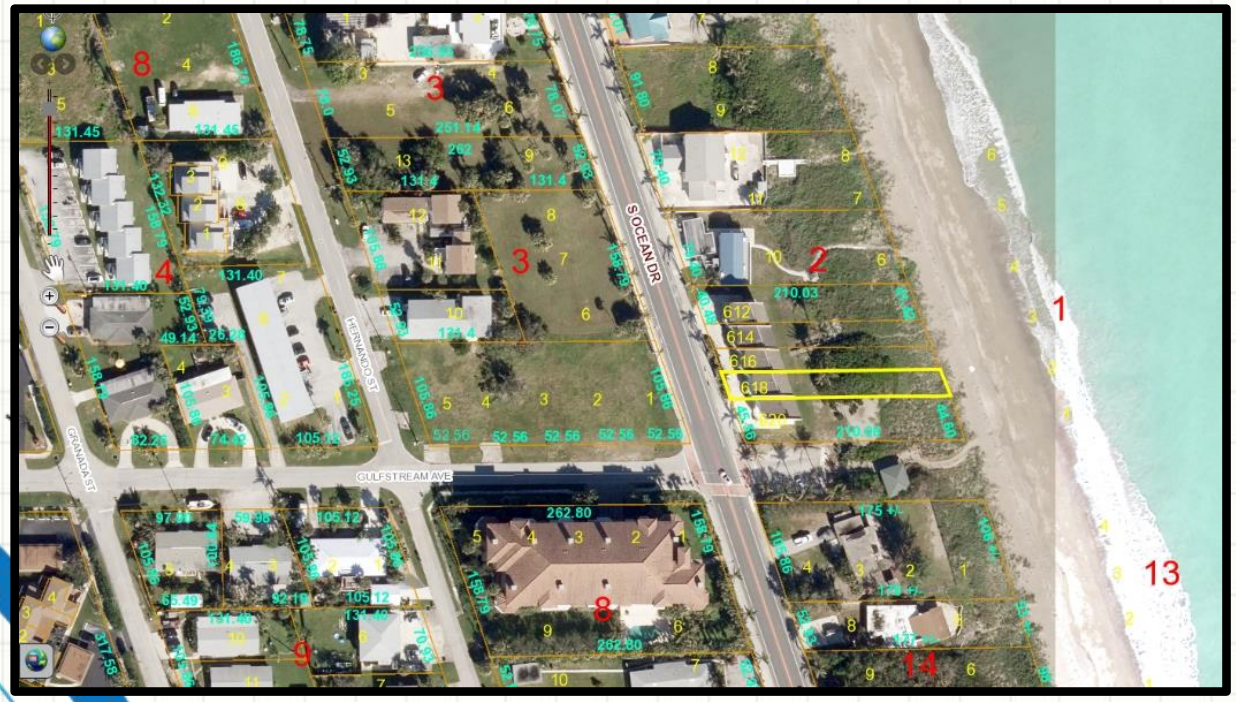
Planning Board Recommendation

At the Planning Board July 14, 2020 meeting, recommended 7-0 approval of the application.

City Commission Action

- APPROVAL of the proposed the Conditional Use, subject to six (6) Conditions
- APPROVAL of the proposed the Conditional Use with changes to the Conditions of Approval
- DISAPPROVAL of the proposed Conditional Use

Conditional Use With New Construction



618 South Ocean Drive

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas C. Mimms, P.E., ICMA-CM
FROM:	Jennifer Hofmeister, AICP, LCAM, Planning Director
RE:	**Application for Conditional Use with New Construction** **Dune Crossover - 618 South Ocean Drive (20-04000008)**
DATE:	August 17, 2020

STAFF REPORT

Property Owner/Applicant: Nicolas Oswald Iannotti and Stacey Aileen Iannotti
618 South Ocean Drive
Fort Pierce, Florida 34949

Requested Action: Approval for Construction of a Dune Crossover Located Seaward of the Coastal Construction Control Line (CCCL)

Site Location: 618 South Ocean Drive

Parcel ID: 2401-503-0002-300-8

Existing Use: Residential

Parcel Size: 0.138 Acres

Current Future Land Use: Hutchinson Island Residential (HIR)

Current Zoning: Hutchinson Island Medium Density Residential (R-4A)

	North	East	South	West
Surrounding FLUE:	HIR	Atlantic Ocean	HIR	HIR
Surrounding Zoning:	R-4A	Atlantic Ocean	General and Recreational Open Space Zone (OS-1)	R-4A

Utilities: Fort Pierce Utility Authority

Staff Analysis:

Request

In accordance with Sections 125-321 and 125-237 of the City Code, the applicant is requesting Conditional Use Approval for an elevated dune crossover seaward of the Coastal Construction Control Line (CCCL) for private beach access. The subject structure is one of a five (5) unit townhouse development. The area south of the subject property that has an OS-1 zoning designation is City right–of-way being used for public beach access.

The CCCL is that certain line designated by the Florida Department of Environmental Protection (FDEP) in accordance with Section 161.053, Florida Statutes. The FDEP defines the CCCL as portions of beaches and dune systems subject to severe fluctuations based on a 100-year storm event. The determination of the location of the line by the FDEP is based on coastal engineering models, survey and bathymetric data and scientific principles that determine the upland or landward extent of the damaging effects of a 100-year storm event. The FDEP further guides that the CCCL is not a seaward limit for construction of upland structures (as in a setback line) but rather the CCCL delineates the inland limit of areas where special siting and design considerations are necessary to protect the beach-dune system and to protect proposed and existing structures, adjacent properties, and the preservation of public beach access.

Pursuant to City Code Section 125-321, only navigational structures, private and semi-public water-dependent recreational uses, and water-dependent public uses are permitted by right seaward of the CCCL. All other construction must be approved in the form and manner provided by Chapter 125, Article V, Conditional Uses. Proposed construction eastward of the CCCL requires Conditional Use approval by the City Commission prior to review and approval for permitting by the FDEP and the City.

The subject townhomes were constructed in 1988. In 2019, Unit 620 South Ocean Drive received approval by the City Commission and ultimately the Florida Department of Environmental Protection (FDEP) for construction of a dune crossover. The proposed construction was reviewed in accordance with City Code Section 125-235. The St. Lucie County Erosion District and the City Engineer have no concerns with the construction of the subject dune crossover. Following City approval, the proposed structure will be required to obtain approval by the FDEP prior to City building permit approval. In summary, the structure does not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee

All affected City Departments have reviewed the proposed Application for Conditional Use with New Construction 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.

Staff Recommendation

The requested Application for Conditional Use with New Construction meets the criteria specified in City Code 125-321 and City Code 125-237, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission with the following Condition:

1. Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.

Planning Board Recommendation

The Planning Board, at their July 14, 2020 meeting, voted 7-0 to recommend **APPROVAL** of the request.

AERIAL MAP

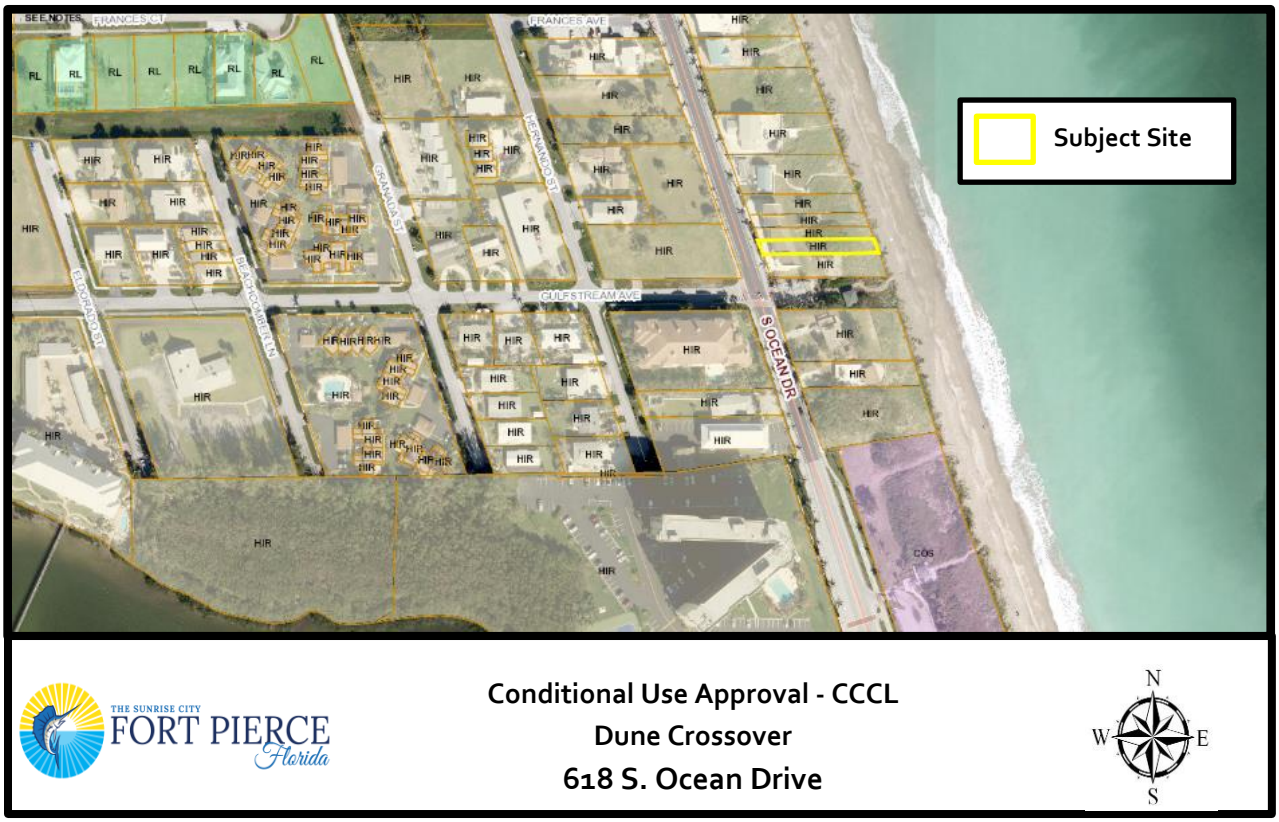


THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval - CCCL
Dune Crossover
618 S. Ocean Drive

N
W E
S

FUTURE LAND USE MAP

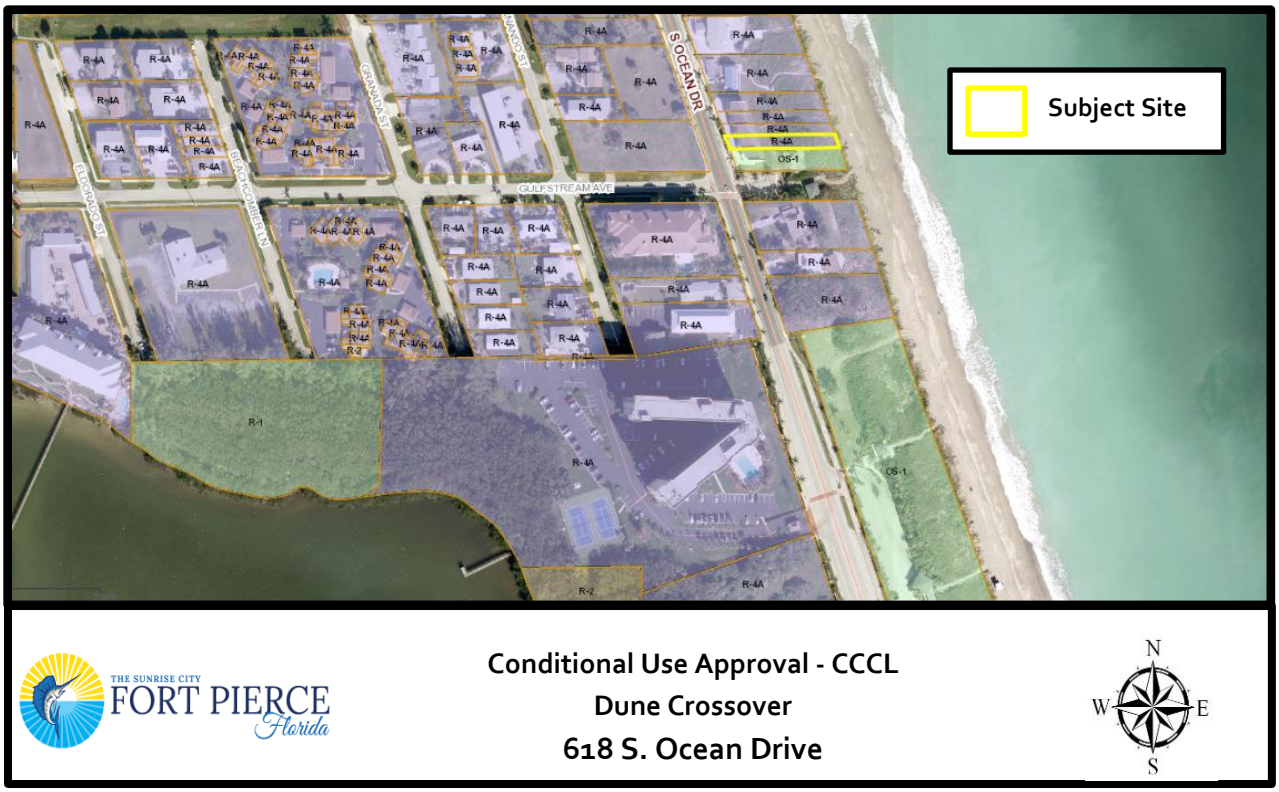


THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval - CCCL
Dune Crossover
618 S. Ocean Drive

N W E S

ZONING MAP



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval - CCCL
Dune Crossover
618 S. Ocean Drive

N
W E
S

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
JUN 10 2020
CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 6.11.20
Property Address: Dune Crossover – 618 S Ocean Dr. Conditional Use

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: 6/9/20

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Maria Lewicka, Planner

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

RE : Iannotti Dune Crossover – 618 South Ocean Drive
TRC No. 20-04000008

DATE : June 17, 2020

This is to advise you that we have completed the review of the following documents as received by this office on June 9, 2020:

- [x] Conditional Use w/ New Construction
- [ ] 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 Conditional Use
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [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

1. Approval from FDEP shall be required as the proposed construction is located seaward of the Coastal Construction Control Line.
2. The Boundary and Topography Survey shall be signed and sealed.

JRA/VB/vb

Jennifer Hofmeister

From: Grant M. Chambers <ChambersG@stlucieco.org>
Sent: Wednesday, June 17, 2020 8:19 AM
To: Alicia Rosenthal; Brandon Creagan; Jennifer Hofmeister; Vennis Gilmore
Cc: David Hays; Patrick Dayan; JoAnn Riley
Subject: City TRC Comments
Attachments: 2020-06-17 Blue Sky Communities Comments.docx

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Good Morning,

Please see attached comments regarding the Blue Sky project on the TRC agenda. We do not have any comments regarding the following agenda items:

a) Annexation – Sunrise Tabernacle Church – 3280 S. 25th ST
b) Conditional Use – Arenas Vacation Rental – 1218 S. 11th ST
c) Conditional Use – France Vacation Rental – 1361 Binney Drive
d) Conditional Use – Dune Crossover – 618 S. Ocean Drive
e) Minor Site Plan – 7-Eleven – 2423 Orange Avenue

Thank you,

Grant Chambers, P.E. | Civil Engineer | Water Quality/Land Development Division
Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982
facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

'.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

June 18, 2020

TECHNICAL REVIEW PROJECT # 20-04000008

Conditional Use – Dune Crossover – 618 South Ocean Drive

Comments

FPUA W/WW Engineering: No comment

FPUA Electric & Gas Engineering: No comment

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 618 S. Ocean Drive, Fort Pierce, FL 34949

Parcel ID #(s) 2401-503-0002-300-8

Project description Construction of a patio retaining wall, elevated ramp to oceanfront viewing platform with landscape improvements

Nicholas Iannotti, Stacey Iannotti	Lois A. Edwards, Manager, Ardea Environmental Consultants LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
1544 SW Saint Andrews Drive	130 S. Indian River Drive, Suite 202
Street Address	Street Address
Palm City FL 34990	Fort Pierce FL 34950
City State Zip	City State Zip
772-486-7060	772-577-4141 (O) - 772-708-3740 (C)
Phone Number	Phone Number
nicholasnpl@aol.com; staceyrn0824@gmail.com	lois@ardeaenvironmental.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 St. Lucie

The foregoing instrument was acknowledged before me this 26th day of May, 2020, by Nicholas and Stacey Iannotti who is personally known to me or has produced as identification.

Signature of Notary

(seal)

LAINIE R ADLER
Notary Public – State of Florida
Commission # GG 171852
My Comm. Expires Jan 27, 2022

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

- ❑ Incomplete application packets cannot be accepted.
- ❑ Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
❑ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units:_____

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

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

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

ARDEA Environmental Consultants

130 S. Indian River Drive, Suite 202
Fort Pierce, Florida 34950
(772) 577-4141
ardeaenvironmental.com

Dr. and Mrs. Nicholas Iannotti
618 South Ocean Drive

Development Review - Conditional Use with New Construction

Proposed single-family patio, dune access ramp and viewing platform

May 29, 2020

Statement of Ownership

The property was purchased by Nicholas and Stacey Iannotti on January 28, 2020 as evidenced by the Warranty Deed recorded on January 31, 2020 in OR Book 4377, Page 814 and File #4669333.

Proposed Development – Character and Intended Use

This property is an oceanfront townhouse and is one of five townhouses that were constructed in 1988 and are connected.

- The applicant is proposing a ~17' X 24' brick patio with retaining walls leading to a 4' wide dune access ramp that extends to a slightly elevated (1'-2') viewing platform measuring ~7' (N-S direction) by 12' (E-W direction) and continues east as a ramp from the platform onto an on grade footpath to the beach.
- Both the north and south side setbacks for the patio are 3'.
- The north and south side setbacks for the dune access ramp/observation platform are 6'.
- Proposed improvements are located entirely seaward of the 1988 Coastal Construction Control Line (CCCL).
- No construction is proposed within the County's South Beach Construction Easement.
- A FDEP CCCL permit is required for construction.
- Completion of the City's review process will allow City staff to issue the FDEP required "local letter" stating that the *"proposed improvements do not contravene local setback requirements or zoning codes."*
- Existing sea grapes in the back-dune area adjacent to the patio will be impacted, along with exotic Hawaiian Scaevola. The impacted and surrounding areas will be replanted with native salt-tolerant vegetation as depicted on the Landscape Plan.

The Iannotti's proposed dune access ramp/observation platform is similar to other like structures on south and north beaches and complies with FDEP siting and design standards. These improvements will allow easy and safe viewing of the ocean and access to the beach. The planted vegetation will provide for increased privacy and mitigate for impacts to existing seagrapes that are maintained at a ~48" height.

Attached are a General Location Map/Survey dated 3/16/2020 meeting the requirements of FDEP, Site Plan and Cross-Section and Landscape Plan.

STORM DRAINAGE PLAN

This item is N/A. The patio will be constructed of precast pavers on a compacted sand base. Water will percolate through to the sand base.

ENVIRONMENTAL IMPACT REPORT

The proposed improvements were sited to minimize impacts to existing vegetation. Attached is an exhibit prepared by the Iannottis' Landscape Architect depicting "Existing Vegetation" on the east side (oceanfront) of this townhouse which will be impacted because of the proposed improvements. The existing Hawaiian Scaevola (invasive species) will be removed during landscape planting. The impacted area and surrounding areas will be replanted with the salt tolerant, native vegetation depicted on the Landscape Plan.

Because the proposed improvements are located on the landward side of the vegetated dune, we do not expect any impact to protected species of animals known to reside in the offshore or active beach fronting this site.

Sea Turtles: All five Florida species of sea turtles are either Endangered (green, leatherback, hawksbill, and Kemp's ridley) or Threatened (loggerhead). No additional exterior lighting is proposed than what currently exists. The Iannottis will comply with the County's Sea Turtle Protection Plan by turning out lights and closing their shades after dark during sea turtle nesting season (3/1 through 10/31) to ensure nesting turtles are not disturbed as they come ashore and hatchlings will not become disoriented when they emerge from their nests.

Shorebirds: The USFWS has determined that the beach fronting this parcel is non-optimal piping plover habitat.

Nearshore Hardbottom: No impacts to the nearshore hardbottom.

West Indian Manatee: No impacts to the manatee.

BEACH/DUNE SYSTEM PROTECTION PLAN

The proposed dune access ramp and viewing platform meet FDEP CCCL general siting guidelines:

- The single-family ramp/walkway does not exceed 4' in width.
- The viewing platform is located landward of the dune crest.
- The dune access ramp is designed and sited to protect the dune feature, to minimize disturbance of native vegetation, to not restrict lateral beach access and to minimize the amount of construction material that may become debris during a storm.
- The construction will be conducted in a manner that minimizes short-term disturbance to the dune system and existing vegetation.

LIGHTING PLAN

No additional exterior lighting is proposed than what currently exists and what is agreed to above under the Sea Turtles section of the Environmental Impact Report.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4669333 OR BOOK 4377 PAGE 814, Recorded 01/31/2020 02:54:58 PM Doc Ta
$3570.00

Prepared by and return to:
Laurie Rusk Sewell, Esq.

Laurie Rusk Sewell, P.A.
2215 SW Martin Highway a/k/a 3500 SW Palm City School Ave.
Palm City, FL 34990
772-223-0106
File Number: **2873.002**
Will Call No.:

Parcel Identification No. **2401-503-0002-300-8**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **28th** day of **January, 2020** between **Richard E. Greene and Jane M. Greene, husband and wife** whose post office address is **9100 Pumpkin Ridge Road, Port Saint Lucie, FL 34986** of the County of **Saint Lucie**, State of **Florida**, grantor*, and **Nicholas Oswald Iannotti and Stacey Aileen Iannotti, husband and wife** whose post office address is **1544 S.W. St. Andrews Drive, Palm City, FL 34990** of the County of **Martin**, State of **Florida**, grantee*,

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

A portion of the subdivision entitled OCEAN VIEW, as recorded in Plat Book 6, page(s) 61, Public Records of St. Lucie County, Florida, more particularly described as follows:
Commencing at the Northwest corner of Lot 9, Block 2 of said subdivision; thence South 18°56'07" East along the West line of said Block 2, 89.10 feet to the Point of Beginning; thence continue South 18°56'07' East along the West line of said Block 2, 24.24 feet; thence North 88°47'43" East, parallel with the North line of said Lot 9, 26.14 feet to the center of a wall common to 618 State Road AlA and 620 State Road AlA; thence South 89°50'30" East, along the center of said wall, 38.14 feet to the East end of said wall; thence North 88°47'43" East, parallel with the North line of said Lot 9, 146.08 feet to the East line of Block 2 of said subdivision; thence North 18°56'44" West along the East line of said Block 2, 24.33 feet; thence South 88°47'43" West, parallel with the North line of Lots 5 and 9, Block 2 of said subdivision, 146.20 feet to the center of a wall common to 616 State Road AlA and 618 State Road AlA; thence North 89°58'13" West, along the center of said wall, 38.21 feet to the West end of said wall; thence South 88°47'43" West, parallel with the North line of said Lot 9, 25.92 feet to the Point of Beginning.

Less and Excepting from the above, that portion lying Easterly of the following described line:
For a point of reference, commence at the Southeast corner of Section 1, Township 35 South, Range 40 East; thence proceed on an assumed bearing of "East" along the extended South line of said Section, a distance of 89.76 feet to the Point of Beginning; thence proceed on a bearing of North 20°27'40" West a distance of 702.00 feet to a point, said point being on a bearing of South 89°32'20" West and a distance of 131.23 feet to the Southwest corner of Block 1, Plat Book 9, page 26; thence proceed on a bearing of North 20°27'40" West, a distance of 211.15 feet to a point; thence proceed on a bearing of North 20°47'40" West, a distance of 703.69 feet to a point; said point being on a bearing of South 89°31'20' West, and a distance of 115.30 feet to the Northwest corner of Block 1, Plat Book 9, page 26; thence proceed on a bearing of North 20°47'40" West, a distance of 8.75 feet to a point; thence proceed on a bearing of North 17°54'20" West, a calculated distance of 1335.62 feet to a point; thence proceed on a bearing of North 21°17'00" West, a distance of 127.67 feet to a point, said point being on a bearing of South 88°35'40" West and a distance of 226.42 feet to the Northeast corner of Block 8, Plat Book 6, page 61; thence proceed on a bearing of North 22°17'40' West, a distance of 548.70 feet to a point, said point being on a bearing of North 86°26'40" West and a distance of 146.34 feet to the Southwest corner of Lot 6, Block 2, Plat Book 8, page 44; thence proceed on a bearing of North 22°17'40" West, a distance of 1006.45 feet to a point; thence proceed on a bearing of North 12°01'40" West, a distance of 749.21 feet to a point, said point being on a bearing of South 85°58'40" West and a distance of 171.70 feet to the Southwest corner of Lot 2, Block 3, Plat Book 6, page 31; thence proceed on a bearing of North 12°01'40" West, a distance of 155.84 feet to a point; thence proceed on a bearing of North 1°17'20' East, a distance of 780.23 feet to a point, said point being on a bearing of South 81°47'20" West and a distance of 477.95 feet to the Northeast corner of Lot 1, Block 4, Plat Book 8, page 29; thence proceed on a bearing of North 7°54'40" East, a distance of 172 feet, more or less, to a point on the South Jetty. Said line is shown on the sketch of survey recorded in Plat Book 14, page 48, Public Records of St. Lucie County, Florida.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: LAURIE RUSK SEWELL

Witness Name: Gary Saccestano

Richard E. Greene (Seal)

Jane M. Greene (Seal)

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 28th day of January, 2020 by Richard E. Greene and Jane M. Greene, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

LAURIE RUSK SEWELL
MY COMMISSION # GG 217937
EXPIRES: May 19, 2022
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

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

Property Identification

Site Address: 618 S OCEAN DR	Parcel ID: 2401-503-0002-300-8	Account #: 130423	Sec/Town/Range: 01/35S/40E
Use Type: 0100	Jurisdiction: Fort Pierce	Map ID: 24/01B	Zoning: HI Medium

Ownership

Nicholas Oswald Iannotti
Stacey Aileen Iannotti

1544 SW Saint Andrews DR
Palm City, FL 34990-2236

Legal Description

OCEAN VIEW S/D REVISED PLAT HOLLEY AND MORGAN`S S/D (618 ATLANTIC PLACE) THAT PART OF BLK2 LOTS 1, 2, 3 AND 4 MPDAF: BEG AT NWCOR OF LOT 9 BLK 2 OF SD S/D, TH S 18 DEG 56 MIN 07 SEC E ALG W LI OF SD BLK 2 89.10 FT TO POB, TH CONT S 18 DEG 56 MIN 07 SEC E ALG W LI OF BLK 2 24.24 FT, TH N 88 DEG 47 MIN 43 SEC E // WITH N LI OF LOT 9 26.14 FT TO C/L OF COMMON WALL, TH S 89 DEG 50 MIN 30 SEC E ALG C/L SD WALL 38.14 FT TO E END OF SD WALL, TH N 88 DEG 47 MIN 43 SEC E// WITH N LI OF SD LOT 9 146.08 FT TO E LI OF BLK 2, TH N 18 DEG 56 MIN 44 SEC W ALG E LI BLK 2 24.33 FT, TH S 88 DEG 47 MIN 43 SEC W // WITH N LI OF LOTS 5 AND 9BLK 2 146.20 FT TO C/L OF COMMONWALL, TH N 89 DEG 58 MIN 13 SEC WALG C/L 38.21 FT TO W END SD WALL, TH S 88 DEG 47 MIN 43 SEC W// WITH N LI OF LOT 9 25.92 FT TO POB-LESS THAT PART LYG E OF LI DESC IN PB 37-2-

Current Values

Just/Market:	$218,100	Assessed:	$218,100	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$50,000	Taxable:	$168,100	2019	$218,100	$218,100	$50,000	$168,100
				2018	$216,200	$216,200	$50,000	$166,200
				2017	$213,300	$213,300	$50,000	$163,300

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-28-2020	4377 / 0814	0001	WD	Greene Richard E	$510,000
04-12-2013	3507 / 1389	0001	WD	DeFeo Joseph	$237,500
04-14-2006	2538 / 0891	XX00	WD	Selloni John	$561,100

Primary Building Information

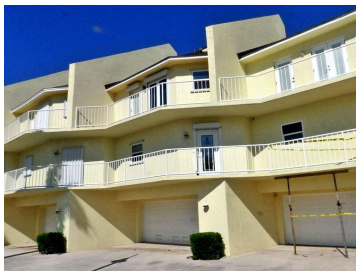
Finished Area of this building: 1,380 SF
Gross Sketched Area: 2,580 SF

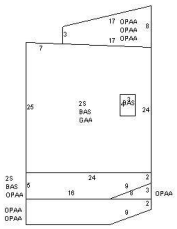
Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: XT52
Year Built: 1988	Frame:	Grade: T52A	Effective Year: 1988
Primary Wall: CB Stucco	Story Height: 2 Story	No. Units: 1	Secondary Wall:

Interior Data

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





Total Areas

Finished/Under Air (SF):	1,380
Gross Sketched Area (SF):	2,580
Land Size (acres):	0.14
Land Size (SF):	6,002.83
Total Building Count:	1

Special Features and Yard Items

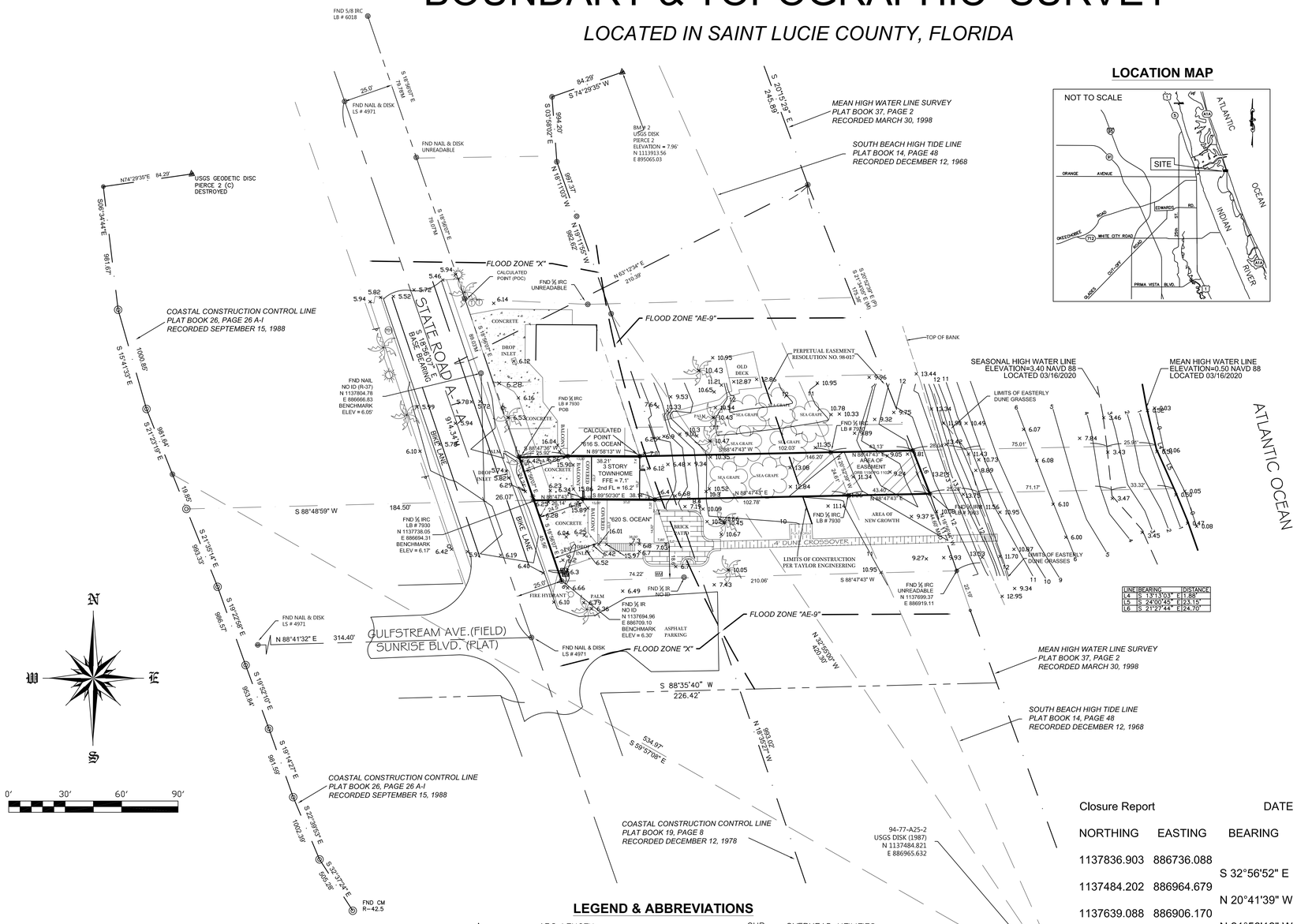
Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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/

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SAINT LUCIE COUNTY, FLORIDA



LOCATION MAP

LEGAL DESCRIPTION

A PORTION OF THE SUBDIVISION ENTITLED OCEAN VIEW, AS RECORDED IN PLAT BOOK 6, PAGE 61, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF LOT 9, BLOCK 2 OF SAID SUBDIVISION; THENCE S18°56'07"E, ALONG THE WEST LINE OF SAID BLOCK 2, 89.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S18°56'07"E ALONG THE WEST LINE OF SAID BLOCK 2, 24.24 FEET; THENCE N88°47'43"E PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 26.14 FEET TO THE TO THE CENTER OF A WALL COMMON TO 618 STATE ROAD A-1-A AND 620 STATE ROAD A-1-A; THENCE N89°50'30"E, ALONG THE CENTER LINE OF SAID WALL, 38.14 FEET TO THE EAST END OF SAID WALL; THENCE N88°47'43"E PARALLEL WITH THE NORTH LINE OF LOT 9, 146.08 FEET TO THE EAST LINE OF BLOCK 2 OF SAID SUBDIVISION; THENCE N18°56'44"W ALONG THE EAST LINE OF SAID BLOCK 2, 24.33 FEET; THENCE S88°47'43"W, PARALLEL WITH THE NORTH LINE OF LOTS 5 AND 9, BLOCK 2 OF SAID SUBDIVISION, 146.20 FEET TO THE CENTER OF A WALL COMMON TO 616 STATE ROAD A1A AND 618 STATE ROAD A1A; THENCE N89°58'13"W ALONG THE CENTER OF SAID WALL, 38.21 FEET TO THE WEST END OF SAID WALL; THENCE S88°47'43"W PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 25.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE ABOVE THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: FOR A POINT OF REFERENCE, COMMENCE AT THE SE CORNER OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE PROCEED ON AN ASSUMED BEARING OF EAST ALONG THE EXTENDED SOUTH LINE OF SAID SECTION, A DISTANCE OF 89.76 FEET TO THE POINT OF BEGINNING; THENCE PROCEED ON A BEARING OF N20°07'40"W A DISTANCE OF 702.00 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S89°32'20"W AND A DISTANCE OF 131.23 FEET TO THE SW CORNER OF BLOCK 1, PLAT BOOK 9, PAGE 26; THENCE PROCEED ON A BEARING OF N20°27'40"W A DISTANCE OF 211.15 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N20°47'40"W A DISTANCE OF 708.69 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S89°31'20"W AND A DISTANCE OF 115.30 FEET TO THE NW CORNER OF BLOCK 1, PLAT 9, PAGE 26; THENCE PROCEED ON A BEARING OF N20°47'40"W A DISTANCE OF 8.75 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N17°54'20"W A CALCULATED DISTANCE OF 1,335.62 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N21°17'00"W A DISTANCE OF 127.67 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S88°35'40"W AND A DISTANCE OF 226.42 FEET TO THE SE CORNER OF BLOCK 8, PLAT BOOK 6, PAGE 61; THENCE PROCEED ON A BEARING OF N22°17'40"W A DISTANCE OF 548.70 FEET TO A POINT, SAID POINT BEING ON A BEARING OF N86°26'40"W AND A DISTANCE OF 146.34 FEET TO THE SW CORNER OF LOT 6, BLOCK 2, PLAT BOOK 8, PAGE 44; THENCE PROCEED ON A BEARING OF N22°17'40"W A DISTANCE OF 1006.45 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N12°01'40"W A DISTANCE OF 749.21 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S85°58'40"W A DISTANCE OF 171.70 FEET TO THE SW CORNER OF LOT 2, BLOCK 3, PLAT BOOK 6, PAGE 31; THENCE PROCEED ON A BEARING OF N12°01'40"W A DISTANCE OF 155.84 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N01°17'20"E A DISTANCE OF 780.23 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S81°47'20"W AND A DISTANCE OF 477.95 FEET TO THE NE CORNER OF LOT 1, BLOCK 4, PLAT BOOK 8, PAGE 29; THENCE PROCEED ON A BEARING OF N07°54'40"E A DISTANCE OF 172 FEET, MORE OR LESS, TO A POINT ON THE SOUTH JETTY, SAID LINE IS SHOWN ON THE SKETCH OF SURVEY RECORDED IN PLAT BOOK 14, PAGE 48, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

DESCRIPTION OF EASEMENT

PARCEL 37

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING EASTERLY (SEAWARD) OF CONTOUR 9.0 FEET NATIONAL GEODETIC VERTICAL DATUM (1929).

A PORTION OF THE SUBDIVISION ENTITLED OCEAN VIEW, AS RECORDED IN PLAT BOOK 6, PAGE 61, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NW CORNER OF LOT 9, BLOCK 2 OF SAID SUBDIVISION; THENCE S18°56'07"E, ALONG THE WEST LINE OF SAID BLOCK 2, 89.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S18 56' 07"E ALONG THE WEST LINE OF SAID BLOCK 2, 24.24 FEET; THENCE N88°47'43"E PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 26.14 FEET TO THE CENTER OF A WALL COMMON TO 618 STATE ROAD A1A AND 620 STATE ROAD A1A; THENCE S89°50'30"E, ALONG THE CENTER OF SAID WALL, 38.14 FEET TO EAST END OF SAID WALL; THENCE S88°47'43"W PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 146.08 FEET TO THE EAST LINE OF BLOCK 2 OF SAID SUBDIVISION; THENCE N18°56'44"W, ALONG THE EAST LINE OF SAID BLOCK 2, 24.33 FEET; THENCE S88°47'43"W PARALLEL WITH THE NORTH LINES OF SAID LOTS 5 AND 9, BLOCK 2 OF SAID SUBDIVISION, 146.20 FEET TO THE CENTER OF A WALL COMMON TO 616 STATE ROAD A1A AND 618 STATE ROAD A1A; THENCE N89°58'13"W, ALONG THE CENTER OF SAID WALL, 38.21 FEET TO THE WEST END OF SAID WALL; THENCE S88°47'43"W, PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 25.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE ABOVE THAT PORTION LYING EASTERLY OF THE LINE SHOWN ON THE SKETCH OF SURVEY RECORDED IN PLAT BOOK 14, PAGE 48, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

GENERAL NOTES

1. THE EXPECTED USE OF THIS SURVEY AND/OR MAP IS RESIDENTIAL.
2. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR MAP IS NOT CERTIFIED BY THE SIGNING FLORIDA LICENSED SURVEYOR & MAPPER.
3. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTER LINE OF OCEAN DRIVE, HAVING A BEARING OF N18°56'07"W, AS MONUMENTED, RECORDED IN THE PLAT OF OCEAN VIEW, PLAT BOOK 6, PAGE 61, PUBLIC RECORDS, SAINT LUCIE COUNTY, FLORIDA.
5. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" & "AE", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0183 K, EFFECTIVE DATE FEBRUARY 19, 2020. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.
6. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, REFERENCE BENCHMARK BEING ST. LUCIE COUNTY BM "D09389".
7. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.
8. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
9. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.
10. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.
11. 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.
12. THE LAST DATE OF FIELD WORK WAS MARCH 16, 2020.

STREET ADDRESS

618 SOUTH OCEAN DRIVE, FORT PIERCE, FL 34949

GLOBAL POSITIONING SYSTEM (GPS) NOTES

1. REAL TIME KINEMATICS (RTK) METHOD WAS UTILIZED USING CARLSON BRX-6+, 372 CHANNEL GNSS ATHENA, WITH ATLAS L-BAND RECEIVER.
2. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND CONTROL ON THE PROJECT.
3. GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2018.
4. THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS SURVEY EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17-051.

LEGEND & ABBREVIATIONS

A	ARC LENGTH	OHP	OVERHEAD UTILITIES
A/C	AIR CONDITIONER	ORB	OFFICIAL RECORDS BOOK
CBS	CONCRETE BLOCK STRUCTURE	P	PLAT DATA
CCCL	COASTAL CONSTRUCTION CONTROL LINE	PB	PLAT BOOK
C/L	CENTERLINE	PG(S)	PAGE(S)
CONC	CONCRETE	PLS	PROFESSIONAL LAND SURVEYOR
CM	CONCRETE MONUMENT	POB	POINT OF BEGINNING
DEG OR °	DEGREE	POC	POINT OF COMMENCEMENT
ELEV	ELEVATION	PRM	PERMANENT REFERENCE MONUMENT
FFE	FINISH FLOOR ELEVATION	PSM	PROFESSIONAL SURVEYOR AND MAPPER
FND	FOUND	R	RADIUS
ID	IDENTIFICATION NUMBER	RLS	REGISTERED LAND SURVEYOR
IP	IRON PIPE	R/W	RIGHT-OF-WAY
IR	IRON ROD	WM	WATER METER
IRC	IRON ROD & CAP	&	AND
LB	LICENSED BUSINESS	@	AT
LS	LICENSED SURVEYOR	△	DELTA
M	MEASURED DATA		UTILITY POLE
MON	MONUMENT		FIRE HYDRANT
NAVD	NORTH AMERICAN VERTICAL DATUM		SEWER MANHOLE
NGVD	NATIONAL GEODETIC VERTICAL DATUM		BACKFLOW PREVENTER
NO OR #	NUMBER	IV	IRRIGATION VALVE
NTS	NOT TO SCALE	CO	CLEAN OUT
	STREET LIGHT		

Closure Report DATE 3/16/2020

NORTHING	EASTING	BEARING	DISTANCE
1137836.903	886736.088		
		S 32°56'52" E	420.300
1137484.202	886964.679		
		N 20°41'39" W	165.569
1137639.088	886906.170		
		N 21°56'12" W	533.175
1138133.660	886706.985		
		N 21°56'12" W	820.787
1138895.020	886400.354		
		N 21°56'12" W	183.219
1139064.973	886331.907		
		N 11°40'12" W	906.328
1139952.565	886148.579		
		N 01°35'47" E	781.227
1140733.489	886170.344		
		S 82°13'51" W	62.936
1140724.981	886107.986		
		S 74°18'26" W	84.290
1140702.183	886026.838		
		S 03°58'02" E	994.200
1139710.365	886095.624		
		S 18°22'12" E	997.370
1138763.820	886409.950		
		S 19°23'04" E	982.620
1137836.903	886736.088		

Closure Error Distance> 0.0602
Total Distance> 6932.021
Polyline Area: 231529.70 sq ft, 5.32 acres

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
PHONE (772) 708-1819 SURVEY@ASI-SURVEY.COM

DATE	BY	REVISIONS

CERTIFICATIONS
NICHOLAS OSWALD IANNOTTI
STACEY AILEEN IANNOTTI

FLORIDA
ST. LUCIE COUNTY

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DRAWN BY:	CA
CHECKED BY:	CA
DATE:	APRIL 01, 2020
HORIZONTAL SCALE:	1"=30'

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

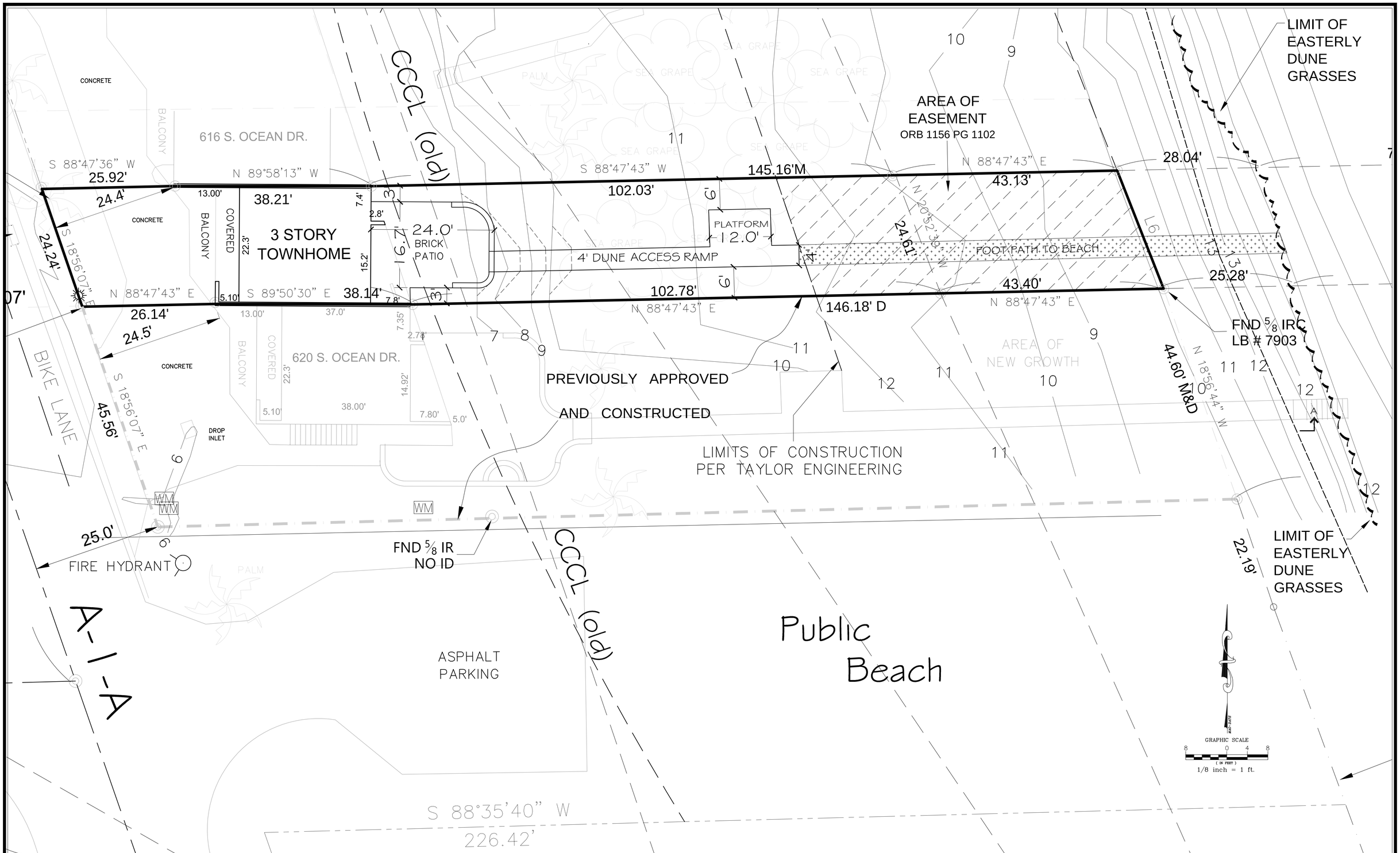
SEAL

CHARLES ARNOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971

PRINTED DATE

SHEET 1 OF 1

PROJECT NO. 20-511



618 South Ocean Drive
Ft. Pierce, Florida 34949

COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

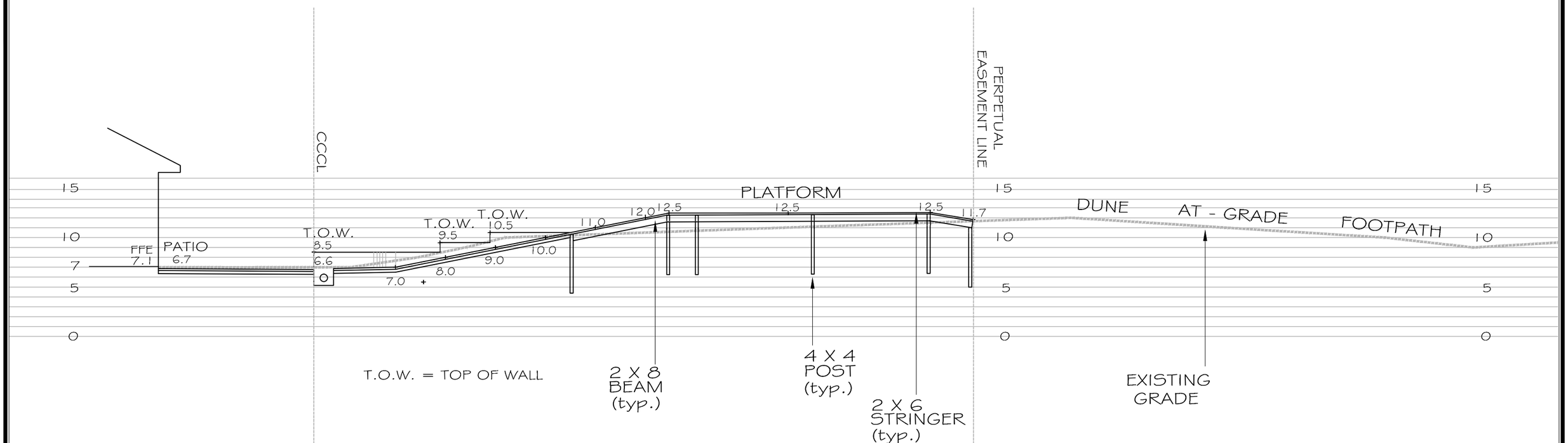
– REVISIONS –	BY	DATE

	BY	DATE
DRAWN	LLP	4.21.20
CHECKED		
APPROVED		

Iannotti Dune Crossover

Conditional Use Permit
Site Plan

4/21/2020
HORIZ. SCALE: 1/8"=1'
VERT. SCALE: NA
JOB No.
SHEET 1 OF 1



CROSS SECTION

MAC-DATE

618 South Ocean Drive
Ft. Pierce, Florida 34949

COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

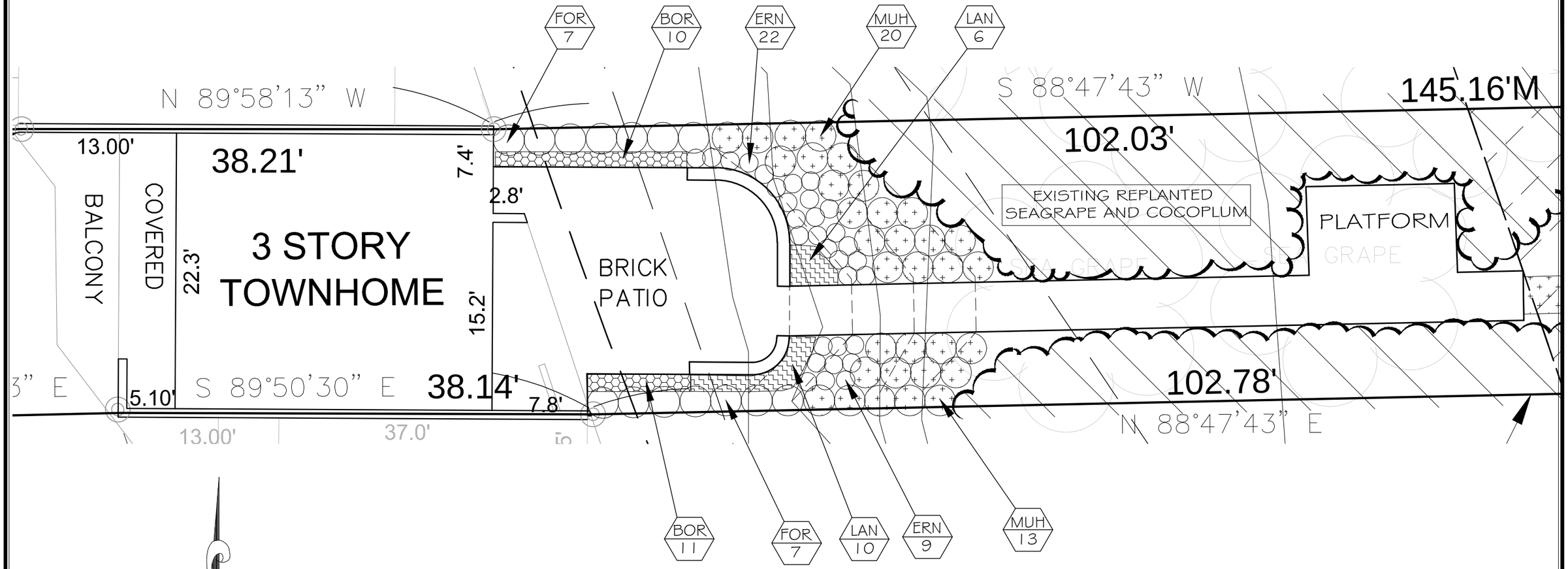
– REVISIONS –	BY	DATE
XXXX	XXX	XX.XX.XX

	BY	DATE
DRAWN	LLP	4.24.20
CHECKED		
APPROVED		

Ionnatti Dune Crossover

Cross Section

4/21/2020
HORIZ. SCALE: NA
VERT. SCALE: NA
JOB No.
SHEET 1 OF 1



GRAPHIC SCALE

8 0 4 8

(IN FEET)

1/8 inch = 1 ft.

PLANT LIST

BOR	21	BORRICHIA FRUTESCENS	SEA OXEYE DAISY	1-GAL; FULL; 18" OC; TRIANGULAR SPACING
ERN	31	ERNODEA LITTORALIS	GOLDEN CREEPER	1-GAL; FULL; A.S.
FOR	14	FORESTIERA SEGREGATA	FLORIDA PRIVET	3-GAL; FULL; AS SHOWN (A.S.)
LAN	16	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1-GAL; FULL; 18" OC; TRIANGULAR SPACING
MUH	33	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	1-GAL; FULL; A.S.

COMPUTER FILE REF.	FIELD BK./PG.

– REVISIONS –	BY	DATE

	BY	DATE
DRAWN		
CHECKED		
APPROVED		

Ionnatti Dune Crossover

Landscape Plan

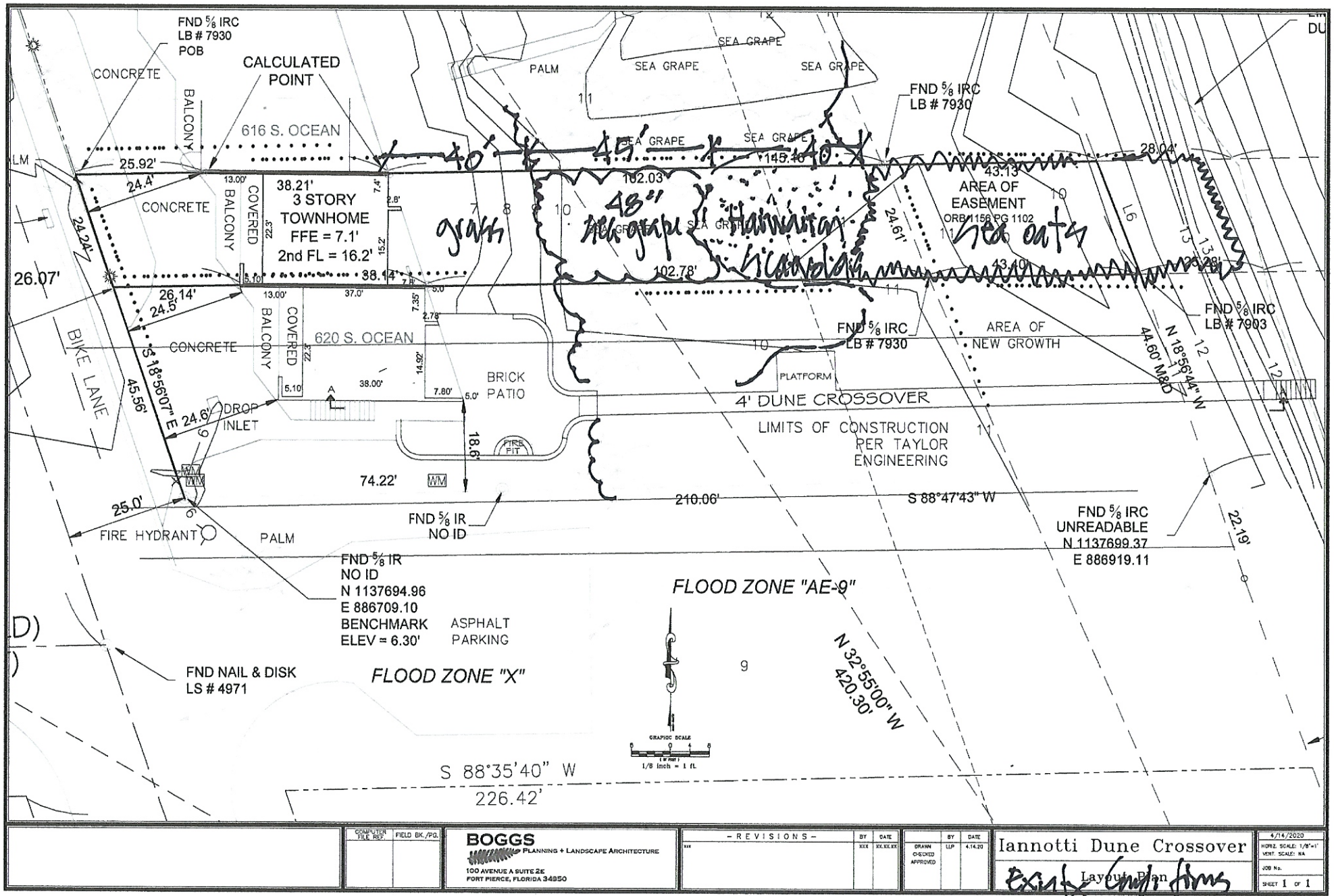
4/21/2020

HORIZ. SCALE: NA

VERT. SCALE: NA

JOB No.

SHEET 1 OF 1


FND 5/8 IRC
LB # 7930
POB
CALCULATED
POINT
CONCRETE
BALCONY
616 S. OCEAN
25.92'
24.4'
24.24'
26.07'
CONCRETE
BALCONY
COVERED
13.00'
22.3'
38.21'
3 STORY
TOWNHOME
FFE = 7.1'
2nd FL = 16.2'
7.4'
2.8'
15.2'
38.14'
7.8'
5.0'
5.10'
37.0'
7.35'
2.78'
26.14'
24.5'
CONCRETE
620 S. OCEAN
BIKE LANE
45.56'
S 18°56'07" E 24.6'
DROP
INLET
38.00'
14.92'
7.80'
5.0'
BRICK
PATIO
18.6'
FIRE
PIT
74.22'
WM
25.0'
FIRE HYDRANT
PALM
FND 5/8 IR
NO ID
FND 5/8 IR
NO ID
N 1137694.96
E 886709.10
BENCHMARK
ELEV = 6.30'
ASPHALT
PARKING
FND NAIL & DISK
LS # 4971
FLOOD ZONE "X"
FLOOD ZONE "AE-9"
S 88°35'40" W
226.42'
SEA GRAPE
PALM
SEA GRAPE
SEA GRAPE
SEA GRAPE
SEA GRAPE
40'
45'
40'
145.10'
102.03'
102.78'
48" Hi. grass
grass
Hawaiian
Scaevola
sea oats
FND 5/8 IRC
LB # 7930
28.04'
43.13'
AREA OF
EASEMENT
ORB 1156 PG 1102
24.61'
43.10'
13.28'
FND 5/8 IRC
LB # 7903
FND 5/8 IRC
LB # 7930
AREA OF
NEW GROWTH
N 18°56'44" W
44.60' M&D
PLATFORM
4' DUNE CROSSOVER
LIMITS OF CONSTRUCTION
PER TAYLOR
ENGINEERING
210.06'
S 88°47'43" W
FND 5/8 IRC
UNREADABLE
N 1137699.37
E 886919.11
22.19'
N 32°55'00" W
420.30'
GRAPHIC SCALE
1/8 inch = 1 ft.
BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950
- REVISIONS -
Iannotti Dune Crossover
Existing Layout Plan
4/14/2020
HORIZ. SCALE: 1/8"=1'
VERT. SCALE: NA
SHEET 1 OF 1

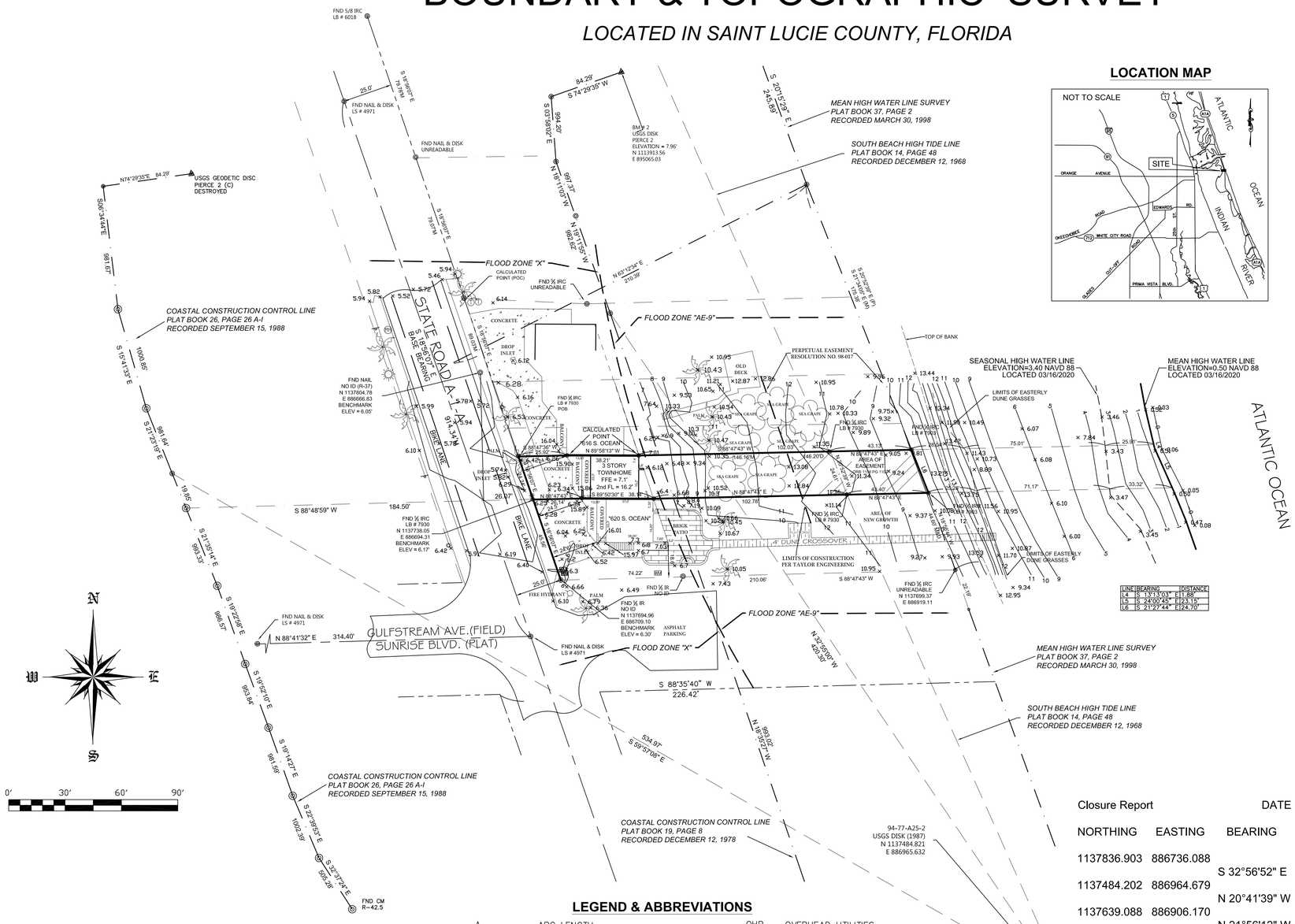
IANNOTTI

PAVER BRICK ON COMPACTED SAND PATIO



BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SAINT LUCIE COUNTY, FLORIDA



LINE	BEARING	DISTANCE
L4	S 13°13'03" E	11.88'
L5	S 24°09'45" E	23.15'
L6	S 21°27'44" E	24.70'

LOCATION MAP

LEGAL DESCRIPTION

A PORTION OF THE SUBDIVISION ENTITLED OCEAN VIEW, AS RECORDED IN PLAT BOOK 6, PAGE 61, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF LOT 9, BLOCK 2 OF SAID SUBDIVISION; THENCE S18°56'07"E, ALONG THE WEST LINE OF SAID BLOCK 2, 89.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S18°56'07"E ALONG THE WEST LINE OF SAID BLOCK 2, 24.24 FEET; THENCE N88°47'43"E PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 26.14 FEET TO THE TO THE CENTER OF A WALL COMMON TO 618 STATE ROAD A-1-A AND 620 STATE ROAD A-1-A; THENCE N89°50'30"E, ALONG THE CENTER LINE OF SAID WALL, 38.14 FEET TO THE EAST END OF SAID WALL; THENCE N88°47'43"E PARALLEL WITH THE NORTH LINE OF LOT 9, 146.08 FEET TO THE EAST LINE OF BLOCK 2 OF SAID SUBDIVISION; THENCE N18°56'44"W ALONG THE EAST LINE OF SAID BLOCK 2, 24.33 FEET; THENCE S88°47'43"W, PARALLEL WITH THE NORTH LINE OF LOTS 5 AND 9, BLOCK 2 OF SAID SUBDIVISION, 146.20 FEET TO THE CENTER OF A WALL COMMON TO 616 STATE ROAD A1A AND 618 STATE ROAD A1A; THENCE N89°58'13"W ALONG THE CENTER OF SAID WALL, 38.21 FEET TO THE WEST END OF SAID WALL; THENCE S88°47'43"W PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 25.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE ABOVE THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: FOR A POINT OF REFERENCE, COMMENCE AT THE SE CORNER OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE PROCEED ON AN ASSUMED BEARING OF EAST ALONG THE EXTENDED SOUTH LINE OF SAID SECTION, A DISTANCE OF 89.76 FEET TO THE POINT OF BEGINNING; THENCE PROCEED ON A BEARING OF N20°07'40"W A DISTANCE OF 702.00 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S89°32'20"W AND A DISTANCE OF 131.23 FEET TO THE SW CORNER OF BLOCK 1, PLAT BOOK 9, PAGE 26; THENCE PROCEED ON A BEARING OF N20°27'40"W A DISTANCE OF 211.15 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N20°47'40"W A DISTANCE OF 708.69 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S89°31'20"W AND A DISTANCE OF 115.30 FEET TO THE NW CORNER OF BLOCK 1, PLAT BOOK 9, PAGE 26; THENCE PROCEED ON A BEARING OF N20°47'40"W A DISTANCE OF 8.75 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N17°54'20"W A CALCULATED DISTANCE OF 1,335.62 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N21°17'00"W A DISTANCE OF 127.67 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S88°35'40"W AND A DISTANCE OF 226.42 FEET TO THE SE CORNER OF BLOCK 8, PLAT BOOK 6, PAGE 61; THENCE PROCEED ON A BEARING OF N22°17'40"W A DISTANCE OF 548.70 FEET TO A POINT, SAID POINT BEING ON A BEARING OF N86°26'40"W AND A DISTANCE OF 146.34 FEET TO THE SW CORNER OF LOT 6, BLOCK 2, PLAT BOOK 8, PAGE 44; THENCE PROCEED ON A BEARING OF N22°17'40"W A DISTANCE OF 1006.45 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N12°01'40"W A DISTANCE OF 749.21 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S85°58'40"W A DISTANCE OF 171.70 FEET TO THE SW CORNER OF LOT 2, BLOCK 3, PLAT BOOK 6, PAGE 31; THENCE PROCEED ON A BEARING OF N12°01'40"W A DISTANCE OF 155.84 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N01°17'20"E A DISTANCE OF 780.23 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S81°47'20"W AND A DISTANCE OF 477.95 FEET TO THE NE CORNER OF LOT 1, BLOCK 4, PLAT BOOK 8, PAGE 29; THENCE PROCEED ON A BEARING OF N07°54'40"E A DISTANCE OF 172 FEET, MORE OR LESS, TO A POINT ON THE SOUTH JETTY, SAID LINE IS SHOWN ON THE SKETCH OF SURVEY RECORDED IN PLAT BOOK 14, PAGE 48, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

DESCRIPTION OF EASEMENT

PARCEL 37

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING EASTERLY (SEAWARD) OF CONTOUR 9.0 FEET NATIONAL GEODETIC VERTICAL DATUM (1929).

A PORTION OF THE SUBDIVISION ENTITLED OCEAN VIEW, AS RECORDED IN PLAT BOOK 6, PAGE 61, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NW CORNER OF LOT 9, BLOCK 2 OF SAID SUBDIVISION; THENCE S18°56'07"E, ALONG THE WEST LINE OF SAID BLOCK 2, 89.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S18 56' 07"E ALONG THE WEST LINE OF SAID BLOCK 2, 24.24 FEET; THENCE N88°47'43"E PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 26.14 FEET TO THE CENTER OF A WALL COMMON TO 618 STATE ROAD A1A AND 620 STATE ROAD A1A; THENCE S89°50'30"E, ALONG THE CENTER OF SAID WALL, 38.14 FEET TO EAST END OF SAID WALL; THENCE S88°47'43"W PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 146.08 FEET TO THE EAST LINE OF BLOCK 2 OF SAID SUBDIVISION; THENCE N18°56'44"W, ALONG THE EAST LINE OF SAID BLOCK 2, 24.33 FEET; THENCE S88°47'43"W PARALLEL WITH THE NORTH LINES OF SAID LOTS 5 AND 9, BLOCK 2 OF SAID SUBDIVISION, 146.20 FEET TO THE CENTER OF A WALL COMMON TO 616 STATE ROAD A1A AND 618 STATE ROAD A1A; THENCE N89°58'13"W, ALONG THE CENTER OF SAID WALL, 38.21 FEET TO THE WEST END OF SAID WALL; THENCE S88°47'43"W, PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 25.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE ABOVE THAT PORTION LYING EASTERLY OF THE LINE SHOWN ON THE SKETCH OF SURVEY RECORDED IN PLAT BOOK 14, PAGE 48, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

GENERAL NOTES

1. THE EXPECTED USE OF THIS SURVEY AND/OR MAP IS RESIDENTIAL.
2. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR MAP IS NOT CERTIFIED BY THE SIGNING FLORIDA LICENSED SURVEYOR & MAPPER.
3. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTER LINE OF OCEAN DRIVE, HAVING A BEARING OF N18°56'07"W, AS MONUMENTED, RECORDED IN THE PLAT OF OCEAN VIEW, PLAT BOOK 6, PAGE 61, PUBLIC RECORDS, SAINT LUCIE COUNTY, FLORIDA.
5. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" & "AE", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0183 K, EFFECTIVE DATE FEBRUARY 19, 2020. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.
6. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, REFERENCE BENCHMARK BEING ST. LUCIE COUNTY BENCHMARK "D09389".
7. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.
8. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
9. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.
10. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.
11. 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.
12. THE LAST DATE OF FIELD WORK WAS MARCH 16, 2020.

STREET ADDRESS

618 SOUTH OCEAN DRIVE, FORT PIERCE, FL 34949

GLOBAL POSITIONING SYSTEM (GPS) NOTES

1. REAL TIME KINEMATICS (RTK) METHOD WAS UTILIZED USING CARLSON BRX-6+, 372 CHANNEL GNSS ATHENA, WITH ATLAS L-BAND RECEIVER.
2. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND CONTROL ON THE PROJECT.
3. GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2018.
4. THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS SURVEY EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17-051.

LEGEND & ABBREVIATIONS

A	ARC LENGTH	OHP	OVERHEAD UTILITIES
A/C	AIR CONDITIONER	ORB	OFFICIAL RECORDS BOOK
CBS	CONCRETE BLOCK STRUCTURE	P	PLAT DATA
CCCL	COASTAL CONSTRUCTION CONTROL LINE	PB	PLAT BOOK
C/L	CENTERLINE	PG(S)	PAGE(S)
CONC	CONCRETE	PLS	PROFESSIONAL LAND SURVEYOR
CM	CONCRETE MONUMENT	POB	POINT OF BEGINNING
DEG OR °	DEGREE	POC	POINT OF COMMENCEMENT
ELEV	ELEVATION	PRM	PERMANENT REFERENCE MONUMENT
FFE	FINISH FLOOR ELEVATION	PSM	PROFESSIONAL SURVEYOR AND MAPPER
FND	FOUND	R	RADIUS
ID	IDENTIFICATION NUMBER	RLS	REGISTERED LAND SURVEYOR
IP	IRON PIPE	R/W	RIGHT-OF-WAY
IR	IRON ROD	WM	WATER METER
IRC	IRON ROD & CAP	&	AND
LB	LICENSED BUSINESS	@	AT
LS	LICENSED SURVEYOR	△	DELTA
M	MEASURED DATA		UTILITY POLE
MON	MONUMENT		FIRE HYDRANT
NAVD	NORTH AMERICAN VERTICAL DATUM		SEWER MANHOLE
NGVD	NATIONAL GEODETIC VERTICAL DATUM		BACKFLOW PREVENTER
NO OR #	NUMBER	IV	IRRIGATION VALVE
NTS	NOT TO SCALE	CO	CLEAN OUT
	STREET LIGHT		

Closure Report		DATE	3/16/2020
NORTHING	EASTING	BEARING	DISTANCE
1137836.903	886736.088		
		S 32°56'52" E	420.300
1137484.202	886964.679		
		N 20°41'39" W	165.569
1137639.088	886906.170		
		N 21°56'12" W	533.175
1138133.660	886706.985		
		N 21°56'12" W	820.787
1138895.020	886400.354		
		N 21°56'12" W	183.219
1139064.973	886331.907		
		N 11°40'12" W	906.328
1139952.565	886148.579		
		N 01°35'47" E	781.227
1140733.489	886170.344		
		S 82°13'51" W	62.936
1140724.981	886107.986		
		S 74°18'26" W	84.290
1140702.183	886026.838		
		S 03°58'02" E	994.200
1139710.365	886095.624		
		S 18°22'12" E	997.370
1138763.820	886409.950		
		S 19°23'04" E	982.620
1137836.903	886736.088		

Closure Error Distance> 0.0602
Total Distance> 6932.021
Polyline Area: 231529.70 sq ft, 5.32 acres

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
PHONE (772) 708-1819 SURVEY@ASI-SURVEY.COM

DATE	BY	REVISIONS

CERTIFICATIONS
NICHOLAS OSWALD IANNOTTI
STACEY AILEEN IANNOTTI

FLORIDA
ST. LUCIE COUNTY

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DRAWN BY:	CA
CHECKED BY:	CA
DATE:	APRIL 01, 2020
HORIZONTAL SCALE:	1"=30'

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

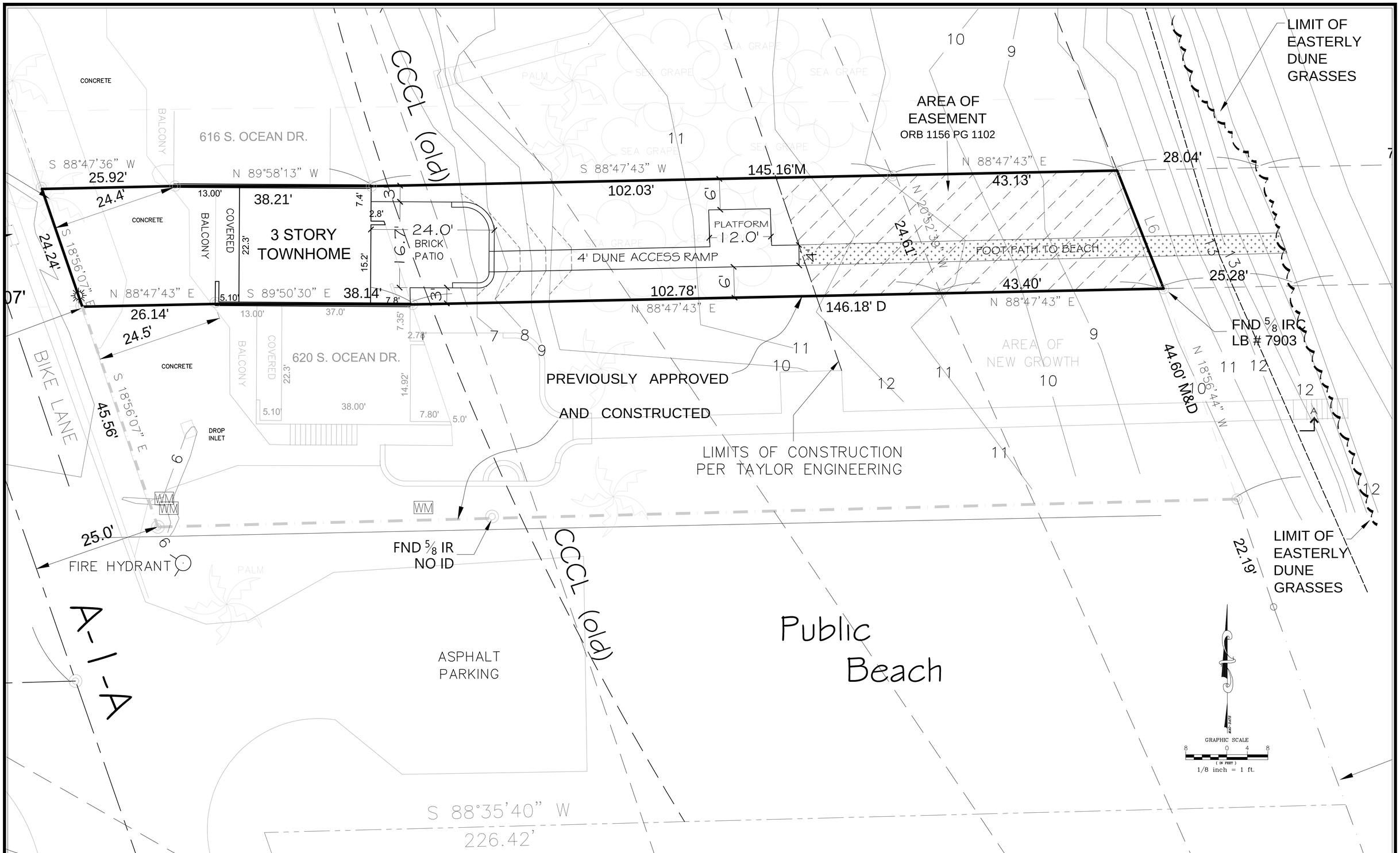
SEAL

CHARLES ARNOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971

PRINTED DATE

SHEET 1 OF 1

PROJECT NO. 20-511



618 South Ocean Drive
Ft. Pierce, Florida 34949

COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

– REVISIONS –	BY	DATE

	BY	DATE
DRAWN	LLP	4.21.20
CHECKED		
APPROVED		

Iannotti Dune Crossover

Conditional Use Permit
Site Plan

4/21/2020
HORIZ. SCALE: 1/8"=1'
VERT. SCALE: NA
JOB No.
SHEET 1 OF 1

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 125, Article X, Section 125-37 of the Code of Ordinances.

Project: Conditional Use for elevated dune crossover seaward of the Coastal Construction Control Line (CCCL)

Staff Name: Jennifer Hofmeister, AICP, LCAM, Planning Director

Staff Signature: 

Date Mailed: August 5, 2020

Number of Mailed Letters: 155

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTICE CERTIFICATION

Project Name: Conditional Use for elevated dune crossover eastward of the CCCL

Notice Provided Pursuant to 125-37

Notice by Mail: August 5, 2020

Notice by Newspaper: August 9, 2020

Notice by Signs: August 13, 2020

Verified by: Jennifer Hofmeister, AICP, LCAM, Planning Director

Staff Signature: Date: August 13, 2020

Site Address	Owner
430 S OCEAN DR	Tr Int Imp Trust Fund and So Bch Bdwalk Ocean Bch Park
600 S OCEAN DR	David R Martin
604 S OCEAN DR	Patricia A Sherron and Patricia S Burks
606 S OCEAN DR	Steven Tarr (TR)
601 S OCEAN DR	Neo Investments LLC
HERNANDO ST	Anthony Tepedino and Josephine Tepedino
612 S OCEAN DR	Clementi Retirement Investments LLC
614 S OCEAN DR	Joseph DeFeo and Connie DeFeo
616 S OCEAN DR	Edward A Weiss and Joanne Weiss
618 S OCEAN DR	Nicholas Oswald Iannotti and Stacey Aileen Iannotti
620 S OCEAN DR	Lawrence Drulard and Colleen Drulard
610 S OCEAN DR	Suzanne T Felts
608 S OCEAN DR	Kelly P Golden
615 S OCEAN DR	Hyer Management LLC
609 S OCEAN DR	Anthony Tepedino (TR)
HERNANDO ST	Anthony Tepedino and Josephine Tepedino
670 HERNANDO ST	Mark Titone
652 HERNANDO ST	Mark Titone
661 HERNANDO ST	DPA Pearly Sands LLC
651 HERNANDO ST	Seamist Townhome Assoc Inc
701 S OCEAN DR	Sun Development Tech LLC
711 S OCEAN DR	Fond De Blanc Inc
1841 GULFSTREAM AVE	Frances J Pollaci (TR)
721 HERNANDO ST	Frank J Celentano Jr
731 HERNANDO ST	Louise A Brannan
741 HERNANDO ST	Robin Whisnant
702 S OCEAN DR	Robert J O`Dell
708 S OCEAN DR	William E O`Dell and Elizabeth M O`Dell
S OCEAN DR	William L Falkenhainer and Rosemary Falkenhainer
S OCEAN DR	Boardwalk Condominium Association Inc
715 S OCEAN DR A	Marie Ortiz
715 S OCEAN DR B	Sandra Jean Ballantyne
715 S OCEAN DR C	Kenneth L Bradley
715 S OCEAN DR D	Nicholas Alex Danaluk Jr
715 S OCEAN DR E	Tiffany Wright Ofeimu and Nelson Ofeimu
715 S OCEAN DR F	Augustus B Fort Jr
715 S OCEAN DR G	William Cali
715 S OCEAN DR H	Roger J Hites Sr
715 S OCEAN DR I	Augustus B Fort Jr
715 S OCEAN DR J	Ricky Keller and Deborah Keller
715 S OCEAN DR K	Christopher E Ehrhart
715 S OCEAN DR L	Nicholas Danaluk Jr
715 S OCEAN DR M	Margarita D Chess
TBD	Sea Pointe Towers of Fort Pierce; a Condominium
801 S OCEAN DR 201	Craig A Walker and Nancy L McCarthy
801 S OCEAN DR 202	Carol Kapostasy

801 S OCEAN DR 203	Adams Housing LLC
801 S OCEAN DR 204	Philip J Hardwick
801 S OCEAN DR 205	Jesse Dowell and Jennifer Dowell
801 S OCEAN DR 206	Joy H Lee
801 S OCEAN DR 207	John R Hawthorne and Karel O Hawthorne
801 S OCEAN DR 208	Olga M Bellekes
801 S OCEAN DR 209	Beverly Grant
801 S OCEAN DR 210	Eve-Marie Lacroix (LF EST)
801 S OCEAN DR 301	G Jeffrey Vernis
801 S OCEAN DR 302	Amina Chaoune
801 S OCEAN DR 303	Frank Edley (TR) and Roberta Edley (TR)
801 S OCEAN DR 304	Edris C Alves and Leon A Alves
801 S OCEAN DR 305	Joanne Longo-Bates
801 S OCEAN DR 306	Ronald Farmer and Dianne McKee
801 S OCEAN DR 307	Barbara K Maddox
801 S OCEAN DR 308	Ralph A Dee
801 S OCEAN DR 309	Gilda M Mariani
801 S OCEAN DR 310	Eugene H Miller and Ralph J Miller and Amanda E Miller
801 S OCEAN DR 401	Angel Ramos Rohena and Lizbeth Cuevas
801 S OCEAN DR 402	James R McDaniel
801 S OCEAN DR 403	Dennis A Fein and Justin W Fein
801 S OCEAN DR 404	Peter W Marovich and Kathleen B Marovich
801 S OCEAN DR 405	Elizabeth Berg
801 S OCEAN DR 406	Beverly Ginelli
801 S OCEAN DR 407	Erskins L Searles Sr
801 S OCEAN DR 408	Mary Chiffy 2014 Living Trust
801 S OCEAN DR 409	Barton J Hodge and Suzan K Hodge
801 S OCEAN DR 410	Ralph Radtke and Peggy Radtke
801 S OCEAN DR 501	Larry E Greenwald and Susanne W Greenwald
801 S OCEAN DR 502	Sheer Garcia and Jeremy P Wolgemuth
801 S OCEAN DR 503	Bernice Gundling
801 S OCEAN DR 504	James W Dristiliaris
801 S OCEAN DR 505	Sharon L Rogers
801 S OCEAN DR 506	Charles V Lacroix
801 S OCEAN DR 507	Christopher G Helwig and Martha J Helwig
801 S OCEAN DR 508	Giovanna Tsiknas
801 S OCEAN DR 509	John Dillon Jr and Lori M Dillon
801 S OCEAN DR 510	Bruce W Kinggard and Kathleen H Kinggard
801 S OCEAN DR 601	Anthony Sorrenti (LF EST)
801 S OCEAN DR 602	Lloyd J Welch (TR)
801 S OCEAN DR 603	Nicholas G Vlachos (TR)
801 S OCEAN DR 604	Rose C Kovary (LF EST)
801 S OCEAN DR 605	Adams Housing LLC
801 S OCEAN DR 606	Gerald B Green
801 S OCEAN DR 607	Alan E Maynard
801 S OCEAN DR 608	Dennis Fano and Gloria Fano
801 S OCEAN DR 609	Rocco Femia and Amy Femia

801 S OCEAN DR 610	Doreen Moran
801 S OCEAN DR 701	Robert Idzior
801 S OCEAN DR 702	Patricia W Jackson (TR)
801 S OCEAN DR 703	Patrick S Helwig and Tammy S Helwig
801 S OCEAN DR 704	Wesley Charles Knepp and Sandra Elizabeth Knepp
801 S OCEAN DR 705	Mary Ann Saucier
801 S OCEAN DR 706	Philip A Capen and Rosemary L Capen
801 S OCEAN DR 707	Mary A Hakim
801 S OCEAN DR 708	Mary Ann Durkin
801 S OCEAN DR 709	Phillip Preedy and Daniel Preedy
801 S OCEAN DR 710	William A Trewhella and Susan P Trewhella
801 S OCEAN DR 801	Mike Stephens
801 S OCEAN DR 802	John Bruyere
801 S OCEAN DR 803	Elizabeth Mary Petermeier
801 S OCEAN DR 804	Marybeth Pemberton
801 S OCEAN DR 805	Thomas B Mayfield and Reginia L Mayfield
801 S OCEAN DR 806	Forrest C Barrett and Elizabeth S Barrett
801 S OCEAN DR 807	Charles T Day Jr (TR) and Judith H Day (TR)
801 S OCEAN DR 808	Nancy Lee McCaskill (TR)
801 S OCEAN DR 809	Steven C Maldonado and Patricia A Maldonado
801 S OCEAN DR 810	Kathleen F Broe
801 S OCEAN DR 901	Barbara Strafella
801 S OCEAN DR 902	Richard Mentzel and Janelle Mentzel
801 S OCEAN DR 903	Daniel Hoban and Kathleen Formolo
801 S OCEAN DR 904	Daniel Dahill
801 S OCEAN DR 905	Dolores E Semler
801 S OCEAN DR 906	Joan A Fereday
801 S OCEAN DR 907	William C Glusing and Ellen Glusing
801 S OCEAN DR 908	Anthony K Froitzheim and Violet Froitzheim
801 S OCEAN DR 909	Paul H Knight and Donna M Knight and Deborah Edwards
801 S OCEAN DR 910	Arthur Demarchis (TR) and Florence Demarchis (TR)
801 S OCEAN DR PH101	Graham Stikelether and Rita E Stikelether
801 S OCEAN DR PH102	Beverly D Butt (LF EST)
801 S OCEAN DR PH103	William Below (TR) and Patricia A Below (TR)
801 S OCEAN DR PH104	Mary M Hassel and Charline L Weckerle
801 S OCEAN DR PH105	James D Epperlein and Constance S Epperlein
801 S OCEAN DR PH106	Lee E Keller and Corliss A Keller
801 S OCEAN DR PH107	Anthony Stephen Reagan
801 S OCEAN DR PH108	Sharon L Pellizzari and Linda L Jaquin
801 S OCEAN DR PH109	Paul Marshall and Janet Marshall
801 S OCEAN DR PH110	James G Brown Jr and Constance A Brown
801 S OCEAN DR PH201	Dean King
801 S OCEAN DR PH202	Frank Blandino and Connie Blandino
801 S OCEAN DR PH203	Donna G Shepherd (TR)
801 S OCEAN DR PH204	Heidi Elgert Dale
801 S OCEAN DR PH 205	Robert J Belgau and Jeanne Belgau
801 S OCEAN DR PH206	Fannie Berg (TR)

801 S OCEAN DR PH207	Eva G Heifetz (LF EST)
801 S OCEAN DR PH208	Rodney B Merrifield
801 S OCEAN DR PH209	Brenda L Wilson
801 S OCEAN DR PH210	Cheryl Lee Halon
801 S OCEAN DR PH301	Paul J Taglieri and Laurie A Taglieri
801 S OCEAN DR PH302	Michelle D McMurtry
801 S OCEAN DR PH303	Lynne Callagy
801 S OCEAN DR PH304	Michael Richard Knapp
801 S OCEAN DR PH305	David Hudon
801 S OCEAN DR PH306	Timothy R Kline and Cindy L Kline
801 S OCEAN DR PH307	David M Lamos and Adelina Blandino-Lamos
801 S OCEAN DR PH308	Robert B Russell and Catherine M Russell
801 S OCEAN DR PH309	Richard E Jarvis and Amanda R Jarvis
801 S OCEAN DR PH310	June E Cumings

Mailing Address 1	Mailing City State Zip
3900 Commonwealth Blvd	Tallahassee; FL 32399-3000
600 S Ocean Dr Apt A	Fort Pierce; FL 34949-3210
11791 Stonehaven Way	West Palm Beach; FL 33412-1635
4521 PGA BLVD; Unit # 201	Palm Beach Gardens; FL 33418-3997
7901 4th St N Ste 300	St Petersburg; FL 33702-4399
3700 S Ocean BLVD; Unit Apt 1102	Highland Beach; FL 33487-3372
5711 NE 14th AVE	Fort Lauderdale; FL 33334-6105
3091 S Jog Rd	Greenacres; FL 33467-2005
17343 10th ST	Montverde; FL 34756-3157
1544 SW Saint Andrews DR	Palm City; FL 34990-2236
620 S Ocean DR	Fort Pierce; FL 34949-3210
610 S Ocean DR	Fort Pierce; FL 34949-3210
608 S Ocean DR; Unit Apt 1	Fort Pierce; FL 34949-2800
1206 Mariner Bay BLVD	Fort Pierce; FL 34949-3608
3700 S Ocean BLVD; Unit Apt 1102	Highland Beach; FL 33487-3372
3700 S Ocean BLVD; Unit Apt 1102	Highland Beach; FL 33487-3372
606 Dahlia LN	Vero Beach; FL 32963-1844
606 Dahlia LN	Vero Beach; FL 32963-1844
850 NW Federal HWY; Unit Ste 236	Stuart; FL 34994-1019
651 Hernando ST	Fort Pierce; FL 34949-3246
3669 Park LN	Miami; FL 33133-6826
275 SW Lost River RD	Stuart; FL 34997-6294
321 S Ocean DR	Fort Pierce; FL 34949-3255
1815 Melaleuca DR	Fort Pierce; FL 34949-3415
6802 Tulip ST	Philadelphia; PA 19135-2406
PO Box 211523	Royal Palm Beach; FL 33421-1523
702 S Ocean DR	Fort Pierce; FL 34949-3211
708 S Ocean DR	Fort Pierce; FL 34949-3211
423 Stobe AVE	Staten Island; NY 10306-5459
1100 Fort Pickens RD; Unit Apt A14	Gulf Breeze; FL 32561-3913
715 S Ocean DR; Unit Apt A	Fort Pierce; FL 34949-3217
12436 57th Rd N	West Palm Beach; FL 33411-8561
715 S Ocean DR; Unit Apt C	Fort Pierce; FL 34949-3217
1425 SW Edinburgh DR	Port St Lucie; FL 34953-6531
3122 Winchester RD	W Bloomfield; MI 48322-2412
49 Woodland DR; Unit Apt 201	Vero Beach; FL 32962-3785
1609 Frances AVE	Fort Pierce; FL 34949-3560
7515 Twin Buttes DR; Unit # D-10	Pueblo; CO 81004-9761
2740 Night Hawk CT	Longwood; FL 32779-4845
5036 State Road 52	Jeffersonville; NY 12748
715 S Ocean DR; Unit Apt K	Fort Pierce; FL 34949-3217
1425 SW Edinburgh DR	Port St Lucie; FL 34953-6531
4180 N A1A Unit 401B	Fort Pierce; FL 34949
801 South Ocean Drive #101	Fort Pierce; FL 34949
PO Box 29	Broomes Island; MD 20615-0029
801 S Ocean DR; Unit Apt 202	Fort Pierce; FL 34949-3380

100 W Main ST; Unit Ste 203	Salisbury; MD 21801-4874
801S Ocean Dr Unit 204	Fort Pierce; FL 34949
801 S Ocean DR; Unit Apt 205	Fort Pierce; FL 34949-3380
801 S Ocean Dr Apt 206	Fort Pierce; FL 34949-3380
30 Church St	Bedford Hills; NY 10507
1031 Lakeshore Rd E	Oro-Medonte; ON L0L 1T0
801 S Ocean DR; Unit Apt 209	Fort Pierce; FL 34949-3380
801 S Ocean DR; Unit Apt 210	Fort Pierce; FL 34949-3315
884 US Hwy 1	North Palm Beach; FL 33408
801 S Ocean Dr #302	Fort Pierce; FL 34949
1427 Waterwood DR; Unit # 303	Lutz; FL 33559-6964
2201 SE Aneci ST	Port St Lucie; FL 34984-4711
801 S Ocean DR; Unit Apt 305	Fort Pierce; FL 34949-3380
801 S Ocean Dr Apt 306	Fort Pierce; FL 34949-3380
3519 Rabbits Foot TRL	Lexington; KY 40503-3745
801 S Ocean DR; Unit Apt 308	Fort Pierce; FL 34949-3380
72 Smithbridge Rd	Chester Heights; PA 19342-1462
4459 Wickfield Cir	Flint; MI 48507-3758
801 S Ocean DR; Unit Apt 401	Fort Pierce; FL 34949-3380
801 S Ocean DR; Unit Apt 402	Fort Pierce; FL 34949-3380
801 S Ocean DR; Unit Apt 403	Fort Pierce; FL 34949-3380
1801 Old Eagle Lake Rd	Bartow; FL 33830-3394
801 S Ocean Dr Apt 405	Fort Pierce; FL 34949-3380
801 S Ocean DR; Unit Apt 406	Fort Pierce; FL 34949-3380
801 S Ocean DR; Unit Apt 407	Fort Pierce; FL 34949-3380
23 Deerpath Dr	New Hartford; NY 13413
801 S Ocean DR; Unit Apt 409	Fort Pierce; FL 34949-3381
801 S Ocean DR; Unit Apt 410	Fort Pierce; FL 34949-3381
804 Brookwood DR	Lakeland; FL 33813-1701
600 UNO LAGO DR; Unit 303	Juno Beach; FL 33408-3381
801 S Ocean Dr Apt 503	Fort Pierce; FL 34949-3381
801 S Ocean Dr Apt 504	Fort Pierce; FL 34949-3381
801 S Ocean DR; Unit Apt 505	Fort Pierce; FL 34949-3381
85 Cherry St	Spencer; MA 01562
PO Box 519	Bolivar; OH 44612-0519
60 Kossuth Pl	Wayne; NJ 07470-3542
775 Sunset Dr	Eagan; MN 55123
17120 SW 83rd Ct	Miami; FL 33157
801 S Ocean DR; Unit Apt 601	Fort Pierce; FL 34949-3381
801 S Ocean DR; Unit Apt 602	Fort Pierce; FL 34949-3381
801 S Ocean Dr 603	Fort Pierce; FL 34949-3381
297 Evergreen Ave	Huntington Station; NY 11746-4536
100 W Main ST; Unit Ste 203	Salisbury; MD 21801-4874
801 S Ocean DR; Unit Apt 606	Fort Pierce; FL 34949-3381
801 S Ocean Dr Apt 607	Fort Pierce; FL 34949-3381
2219 SW Balata TER	Palm City; FL 34990-4331
44 S Hills Dr	New Hartford; NY 13413-3102

801 S Ocean DR; Unit Apt 610	Fort Pierce; FL 34949-3381
110 Cimmaron DR	Palm Coast; FL 32137-8929
801 S Ocean DR; Unit Apt 702	Fort Pierce; FL 34949-3381
P O Box 613	Zoar; OH 44697
801 S Ocean DR; Unit Apt 704	Fort Pierce; FL 34949-3381
801 S Ocean Dr Unit 705	Fort Pierce; FL 34949-3381
801 S Ocean Dr Unit 706	Fort Pierce; FL 34949-3381
801 S Ocean DR; Unit Apt 707	Fort Pierce; FL 34949-3382
8859 Manchester AVE	Philadelphia; PA 19152-1514
40 Berwyn Rd Richmond	Richmond Surrey TW10 585
801 S Ocean DR; Unit Apt 710	Fort Pierce; FL 34949-3382
22 Parkwood DR	Davenport; IA 52803-2324
646 S Main ST; Unit Apt 3	Du Bois; PA 15801-1197
801 S Ocean DR; Unit Apt 803	Fort Pierce; FL 34949-3382
801 S Ocean Dr Unit 804	Fort Pierce; FL 34949-3382
900 S Gay ST; Unit Fl 3	Knoxville; TN 37902-1810
801 S Ocean Dr Unit 806	Fort Pierce; FL 34949-3382
801 S Ocean DR; Unit Apt 807	Fort Pierce; FL 34949-3382
801 S Ocean Dr # 808	Fort Pierce; FL 34949
815 Bayside Ln	Weston; FL 33326
801 S Ocean DR; Unit Apt 810	Fort Pierce; FL 34949-3382
801 S Ocean DR; Unit Apt 901	Fort Pierce; FL 34949-3382
11244 NW 10th Manor	Coral Springs; FL 33071
801 S Ocean DR; Unit Apt 903	Fort Pierce; FL 34949-3382
11 Tupelo Ln	East Islip; NY 11730
914 SE 25th TER; Unit Apt 905	Cape Coral; FL 33904-2916
PO Box 455	Heathsville; VA 22473-0455
254 Point Lobos DR	Satellite Beach; FL 32937-5761
18 Windsor Rd	Baldwin; NY 11510-2944
31 Orchard Close Grantham	Lincolnshire NG31 8HD
c/o Westerly Marina 7 Westerly Rd	Ossining; NY 10562-4108
801 S Ocean Dr Apt 1001	Fort Pierce; FL 34949-3382
801 S Ocean DR; Unit Apt 1002	Fort Pierce; FL 34949-3382
801 S Ocean DR; Unit Apt 1003	Fort Pierce; FL 34949-3382
801 S Ocean DR; Unit # PH104	Fort Pierce; FL 34949-3315
801 S Ocean DR; Unit Ph 105	Fort Pierce; FL 34949-3315
801 S Ocean Dr Apt 1006	Fort Pierce; FL 34949-3383
801 S Ocean DR; Unit Apt 1007	Fort Pierce; FL 34949-3383
801 S Ocean DR; Unit Apt 1008	Fort Pierce; FL 34949-3383
801 S Ocean DR; Unit Apt 1009	Fort Pierce; FL 34949-3383
4013 Glenridge St	Kensington; MD 20895-3708
801 S Ocean DR; Unit Apt 1101	Fort Pierce; FL 34949-3383
900 Egret Ave	Fort Pierce; FL 34982-8323
801 S Ocean DR; Unit Apt 1103	Fort Pierce; FL 34949-3315
801 S Ocean DR; Unit # PH204	Fort Pierce; FL 34949-3315
801 S Ocean DR; Unit Unit 1105	Fort Pierce; FL 34949-3383
801 S Ocean DR; Unit Apt 1106	Fort Pierce; FL 34949-3383

801 S Ocean DR; Unit Apt 1107	Fort Pierce; FL 34949-3383
801 S Ocean DR; Unit Apt 1108	Fort Pierce; FL 34949-3383
801 S Ocean DR; Unit Apt 1109	Fort Pierce; FL 34949-3383
801 S Ocean DR; Unit Apt 1110	Fort Pierce; FL 34949-3383
801 S Ocean DR; Unit Apt 1201	Fort Pierce; FL 34949-3383
801 S Ocean Dr Apt 1202	Fort Pierce; FL 34949-3383
801 S Ocean DR; Unit Apt 1203	Fort Pierce; FL 34949-3383
801 S Ocean DR; Unit Unit PH304	Fort Pierce; FL 34949-3315
801 S Ocean DR; Unit Apt 1205	Fort Pierce; FL 34949-3383
801 S Ocean Dr # 1206	Fort Pierce; FL 34949-3383
805 Delaware Ave	Fort Pierce; FL 34950
173 Lake Shore DR	Toronto; ON M8V 2A1
14 Pemberton TRL	Plymouth; MA 02360-3597
801 S Ocean DR; Unit Apt 1210	Fort Pierce; FL 34949-3383

City Commission Regular Meeting - 6:30 pm **12. c.**

Meeting Date: 08/17/2020

Re: Conditional Use - France Vacation Rental 1361 Binney Drive

Submitted For: Jennifer Hofmeister, Planning Director, Planning & Zoning

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SUBJECT:

Quasi-Judicial Hearing for a Conditional Use Approval with no new construction for a Vacation Rental located at 1361 Binney Drive submitted by the applicant, Michelle Longarzo, for the property owner, Dana France.

SUMMARY:

In accordance with Sections 125-321 and 125-237 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Vacation Rental located at 1361 Binney Drive. The subject proposed Vacation Rental consists of two units. One is an 880 square-foot two (2)-bedroom and two (2)-bathroom unit and the other unit is a one-bedroom one-bath that is approximately 736 square feet. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of two (2) days to guests. The subject property has a Future Land Use designation of Hutchinson Island Residential (HIR) with a compatible zoning classification of Hutchinson Island Medium Density Residential (R-4A).

RECOMMENDATION:

APPROVAL with the following six (6) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4. There shall be a limitation of no more than no two (2) vehicles per unit.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.
6. Pursuant to City Code Section 22-62(b)(4) Sidewalks. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant, when plans are submitted for condition use applications or pay a payment into the city sidewalk fund pursuant to City Code Section 22-62(g).

ALTERNATIVES:

Approval with alternate conditions or Disapproval

RESPONSIBLE STAFF:
Jennifer Hofmeister, AICP, LCAM

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
N/A

Attachments

staff presentation
Staff Report & Supporting Documents
Applicant Packet & Supporting Documents
Affidavit of Mailing & Public Notice Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/09/2020 09:46 AM

Form Started By: Jennifer Hofmeister
Started On: 08/04/2020 04:46 PM
Final Approval Date: 08/09/2020

Conditional Use



France Vacation Rental

Location Map



1361 Binney Drive

Future Land Use Map



Future Land Use: Hutchinson Island Residential (HIR)

Zoning Map



Current Zoning: Hutchinson Island Medium Density Residential (R-4A)

France Vacation Rental

Consideration of a Conditional Use With No New Construction

- Approval of a Conditional Use to operate a Vacation Rental, offering lodging for less than six (6) months. The minimum rental period is identified as two (2) days.

- Staff recommends **APPROVAL** subject to six (6) conditions

Synopsis for Recommendation

- Ordinance K-114 passed in 2001 establishing Dwelling Rentals as Conditional Uses in the Zoning Code
- FL Legislature - 2011
  - Prohibits cities from denying STR rights
  - Conditional uses are allowed
- Quasi-Judicial Hearing
  - No Validated Evidence (Consistent with Code)
  - No current Code Enforcement or Police Department violations
- Conditions of Approval are being added to protect the health, safety and welfare of the neighborhood

Staff Recommendation

Staff recommends **APPROVAL** subject to six (6) conditions:

1) The property manager for the dwelling rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2) Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3) The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4) There shall be a limitation of no more than no two (2) vehicles per unit.

5) The City of Fort Pierce Business Tax License number shall be included on all advertising.

Staff Recommendation

Staff recommends **APPROVAL** subject to six (6) conditions, continued:

6) Pursuant to City Code Section 22-62(b)(4) Sidewalks. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant, when plans are submitted for condition use applications or pay a payment into the city sidewalk fund pursuant to City Code Section 22-62(g).

Planning Board Recommendation

At the Planning Board July 14, 2020 meeting, recommended 7-0 approval of the application.

City Commission Action

- APPROVAL of the proposed the Conditional Use, subject to six (6) Conditions
- APPROVAL of the proposed the Conditional Use with changes to the Conditions of Approval
- DISAPPROVAL of the proposed Conditional Use

Conditional Use



France Vacation Rental

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nicholas C. Mimms, P.E., ICMA-CM

FROM: Jennifer Hofmeister, AICP, LCAM, Planning Director

RE: **Conditional Use Approval – France Vacation Rental**
1361 Binney Drive (20-040000006)

DATE: August 17, 2020

STAFF REPORT

Owner: Dana M. France
1361 Binney Drive
Fort Pierce, Florida 34949

Applicant: Michelle Longarzo
1425 SW Edinburgh Drive
Port St. Lucie, FL 34953

Applicant's Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six (6) months. The minimum rental period is identified as two (2) days.

Location(s): 1361 Binney Drive

Parcel ID: 2401-601-0031-000-8

Future Land Use: Hutchinson Island Residential (HIR)

Current Zoning: Hutchinson Island Medium Density Residential (R-4A)

Surrounding FLU:

North	East	South	West
HIR	HIR	HIR	HIR

Surrounding Zoning:

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

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-321 and 125-237 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Vacation Rental located at 1361 Binney Drive. The subject duplex consists of two units. The subject proposed Vacation Rental is an 880 square-foot two (2)-bedroom and two (2)-bathroom unit. The other unit is a one-bedroom one-bath that is approximately 736 square feet. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of two (2) days to guests.

The property is located on Hutchinson Island, south of Seaway Drive situated at the point where Coquina Street and Binney Drive meet. The subject site is surrounded by single-family and duplexes to the north, south, east, and west. The subject property has a Future Land Use designation of Hutchinson Island Residential (HIR) with a compatible zoning classification of Hutchinson Island Medium Density Residential (R-4A).



Dwelling Rentals
Pursuant to City Code Section 125-3. – Definitions - Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling Rental (dwelling unit)," and defined as follows: "One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis."

The State of Florida provides further classification of a dwelling that is rented for periods of less than one (1) month. Pursuant to Florida State Statute 509.242, declaring the use a "Vacation Rental," defines such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three (3) times in a calendar year for periods of less than 31 days or one (1) calendar month, whichever is less or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a "Vacation Rental" if the duration of stays are less than 31 days. The rental of a dwelling for periods at a minimum of 31 days, but less than six (6) months, is a "Dwelling Rental," but not a "Vacation Rental."

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling & Vacation Rental Definitions

	Dwelling Rental	**Vacation Rental**
Length of Stay	Less than six (6) months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels and Restaurants – Vacation Rental
Public lodging establishment (ADA & Misc. Regulations)	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Future Land Use & Zoning
The purpose and intent of the R-2 zoning district is designed mainly for areas of single-family dwellings with an average net density of less than five (5) units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards.

Parking
Pursuant to City Code Section 125-315 (d)b, motels, hotels and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger.

Conditional Use
As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular

zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation

The proposed use presents the provision for short-term lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following six (6) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4. There shall be a limitation of no more than no two (2) vehicles per unit.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.
6. Pursuant to City Code Section 22-62(b)(4) Sidewalks. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant, when plans are submitted for condition use applications or pay a payment into the city sidewalk fund pursuant to City Code Section 22-62(g).

Planning Board Recommendation

The Planning Board, at their July 14, 2020 meeting, voted 7-0 to recommend **APPROVAL** of the request.

AERIAL MAP



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval
France Vacation Rental
1361 Binney Drive

N
W E
S

FUTURE LAND USE MAP



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval
France Vacation Rental
1361 Binney Drive

N
W E
S

ZONING MAP



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval
France Vacation Rental
1361 Binney Drive

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

June 18, 2020

Michelle Longarzo
Slice of Paradise
sliceofparadiseflorida@gmail.com

Subject: 1361 Binney Drive TRC Comments

Dear Michelle,

Below please find a summary of the comments for the City of Fort Pierce Pre-App meeting.

Fort Pierce Planning Department

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.

4. There shall be a limitation of no more than no two vehicles at the site.

5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

Fort Pierce Engineering Department

1. No comment.

Fort Pierce Building Department

1. Vacation rental properties, including transient rentals, shall be regulated through the DBPR, Florida Statute 509.242(c), Florida Administrative Code 61A-43 and will be amended by any future legislation or directives from the State of Florida.

2. A change of use may be required if converting to a transient use (rental for 30 days or less), which may trigger the requirements of the Florida Accessibility Code.

3. The requirement for fire sprinklers will be enforced by the Fire Marshall per chapter 633 of the National Fire Prevention Code. All vacation rental properties shall comply with the minimum safety requirements found in DBPR Form HR 5025-753.

Fort Pierce Police Department

1. No comment.

Fort Pierce Utility Authority

1. No comment.

St. Lucie County Public Works

1. No comment.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Jennifer Hofmeister, Planning Director

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

RE : France Vacation Rental – 1361 Binney Drive (Units A & B)
Conditional Use Application - TRC No. 20-04000006

DATE : June 17, 2020

This is to advise you that we have completed the review of the following documents as received by this office on June 9, 2020:

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

Based on our reviews and appropriate site final inspection, we Γ

- [x] Recommend
- [ ] Do Not Recommend

- [x] Conditional Use
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] No comments

JRA/VB/vb

Q:\ENGINEERING\Site Development Projects\Addresses\1361 Binney\CU\Submittal No. 1 - 060920\CU Approval - 061720.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6.11.20
Property Address: France Vacation Rental – 1361 Binney Dr. Conditional Use

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: 6/9/20

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

June 18, 2020

TECHNICAL REVIEW PROJECT # 20-04000006

Conditional Use – France Vacation Rental – 1361 Binney Drive (Units A & B)

Comments

FPUA W/WW Engineering: Approved as Noted:
Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required.

FPUA Electric & Gas Engineering: No comment

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 1361 BINNEY DRIVE FORT PIERCE, FL 34949 (UNIT A & UNIT B)

Parcel ID #(s) 2401-601-0031-000-8

Project description SHORT TERM RENTAL

DANA M. FRANCE
Property Owner(s)
1361 BINNEY DRIVE
Street Address
FORT PIERCE, FL 34949
City State Zip
772-299-8887
Phone Number
DANAMFRANCE@GMAIL.COM
Email Address

MICHELLE LONGARZO
Applicant/Representative, Title, Company
715 S. OCEAN DRIVE #D
Street Address
FORT PIERCE, FL 34949
City State Zip
772-708-4557
Phone Number
SLICE OF PARADISEFLORIDA@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.*

Dana M. France
Property Owner(s) Signature(s)

STATE OF FLORIDA -- St Lucie COUNTY
The foregoing instrument was acknowledged before me this 30 day of April, 2020, by Dana M France who is personally known to me or has produced Drivers License as identification.

CM
Signature of Notary

Notary Public State of Florida
Cristal Magana
My Commission GG 225609
Expires 06/06/2022

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

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

Property Identification

Site Address:	1361 BINNEY DR
Parcel ID:	2401-601-0031-000-8
Account #:	15171
Map ID:	24/01C
Use Type:	0800
Zoning:	HI Medium
City/County:	Fort Pierce

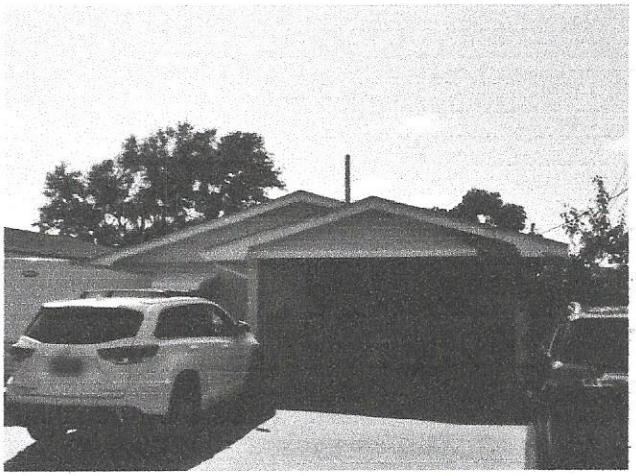
Ownership

Neil Haislip Fravel
Elizabeth Lillian Fravel
Dana M France

1906 Cherry ST
Panama City, FL 32401

Legal Description

REVISED PLAT OF BLKS 17, 21 AND 22 OF FT PIERCE BEACH S/D BLK 22 LOT 3



Current Values

Just/Market Value:	$218,900
Assessed Value:	$218,900
Exemptions:	$0
Taxable Value:	$218,900

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	1,616
Gross Sketched Area (SF):	2,040
Land Size (acres):	0.17
Land Size (SF):	7,188

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

Sale History

Date:	Jul 20, 2018
Book/Page:	4162 / 2495
Sale Code:	0001
Deed:	WD
Grantor:	Bay Donat
Price:	$255,000
Date:	May 19, 2010
Book/Page:	3202 / 1480
Sale Code:	0001
Deed:	TR
Grantor:	Frankensteen Ellena F
Price:	$114,000
Date:	Jun 12, 1997
Book/Page:	1083 / 1025

Sale Code:	XX01
Deed:	WD
Grantor:	Frankensteen Ellena F
Price:	$100
Date:	Feb 29, 1996
Book/Page:	1001 / 2846
Sale Code:	XX00
Deed:	WD
Grantor:	Margaret E Irving
Price:	$85,000
Date:	Jul 1, 1978
Book/Page:	0291 / 0528
Sale Code:	XX02
Deed:	CV
Grantor:	
Price:	$51,500

Building Information (1 of 1)

Finished Area: 1,616 SF

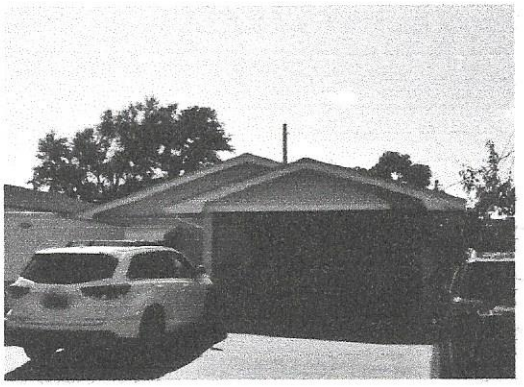
Gross Sketched Area: 2,040 SF

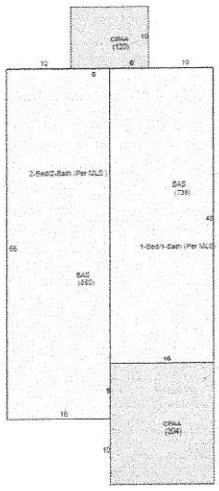
Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable
Building Type: MFH	Year Built: 1971	Frame:
Grade: MFAQ	Effective Year: 1971	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 3	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%





Special Features and Yard Items

Type:	UTILITY AVG
Quantity:	1
Units:	144
Year Built:	1999

Current Year Values

Current Values Breakdown

Building:	$113,400
Land:	$105,500
Just/Market:	$218,900
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$218,900
Exemption(s):	$0
Taxable:	$218,900

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	1	Fort Pierce Stormwater Charge	$69.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office □.

Historical Values

Permits

Number:	F94-001441
Issue Date:	Dec 13, 1994
Description:	Roof
Amount:	$4,160
Fee:	$4,160
Number:	MC2003363
Issue Date:	Oct 6, 2003
Description:	Air Conditioning Only
Amount:	$1,948
Fee:	$75
Number:	RF20041736
Issue Date:	Nov 15, 2004
Description:	Roof
Amount:	$6,243
Fee:	$0
Number:	RR20051111
Issue Date:	Nov 22, 2005
Description:	Alterations/Remodeling
Amount:	$1,240
Fee:	$50
Number:	BP12-0556

Issue Date:	Apr 4, 2012
Description:	Air Conditioning Only
Amount:	$4,362
Fee:	$162
Number:	BP13-2810
Issue Date:	Aug 29, 2013
Description:	Plumbing
Amount:	$865
Fee:	$85
Number:	BP16-2206
Issue Date:	Aug 8, 2016
Description:	Air Conditioning Only
Amount:	$4,563
Fee:	$0
Number:	BP18-3664
Issue Date:	Oct 22, 2018
Description:	Fence
Amount:	$2,500
Fee:	$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Values

2019 ▼ Values Breakdown

Building:	$112,800
Land:	$105,500
Just/Market:	$218,900
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$218,900
Exemption(s):	$0
Taxable:	$218,900

Current Year Exemption Value Breakdown

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Current Year Special Assessment Breakdown

Start Year:	2011
AssessCode:	0041
Units:	1
Description:	Fort Pierce Stormwater Charge
Amount:	$69.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office □ .

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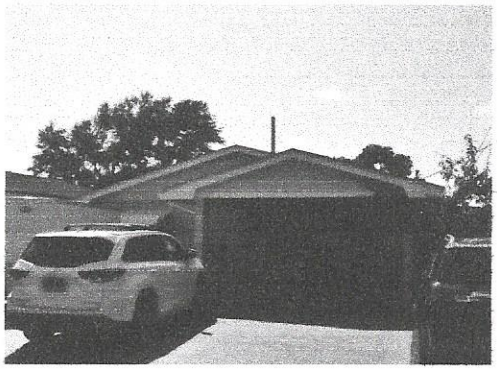
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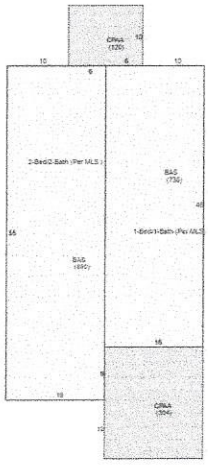
Building Information

Finished Area: 1,616 SF
Gross Sketched Area: 2,040 SF

Exterior Data	
Building Type:	MFH
Grade:	MFAQ
Year Built:	1971
Effective Year:	1971
No. Units:	2
Primary Wall:	CB Stucco
Secondary Wall:	
Roof Cover:	Dim Shingle
Roof Structure:	Gable
View:	
Frame:	
Story Height:	1 Story

Interior Data	
Bedrooms:	0
Full Baths:	3
Half Baths:	0
Primary Int Wall:	Drywall
Primary Floors:	Carpet
Avg Hgt/Floor:	0
Heat Type:	FrcdHotAir
Heat Fuel:	ELEC
Electric:	MAXIMUM
A/C %:	100%
Heated %:	100%
Int Sprinkler %:	0%





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Property Identification

Site Address:	1361 BINNEY DR
Parcel ID:	2401-601-0031-000-8
Account #:	15171
Map ID:	24/01C
Use Type:	0800
Zoning:	HI Medium
City/County:	Fort Pierce

Ownership

Neil Haislip Fravel
Elizabeth Lillian Fravel
Dana M France

1906 Cherry ST
Panama City, FL 32401

Legal Description

REVISED PLAT OF BLKS 17, 21 AND 22 OF FT PIERCE BEACH S/D BLK 22 LOT 3



Current Values

Just/Market Value:	$218,900
Assessed Value:	$218,900
Exemptions:	$0
Taxable Value:	$218,900

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	1,616
Gross Sketched Area (SF):	2,040
Land Size (acres):	0.17
Land Size (SF):	7,188

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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RULES & REGULATIONS of 1361 Binney Drive, Fort Pierce, FL 34949:

-Remove all trash and dispose of in the provided trash can

-Peaceful enjoyment of common areas at reasonable hours without excessive noise or music

-Pets need to remain in compliance with local leash and pet fecal disposal laws.

-Smoking is prohibited

-Park in the drive way

-Do not litter

-Do not leave air conditioning on with windows open.

-Return A/C to 77 Degrees when check out occurs.

-Do not remove any property belonging to house except beach towels, beach folding chairs, sand toys and umbrellas. The exception items need to be returned to the house with the sand washed of prior to entry.

- Do not give out copies of keys to any one other than registered guest.

-Do not disturb or harass local wildlife such as sea turtles, manatees and any other wildlife.

-It is unlawful to walk on the sand dunes only use designated walkways.

-No illegal drugs allowed on property.

-No toxic chemicals allowed on property.

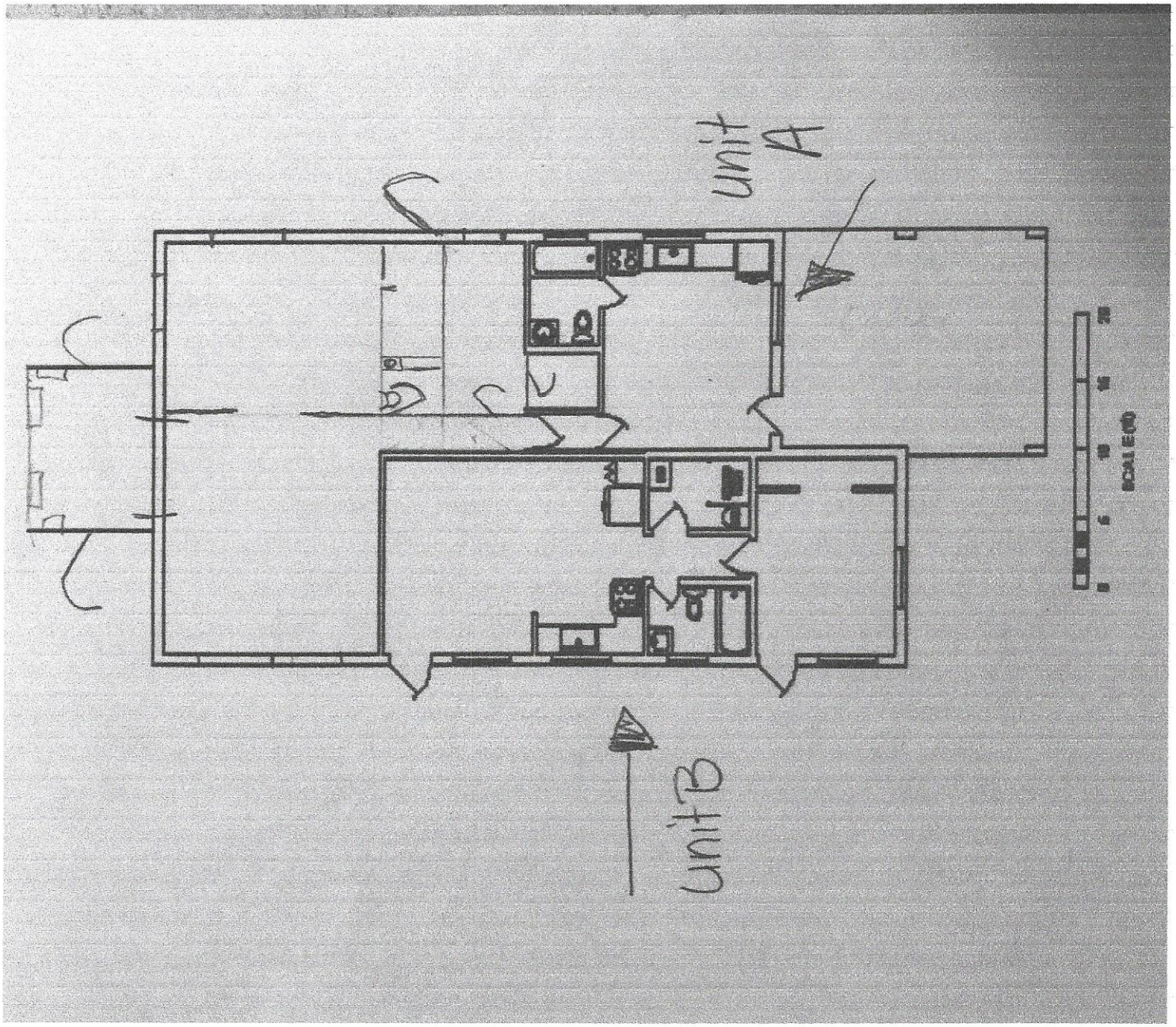
-Follow all local and state laws.

Narrative of Property 1361 Binney Drive, Fort Pierce, Florida 34949:

1) Transient rentals from 2 days to 6 months to bring out of area Florida and interstate revenue to promote new tourism in Fort Pierce.
2) Register for DBPR, Florida Sales Tax, St. Lucie Business Tax Receipt. Register for Sunbiz, File for EIN # and Fort Pierce Business Tax Receipt.
3) Intent to rent with Air BNB, VRBO, Facebook Market Place, any other social media or form of advertising

Management of Property 1361 Binney Drive, Fort Pierce, Florida 34949:

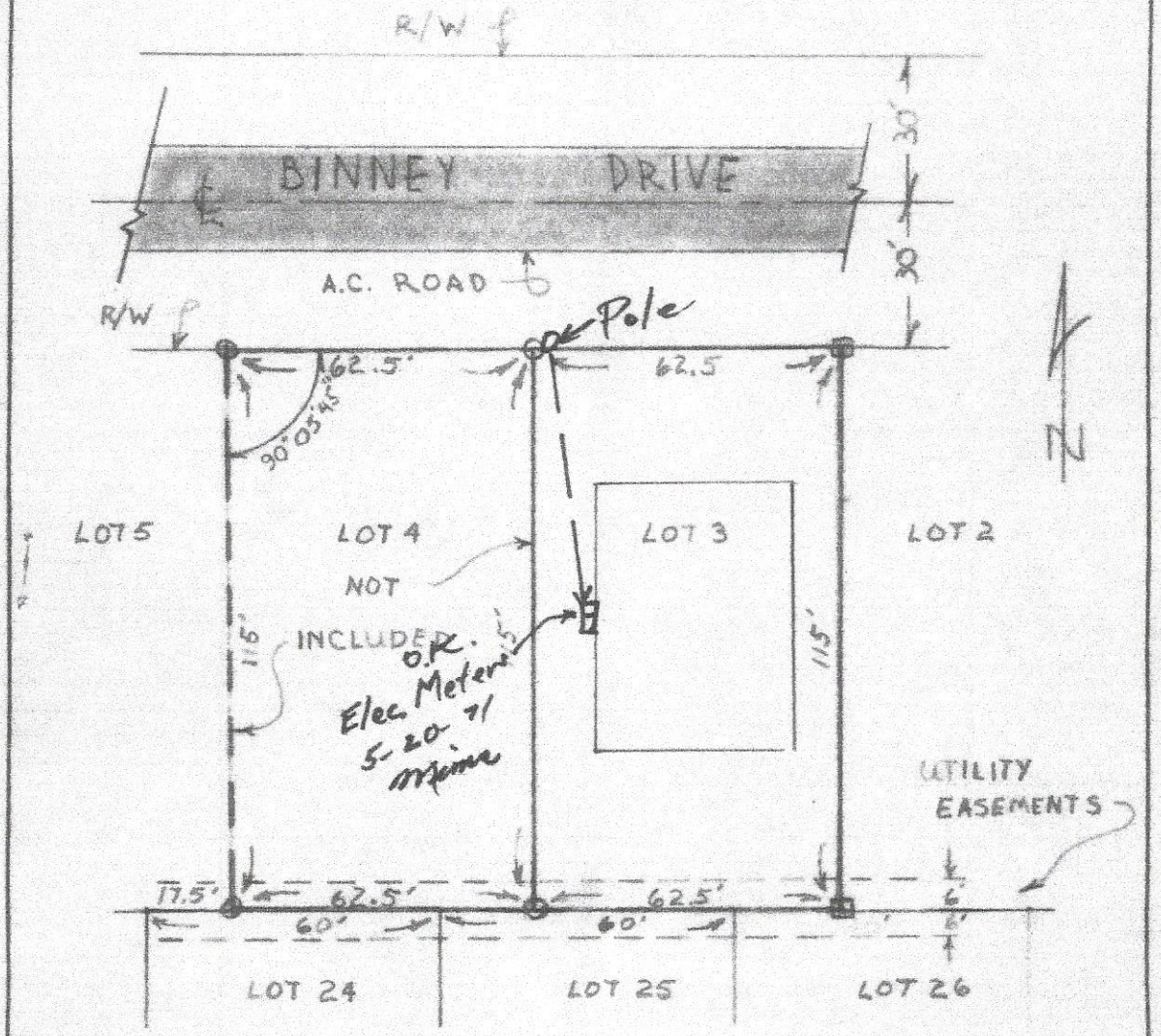
1) Provide direct customer service with 24/7 service available by Dana France, phone or text 772-299-8887 and e-mail: Danamfrance@gmail.com
2) Access to emergency contractors in plumbing, electrical and HVAC.
3) Maintain records of clientele, Name, address, contact number and e-mail.
4) Ensure all taxes are paid to the state and the county.
5) Provide clean linens, towels, dishware, glasses and beach towels.
6) Keep all appliances in clean and good working order.
7) Keep Heating & ventilation at minimum of 68 degrees Fahrenheit.
8) Maintain (1) locking device that cannot be opened by master key on the interior.
9) Maintain smoke alarms in every unit.
10) Maintain all electrical wires.
11) Maintain a fire extinguisher that is fully charged.
12) Maintain well lighted common areas.
13) Maintain notifications in the residence that all dishware is cleaned and sanitized by dishwasher only.
14) Maintain all areas odor free, clean and in good repair.
15) Keep all toxic chemicals labeled and properly stored.
16) Supply adequate potable water.
17) Protect ice machines from self-contamination.
18) Maintain the unit vermin free.
19) Maintain extermination throughout the unit bi-weekly.
20) Maintain Hot / Cold in every sink.
21) Removal of trash



R4A: PLANNING

MAP OF SURVEY FOR ANDREW KOISCH

LOT #3, BLOCK 22, REVISED PLAT OF BLOCKS 17, 21 & 22, FT. PIERCE BEACH SUBDIVISION



LEGEND

● = FOUND IRON PIPE – ⊙ = SET R.R. SPIKE
■ = FOUND CONCRETE MONUMENTS
⊡ = SET CONCRETE MONUMENTS

CHECKED BY: E&R

Date: APRIL 15, 1971 | Scale: 1" = 30' | Plat Book: S.L. 10 | Page: 12

I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey made under my direction, and that said survey is accurate to the best ~~of my~~ knowledge and belief, and that unless otherwise shown, there are no encroachments.

Registered Land Surveyor
Florida Certificate No 2297

DRAWN BY S.L. ROGERS

Book: 71-05, P 32

Order No. 71-026

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 125, Article X, Section 125-37 of the Code of Ordinances.

Project: Conditional Use for France Vacation Rental at 1361 Binney Drive

Staff Name: Jennifer Hofmeister, AICP, LCAM, Planning Director

Staff Signature: 

Date Mailed: August 5, 2020

Number of Mailed Letters: 130

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTICE CERTIFICATION

Project Name: Conditional Use with No New Construction

Notice Provided Pursuant to 125-37

Notice by Mail: August 5, 2020

Notice by Newspaper: August 9, 2020

Notice by Signs: August 13, 2020

Verified by: Jennifer Hofmeister, AICP, LCAM, Planning Director

Staff Signature: Date: August 13, 2020

100 N. U.S. 1 ◊ P.O. Box 1480 ◊ Fort Pierce, FL 34954 -1480 ◊ 772-467-3000 ◊ Fax 772-466-5808
WWW.CITYOFFORTPIERCE.COM

City Commission Regular Meeting - 6:30 pm **12. d.**

Meeting Date: 08/17/2020

Re: Conditional Use - Arenas Vacation Rental 1218 S. 11th Street

Submitted For: Jennifer Hofmeister, Planning Director, Planning & Zoning

---

SUBJECT:

Quasi-Judicial Hearing for a Conditional Use Approval with no new construction for a Vacation Rental located at 1218 S. 11th Street submitted by the applicant, Michelle Longarzo, for the property owner, Raul Arenas.

SUMMARY:

In accordance with Sections 125-321 and 125-237 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Vacation Rental located at 1218 S. 11th Street. The subject single-family unit is a two (2)-bedroom and two (2)-bathroom single family home with approximately 1,883 gross square feet. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of 2 days to guests. The subject property has a Future Land Use designation of Residential Low (RL) with a compatible zoning classification of Single-Family Low Density (R-1).

RECOMMENDATION:

APPROVAL with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4. There shall be a limitation of no more than no two (2) vehicles at the site.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

ALTERNATIVES:

Approval with alternate conditions or Disapproval

RESPONSIBLE STAFF:

Jennifer Hofmeister, AICP, LCAM

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
N/A

OTHER INFORMATION:
N/A

Attachments

staff presentation
Staff Report & Supporting Documents
Applicant Packet & Supporting Documents
Applicant Packet & Supporting Documents

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/09/2020 09:44 AM

Form Started By: Jennifer Hofmeister
Started On: 08/04/2020 04:38 PM
Final Approval Date: 08/09/2020

Conditional Use



Arenas Vacation Rental

Location Map



1218 South 11th Street

Future Land Use Map



Future Land Use: Residential Low (RL)

Zoning Map



Current Zoning: Single-Family Low Density (R-1)

Arenas Vacation Rental

Consideration of a Conditional Use With No New Construction

- Approval of a Conditional Use to operate a Vacation Rental, offering lodging for less than six (6) months. The minimum rental period is identified as two (2) days.

- Staff recommends **APPROVAL** subject to five (5) conditions

Synopsis for Recommendation

- Ordinance K-114 passed in 2001 establishing Dwelling Rentals as Conditional Uses in the Zoning Code
- FL Legislature - 2011
  - Prohibits cities from denying STR rights
  - Conditional uses are allowed
- Quasi-Judicial Hearing
  - No Validated Evidence (Consistent with Code)
  - No current Code Enforcement or Police Department violations
- Conditions of Approval are being added to protect the health, safety and welfare of the neighborhood

Staff Recommendation

Staff recommends **APPROVAL** subject to five (5) conditions:

1) The property manager for the dwelling rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2) Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3) The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4) There shall be a limitation of no more than no two (2) vehicles at the site.

5) The City of Fort Pierce Business Tax License number shall be included on all advertising.

Planning Board Recommendation

At the Planning Board July 14, 2020 meeting, recommended 7-0 approval of the application.

City Commission Action

- APPROVAL of the proposed the Conditional Use, subject to five (5) Conditions
- APPROVAL of the proposed the Conditional Use with changes to the Conditions of Approval
- DISAPPROVAL of the proposed Conditional Use

Conditional Use



Arenas Vacation Rental

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas C. Mimms, P.E., ICMA-CM
FROM:	Jennifer Hofmeister, AICP, LCAM, Planning Director
RE:	**Conditional Use Approval – Arenas Vacation Rental** **1218 S. 11 Street (20-0400007)**
DATE:	August 17, 2020

STAFF REPORT

Owner: Raul Arenas
1218 South 11th Street
Fort Pierce, Florida 34950

Applicant: Michelle Longarzo
1425 SW Edinburgh Drive
Port St. Lucie, FL 34953

Applicant's Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six (6) months. The minimum rental period is identified as two (2) days.

Location(s): 1218 South 11th Street

Parcel ID: 2415-703-0063-000-7

Future Land Use: Residential Low (RL)

Current Zoning: Single-Family Low Density (R-1)

Surrounding FLU:

North	East	South	West
RL	RL	RL	RL

Surrounding Zoning:

North	East	South	West
R-1	R-1	R-2	R-1

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-321 and 125-237 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Vacation Rental located at 1218 S. 11th Street. The subject single-family unit is a two (2)-bedroom and two (2)-bathroom single family home with approximately 1,883 gross square feet. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of 2 days to guests.

The property is within in the Sunrise Estates neighborhood, located at the northeast corner of Mississippi Avenue and South 11 Street. The subject site is surrounded by single family housing to the north, south, east, and west. The subject property has a Future Land Use designation of Residential Low (RL) with a compatible zoning classification of Single-Family Low Density (R-1).



Dwelling Rentals

Pursuant to City Code Section 125-3. – Definitions - Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling Rental (dwelling unit)," and defined as follows: "One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis."

The State of Florida provides further classification of a dwelling that is rented for periods of less than one (1) month. Pursuant to Florida State Statute 509.242, declaring the use a "Vacation Rental," defines such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three (3) times in a calendar year for periods of less than 31 days or one (1) calendar month, whichever is less or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a "Vacation Rental" if the duration of stays are less than 31 days. The rental of a dwelling for periods at a minimum of 31 days, but less than six (6) months, is a "Dwelling Rental," but not a "Vacation Rental."

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling & Vacation Rental Definitions

	Dwelling Rental	**Vacation Rental**
Length of Stay	Less than six (6) months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels and Restaurants – Vacation Rental
Public lodging establishment (ADA & Misc. Regulations)	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Future Land Use & Zoning

The purpose and intent of the R-2 zoning district is designed mainly for areas of single-family dwellings with an average net density of less than five (5) units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards.

Parking

Pursuant to City Code Section 125-315 (d)b, motels, hotels, and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger.

Conditional Use

As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

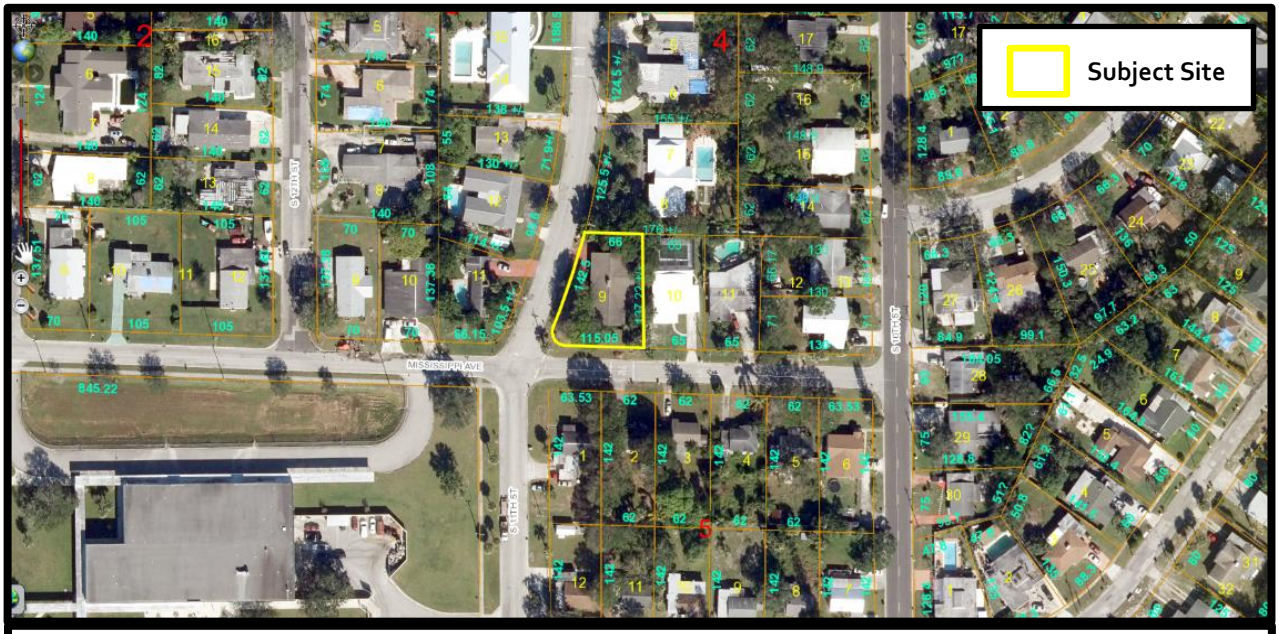
Technical Review Committee
All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation
The proposed use presents the provision for short-term lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4. There shall be a limitation of no more than no two (2) vehicles at the site.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

Planning Board Recommendation
The Planning Board, at their July 14, 2020 meeting, voted 7-0 to recommend **APPROVAL** of the request.

AERIAL MAP



THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use Approval
Arenas Vacation Rental
1218 South 11th Street

N
W E
S

FUTURE LAND USE MAP



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval
Arenas Vacation Rental
1218 South 11th Street

N
W E
S

ZONING MAP



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval
Arenas Vacation Rental
1218 South 11th Street

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

June 18, 2020

Michelle Longarzo
Slice of Paradise
sliceofparadiseflorida@gmail.com

Subject: **1218 S. 11 Street TRC comments**

Dear Michelle,

Below please find a summary of the comments for the City of Fort Pierce TRC meeting.

Fort Pierce Planning Department

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.

4. There shall be a limitation of no more than no two vehicles at the site.

5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

6. Please note, the maximum occupancy of the home shall ensure compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit.

Fort Pierce Code Enforcement Division

1. Applicant will be required to have a State license, sales tax, tourism tax and a BTR issued by the City.

Fort Pierce Engineering Department

1. No comment.

Fort Pierce Building Department

1. Vacation rental properties, including transient rentals, shall be regulated through the DBPR, Florida Statute 509.242(c), Florida Administrative Code 61A-43 and will be amended by any future legislation or directives from the State of Florida.

2. A change of use may be required if converting to a transient use (rental for 30 days or less), which may trigger the requirements of the Florida Accessibility Code.

3. The requirement for fire sprinklers will be enforced by the Fire Marshall per chapter 633 of the National Fire Prevention Code. All vacation rental properties shall comply with the minimum safety requirements found in DBPR Form HR 5025-753.

Fort Pierce Police Department

1. No comment.

Fort Pierce Utility Authority

W/WW Engineering:

1. Approved as Noted: Location is an existing water and wastewater customer. If fire protection is required, the utilization of a stand-alone system is required.

Electric & Gas Engineering:

1. No comment.

St. Lucie County Public Works

1. No comment.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
JUN 10 2020
CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 6.11.20
Property Address: Arenas Vacation Rental – 1218 S 11th St. Conditional Use

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: 6/9/20

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Jennifer Hofmeister, Planning Director

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

RE : Arenas Vacation Rental – 1218 S. 11th Street
Conditional Use Application - TRC No. 20-04000007

DATE : June 17, 2020

This is to advise you that we have completed the review of the following documents as received by this office on June 9, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Conditional Use
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] No comments

JRA/VB/vb
Q:\ENGINEERING\Site Development Projects\Addresses\1218 S. 11th\CU\Submittal No. 1 - 060920\CU Approval - 061720.docx

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

June 18, 2020

TECHNICAL REVIEW PROJECT # 20-04000007

Conditional Use – Arenas Vacation Rental – 1218 S. 11th Street

Comments

FPUA W/WW Engineering: Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required.

FPUA Electric & Gas Engineering: No comment

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 1218 SOUTH 11th STREET, FORT PIERCE, FLORIDA 34950

Parcel ID #(s) 2415-703-0063-000-7

Project description

RAUL ARENAS
Property Owner(s)
1218 SOUTH 11th STREET
Street Address
FORT PIERCE, FLORIDA 34950
City State Zip
772-708-4557
Phone Number
RAULARENASNUMEZ@GMAIL.COM
Email Address

MICHELLE LONGARZO, APPLICANT
Applicant/Representative, Title, Company
715 SOUTH OCEAN DRIVE
Street Address
HUTCHINSON ISLAND, FLORIDA 34949
City State Zip
772-708-4557
Phone Number
SLICEOFPARADISEFLORIDA@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.*

Michelle L. Longarzo by proxy for Raul Arenas
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY ST LUCIE COUNTY
The foregoing instrument was acknowledged before me this 21 day of MAY, 2020, by
_____ who is personally known to me or has produced
KNOWN BY ME as identification.
Loretta Dennis
Signature of Notary

(seal)

NOTARY PUBLIC STATE OF FLORIDA
LORETTA DENNIS
MY COMMISSION # FF 145332
EXPIRES: September 20, 2018
Bonded Thru Budget Notary Services

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

Fees_____ Control #_____ B. Permit #_____

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

Intake Date Stamp

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Property Identification

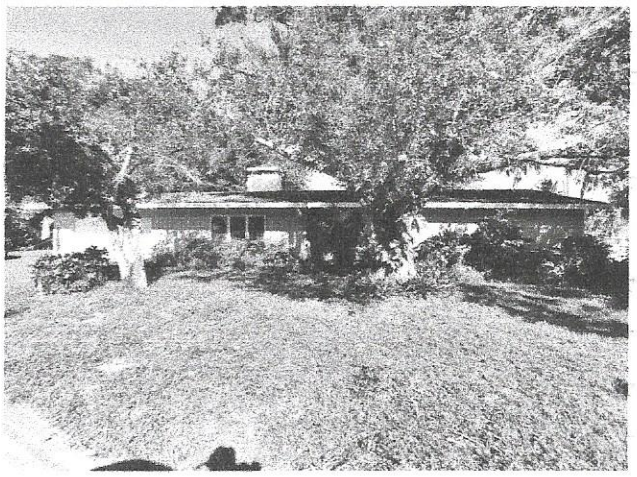
Site Address:	1218 S 11th ST
Parcel ID:	2415-703-0063-000-7
Account #:	24971
Map ID:	24/16N
Use Type:	0100
Zoning:	SF Low Den
City/County:	Fort Pierce

Ownership

Raul N Arenas
1218 S 11th St
Fort Pierce, FL 34950

Legal Description

SUNRISE ESTATES BLK 4 LOT 9 (OR 3593-1457)



Current Values

Just/Market Value:	$139,000
Assessed Value:	$73,858
Exemptions:	$48,858
Taxable Value:	$25,000

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	2,573
Gross Sketched Area (SF):	3,339
Land Size (acres):	0.31
Land Size (SF):	13,356

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

Sale History

Date:	Dec 18, 2013
Book/Page:	3593 / 1457
Sale Code:	0001
Deed:	WD
Grantor:	Tzimenatos Michael
Price:	$68,500
Date:	Sep 25, 2006
Book/Page:	2666 / 1636
Sale Code:	XX01
Deed:	QC
Grantor:	Tzimenatos Sophie S
Price:	$120,000
Date:	Nov 1, 1972
Book/Page:	0208 / 0366
Sale Code:	XX00
Deed:	CV

Grantor:
Price: $37,500

Building Information (1 of 1)

Finished Area: 2,573 SF

Gross Sketched Area: 3,339 SF

Exterior Data

View:
Building Type: HC
Grade: C
Story Height: 1 Story

Roof Cover: Dim Shingle
Year Built: 1958
Effective Year: 1970
No. Units: 1

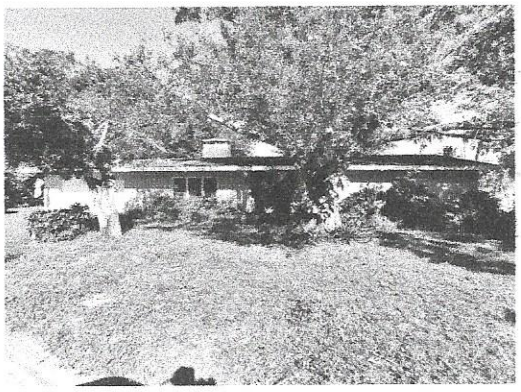
Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall:

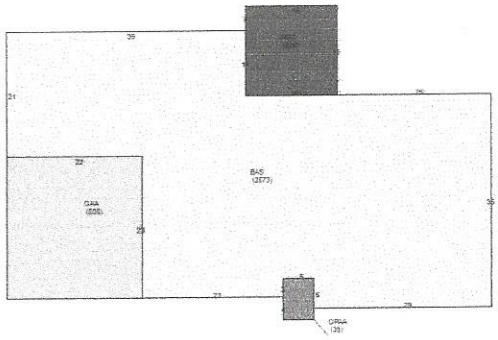
Interior Data

Bedrooms: 3
Full Baths: 2
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 0%





Special Features and Yard Items

Type:	Driv-Concret
Quantity:	1
Units:	600
Year Built:	1958

Current Year Values

Current Values Breakdown

Building:	$118,600
Land:	$20,400

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2019	2014	0500	Homestead Exemption	$25,000

Just/Market:	$139,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$65,142
Assessed:	$73,858
Exemption(s):	$48,858
Taxable:	$25,000

Tax Year	Grant Year	Code	Description	Amount
2019	2014	0550	Homestead Exemption over $ 50,000	$23,858

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	$69.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office □.

Historical Values

Permits

Number:	0700000437
Issue Date:	May 21, 2007
Description:	Roof
Amount:	$12,500
Fee:	$125
Number:	0800000056
Issue Date:	Jul 24, 2008
Description:	Alterations/Remodeling
Amount:	$5,300
Fee:	$128
Number:	BP08-0055
Issue Date:	Apr 12, 2011
Description:	Alterations/Remodeling
Amount:	$5,300
Fee:	$129

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Building Information

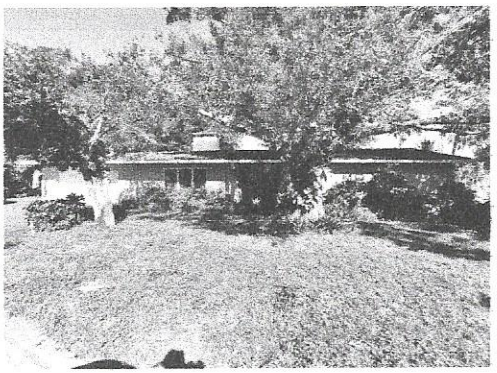
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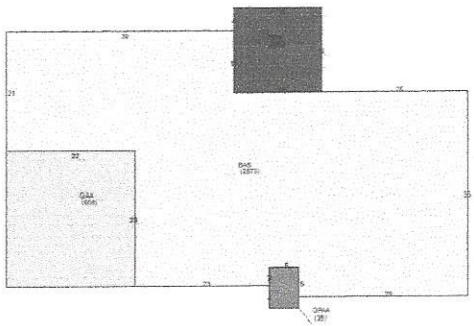
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Effective Year:	1970
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Secondary Wall:	
Roof Cover:	Dim Shingle
Roof Structure:	Gable
View:	
Frame:	
Story Height:	1 Story

Interior Data

Bedrooms:	3
Full Baths:	2
Half Baths:	0
Primary Int Wall:	Drywall
Primary Floors:	Carpet
Avg Hgt/Floor:	0
Heat Type:	FrcdHotAir
Heat Fuel:	ELEC
Electric:	MAXIMUM
A/C %:	100%
Heated %:	100%
Int Sprinkler %:	0%





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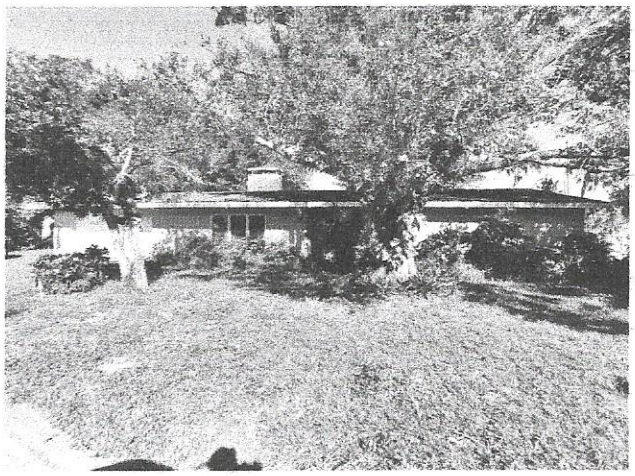
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Narrative of Property 1218 South 11th Street, Fort Pierce, Florida 34950:

1) Transient rentals from 2 days to 6 months to bring out of area Florida and interstate revenue to promote new tourism in Fort Pierce.
2) Register for DBPR, Florida Sales Tax, St. Lucie Business Tax Receipt. Register for Sunbiz, File for EIN # and Fort Pierce Business Tax Receipt.
3) Intent to rent with Air BNB, VRBO, Facebook Market Place, any other social media or form of advertising

Management of Property 1218 South 11th Street, Fort Pierce, Florida 34950:

1) Provide direct customer service with 24/7 service available by Michelle Longarzo, phone or text 772-708-4557 and e-mail: sliceofparadiseflorida@gmail.com
2) Access to emergency contractors in plumbing, electrical and HVAC.
3) Maintain records of clientele, Name, address, contact number and e-mail.
4) Ensure all taxes are paid to the state and the county.
5) Provide clean linens, towels, dishware, glasses and beach towels.
6) Keep all appliances in clean and good working order.
7) Keep Heating & ventilation at minimum of 68 degrees Fahrenheit.
8) Maintain (1) locking device that cannot be opened by master key on the interior.
9) Maintain smoke alarms in every unit.
10) Maintain all electrical wires.
11) Maintain a fire extinguisher that is fully charged.
12) Maintain well lighted common areas.
13) Maintain notifications in the residence that all dishware is cleaned and sanitized by dishwasher only.
14) Maintain all areas odor free, clean and in good repair.
15) Keep all toxic chemicals labeled and properly stored.
16) Supply adequate potable water.
17) Protect ice machines from self-contamination.
18) Maintain the unit vermin free.
19) Maintain extermination throughout the unit bi-weekly.
20) Maintain Hot / Cold in every sink.
21) Removal of trash

RULES & REGULATIONS of 1218 South 11th Street, Fort Pierce, Florida 34950:

-Remove all trash and dispose of in the provided trash can

-Peaceful enjoyment of common areas at reasonable hours without excessive noise or music

-Pets need to remain in compliance with local leash and pet fecal disposal laws.

-Smoking is prohibited

-Park in the drive way

-Do not litter

-Do not leave air conditioning on with windows open.

-Return A/C to 77 Degrees when check out occurs.

-Do not remove any property belonging to house except beach towels, beach folding chairs, sand toys and umbrellas. The exception items need to be returned to the house with the sand washed of prior to entry.

- Do not give out copies of keys to any one other than registered guest.

-Do not disturb or harass local wildlife such as sea turtles, manatees and any other wildlife.

-It is unlawful to walk on the sand dunes only use designated walkways.

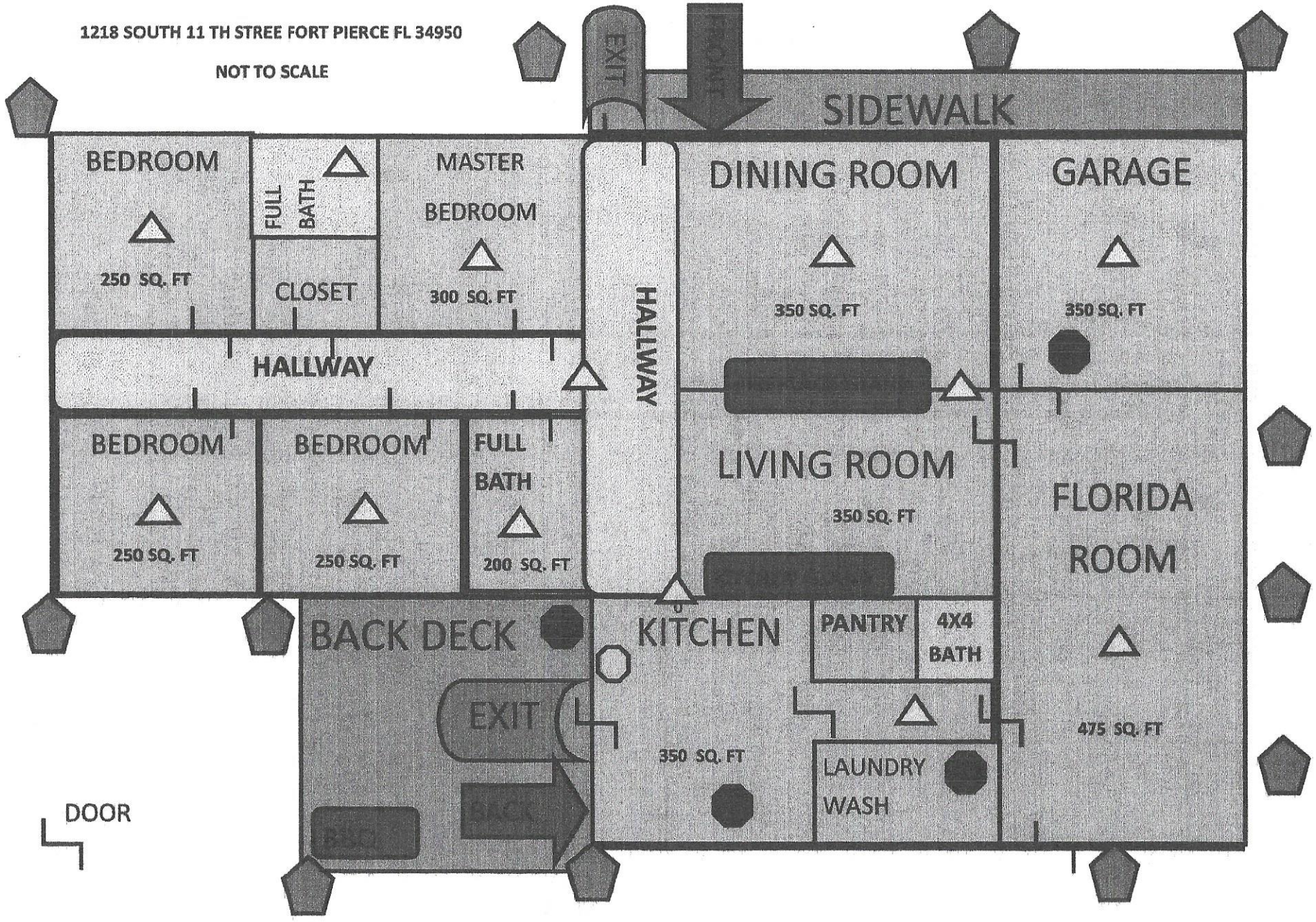
-No illegal drugs allowed on property.

-No toxic chemicals allowed on property.

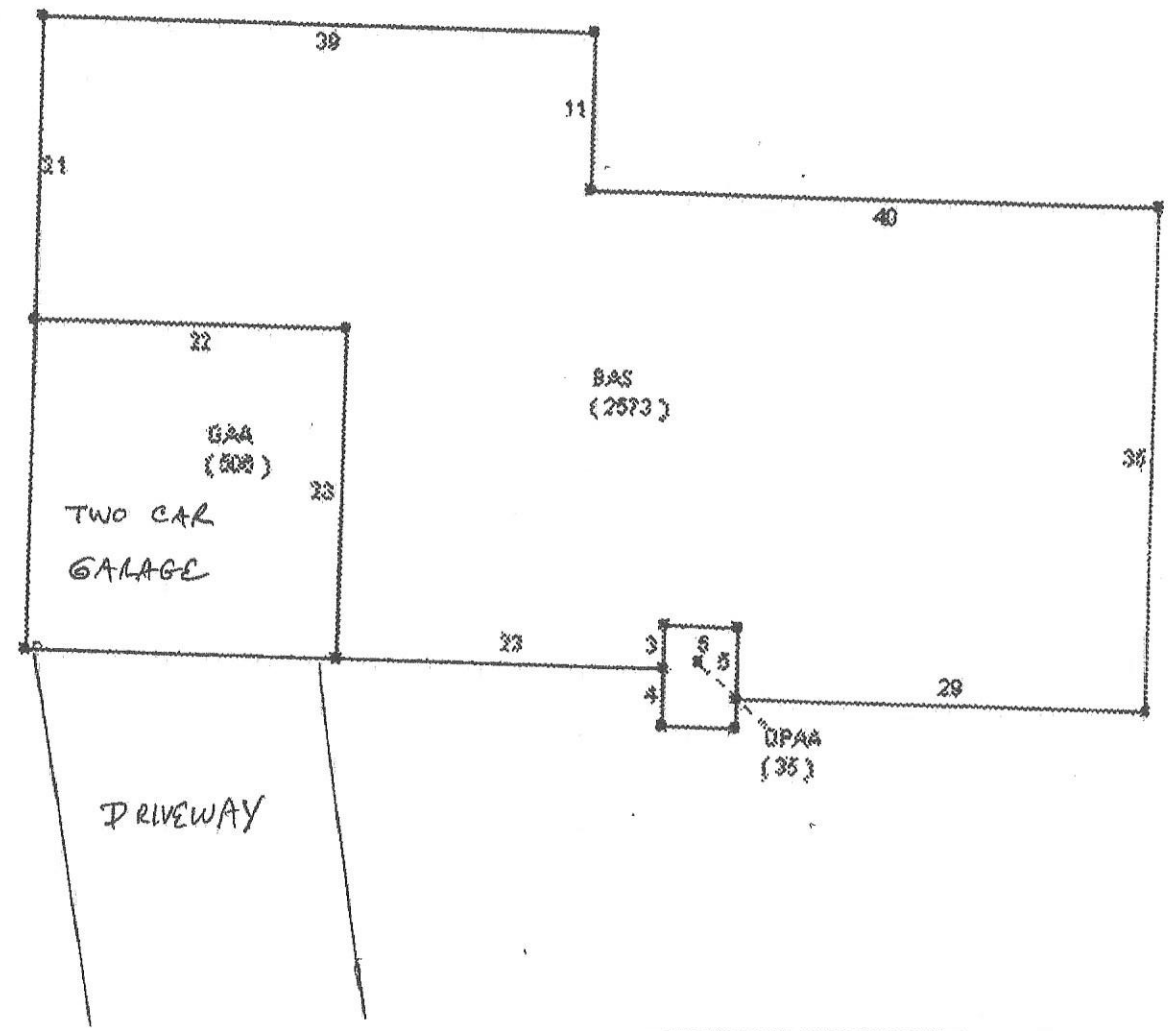
-Follow all local and state laws.

1218 SOUTH 11 TH STREE FORT PIERCE FL 34950

NOT TO SCALE

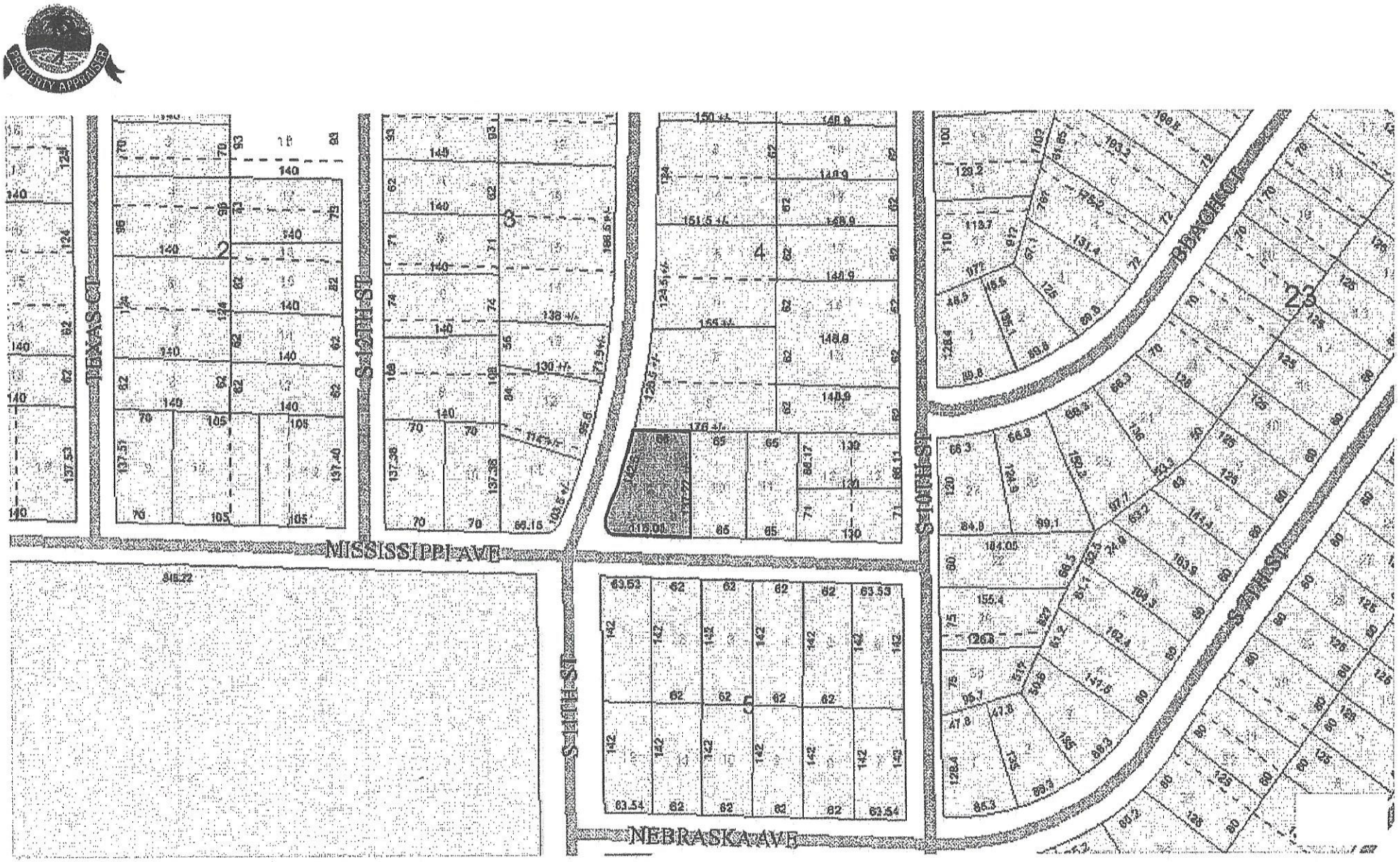


RAUL ARENAS RESIDENCE
1218 S. 11th Street, Ft. Pierce



MISSISSIPPI AVENUE

South 11th Street


PROPERTY APPRAISER
TEXAS CT
S 10TH ST
S 11TH ST
S 12TH ST
MISSISSIPPI AVE
NEBRASKA AVE
BIRCH CT
S FIRST ST
2
3
4
5
23
263

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 125, Article X, Section 125-37 of the Code of Ordinances.

Project: Conditional Use for France Vacation Rental at 1361 Binney Drive

Staff Name: Jennifer Hofmeister, AICP, LCAM, Planning Director

Staff Signature: 

Date Mailed: August 5, 2020

Number of Mailed Letters: 130

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTICE CERTIFICATION

Project Name: Conditional Use with No New Construction

Notice Provided Pursuant to 125-37

Notice by Mail: August 5, 2020

Notice by Newspaper: August 9, 2020

Notice by Signs: August 13, 2020

Verified by: Jennifer Hofmeister, AICP, LCAM, Planning Director

Staff Signature: Date: August 13, 2020

100 N. U.S. 1 ◊ P.O. Box 1480 ◊ Fort Pierce, FL 34954 -1480 ◊ 772-467-3000 ◊ Fax 772-466-5808
WWW.CITYOFFORTPIERCE.COM

Site Address	Owner
1511 BINNEY DR	Richard Dushuttle and Cynthia Devine
1501 BINNEY DR	Whitney A Legler and Michael A Cochran
1451 BINNEY DR	Ezra M Marshall and Jill Arnold
1431 BAYSHORE DR	Nels E Hallstrom Jr and Suzanne W Hallstrom
1421 BAYSHORE DR	Michael P Landreneau and Mary J Landreneau
1411 BAYSHORE DR	David Damon
1393 BAYSHORE DR	Wynne Building Corp
1391 BAYSHORE DR	Mary S Bradley
1383 BAYSHORE DR	Lisa K Livermore and Alina Fernandez
1375 BAYSHORE DR	Melisa A Lindsay
102 DESOTA ST	Susan A Maccanico
110 DESOTA ST	Sovathary Jacobson and Oeun Jacobson
120 DESOTA ST	Donna M Becker and Juanita Spera and Teresa Van Valkenburgh
Desota ST	Donna Becker and Juanita Spera and Teresa Van Valkenburgh
140 DESOTA ST	Grace A Beranek
1408 BINNEY DR	Charles H Hoffman Jr and Dona E Hoffman
1403 DESOTA ST	Gloria Regoli
1403 SEAWAY DR	1403 Seaway Drive LLC
120 COQUINA ST	Norman L Katrobos Jr and Melody A Katrobos
1404 BINNEY DR	Allan P Cressey and Pauline E Cressey
1400 BINNEY DR	Corliss Phillips
SEAWAY DR	Board Of Trs Of IRCC
1400 SEAWAY DR	United States Of America
1340 SEAWAY DR	1340 Seaway Drive LLC
TBD	La Entrada Del Mar Condominium
1300 SEAWAY DR 1	George H Emerson III and Margaret Emerson
1300 SEAWAY DR 2	Mark P Olexion and Lisa Colucci
1300 SEAWAY DR 3	Joseph W Roberts and Cheryl J Roberts
1300 SEAWAY DR 4	Stephen R Chilcott and Mark Evans
1300 SEAWAY DR 5	Jonathan Drulard
1300 SEAWAY DR 6	S A Tarr (TR)
1300 SEAWAY DR 7	Amanda Jane Evans
1300 SEAWAY DR 8	Elizabeth Vaughn (TR)
1300 SEAWAY DR 9	Herman Wilson and Sally Ann Wilson
1300 SEAWAY DR 1	James H Ashburn Jr
1300 SEAWAY DR 2	Aphrodite M Pearce and Bryan R Pearce
1300 SEAWAY DR 3	Laura Pfundstein
1300 SEAWAY DR 4	FT PIERCE CONDO LLC
1300 SEAWAY DR 5	Linda S Boye
1300 SEAWAY DR 6	James I Hall
1300 SEAWAY DR 7	Sara C Klegin and Louis W Klegin
1300 SEAWAY DR 8	FT PIERCE CONDO LLC
1300 SEAWAY DR 9	Alisa Anne Smith
1300 SEAWAY DR 10	Jennifer E Burgess
1300 SEAWAY DR 11	Edward W Ball Jr and Dixie W Ball
1300 SEAWAY DR 12	Patrick D Weber and Marcia A Weber

1300 SEAWAY DR 13	Linda S Boye
1300 SEAWAY DR 14	Vincent D Galione and Colleen M Galione
1300 SEAWAY DR 15	Larry D Bush
1300 SEAWAY DR 1	Marian O`Leary
1300 SEAWAY DR 2	Deborah H Baker (TR)
1300 SEAWAY DR 3	Frank M Hilburn
1300 SEAWAY DR 4	Mark P Olexion
1300 SEAWAY DR 5	James A Weir (TR)
1300 SEAWAY DR 6	Kirk Young
1300 SEAWAY DR 7	Uncle Pards Inc and Lane K Matthews
1300 SEAWAY DR 8	Kelly E Dixon (TR) and Donald M Dixon (TR)
1300 SEAWAY DR 9	Van D Sowerby and Amy M Sowerby
1300 SEAWAY DR 1	Ernestine M Spiers
1300 SEAWAY DR 2	Harry L Combs and Dorothy Combs
1300 SEAWAY DR 3	Harry L Combs II and Karen Combs
1300 SEAWAY DR 4	Ray A Combs
1300 SEAWAY DR 5	Christina Sheckler Hardy
1300 SEAWAY DR 6	Elizabeth U Baldwin
1300 SEAWAY DR 7	Kenneth B Stagg (TR) and Pamela L Stagg (TR)
1300 SEAWAY DR 8	Steven A Tarr
1300 SEAWAY DR 9	Mildred E Bozarth
1300 SEAWAY DR 10	Linda Jo Burkett
1300 SEAWAY DR 11	Ray A Combs Sr and Jeanne C Combs
1300 SEAWAY DR 12	James L Ezyk (TR) and Dorothy A Ezyk (TR)
1300 SEAWAY DR 13	Michael T Arnold and Alice E Arnold
1300 SEAWAY DR 14	J Michael Brennan and Elaine B Brennan
1300 SEAWAY DR 15	Robert Deadman
1300 SEAWAY DR 1	Keith R Shaffer and Debra A Shaffer
1300 SEAWAY DR 2	Michael D Zarrella
1300 SEAWAY DR 3	Michael D Zarrella
1300 SEAWAY DR 4	George G Shafer
1300 SEAWAY DR 5	Lorenzo V Pelosi
1300 SEAWAY DR 6	Haruethaya Eicholtz (LF EST)
1300 SEAWAY DR 7	Michael D Zarrella
1300 SEAWAY DR 8	Lori H Martin
1300 SEAWAY DR 9	Dale M Bury and Susan M Bury
1339 SEAWAY DR	Sandy Shoes on the Beach LLC
1311 SEAWAY DR	Michael D Zarrella
1301 SEAWAY DR	Jose Bass and Rosa Bass
1251 SEAWAY DR	Ralph J Femminella
1241 SEAWAY DR	Ralph Femminella
1240 BINNEY DR	Jerous A Vincent
1270 BINNEY DR	Glenn J Northey and Vera L Seeman-Northey
1302 BINNEY DR	Hans J Thiel and Michael N Thiel
1312 BINNEY DR	Gary Kay
1322 BINNEY DR	Sandy Shoes on Binney LLC
161 COQUINA ST	Robert E McAfee and Pamela E McAfee

201 BALBOA ST	Scott J Holmes (TR)
1259 BINNEY DR	Scott J Holmes (TR)
1240 CARLTON CT	Salvatore Ruffo
221 BALBOA ST	Patricia M Taulbee and Donald C Taulbee
1422 BAYSHORE DR	Joyce Barlow
1371 BINNEY DR	Paul J Gargolinski and Catherine J Gargolinski
1361 BINNEY DR	Neil Haislip Fravel and Elizabeth Lillian Fravel and Dana M France
1341 BINNEY DR	Neil M Poirier
1331 BINNEY DR	Cassandra Meyer
1321 BINNEY DR	HCHG Holdings LLC
1311 BINNEY DR	George Vande Bunte
202 BALBOA ST	Colonnades I LLC
1360 CARLTON CT	Salvatore Ruffo
1412 BAYSHORE DR	Patricia Nardone
CARLTON CT	Crossed Anchors II Condominium Association Inc
1340 CARLTON CT 101	JLAS LLC
1340 CARLTON CT 102	JLAS LLC
1340 CARLTON CT 103	JLAS LLC
1340 CARLTON CT 104	JLAS LLC
1340 CARLTON CT 201	JLAS LLC
1340 CARLTON CT 202	JLAS LLC
1340 CARLTON CT 203	JLAS LLC
1340 CARLTON CT 204	JLAS LLC
1374 BAYSHORE DR	Philip J Byrnes
1380 BAYSHORE DR	Andrew R Thomas
1390 BAYSHORE DR	Sotiris Baxevanis and Gloria Baxevanis
1351 CARLTON CT	Martha Solorzano
1341 CARLTON CT	Jose H Tamayo and Marlene V Tamayo
1331 CARLTON CT	Daniel T Fox
1321 CARLTON CT	Edward And Rita Barth Family Trust
1309 CARLTON CT	Benjamin Palmitier and Taylor Palmitier
1301 CARLTON CT	Florida Beach and Golf Retreats LLC
1352 BONEFISH CT	Joyce D Barlow
1342 BONEFISH CT	Jason Hague and Heidi Harsh
1332 BONEFISH CT	Martha Solorzano
1322 BONEFISH CT	Karl G Ekman and Margaret A Ekman

Owner1	Mailing Address 1
Richard Dushuttle	1511 Binney DR
Whitney A Legler	1501 Binney DR
Ezra M Marshall	1451 Binney Dr
Nels E Hallstrom Jr	1431 Bayshore Dr
Michael P Landreneau	1421 Bayshore Drive
David Damon	1411 Bayshore Dr
Wynne Building Corp	8000 S US Highway 1 Ste 402
Mary S Bradley	1391 Bayshore Dr
Lisa K Livermore	1383 Bayshore DR
Melisa A Lindsay	1375 Bayshore DR
Susan A Maccanico	102 Desota St
Sovathary Jacobson	110 Desota ST
Donna M Becker	471 Tequesta Dr
Donna Becker	471 Tequesta Dr
Grace A Beranek	140 Desota St
Charles H Hoffman Jr	527 NE Solina Cir
Gloria Regoli	5800 Riviera Dr
1403 Seaway Drive LLC	925 S Federal HWY; Unit Fl 6
Norman L Katrobos Jr	120 Coquina ST
Allan P Cressey	1406 Binney Dr
Corliss Phillips	1903 Plover AVE
Board Of Trs Of IRCC	3209 Virginia Ave
United States Of America	77 Forsyth St SW Ste 600
1340 Seaway Drive LLC	1484 Ridge Top DR
La Entrada Del Mar Condominium	1300 Seaway Drive Bldg F
George H Emerson III	2375 Jernigan RD
Mark P Olexion	170 Hancock RD
Joseph W Roberts	622 Pinar DR
Stephen R Chilcott	31 Moorehouse Rd
Jonathan Drulard	1220 Cartagena AVE
S A Tarr (TR)	4521 PGA BLVD; Unit # 201
Amanda Jane Evans	Mapledene Old Lodge Lane
Elizabeth Vaughn (TR)	559 N Country Club Rd
Herman Wilson	1300 Seaway Dr Apt A-9
James H Ashburn Jr	1300 Seaway Dr Apt B-1
Aphrodite M Pearce	1300 Seaway DR; Unit Apt B-2
Laura Pfundstein	1550 S Ocean DR; Unit Apt 11
FT PIERCE CONDO LLC	6869 Starpoint Court #102
Linda S Boye	1300 Seaway DR; Unit Unit 5
James I Hall	1300 Seaway DR; Unit # 6
Sara C Klegin	1300 Seaway DR; Unit Apt B-7
FT PIERCE CONDO LLC	6869 Starpoint Court #102
Alisa Anne Smith	1300 Seaway DR; Unit # B 9
Jennifer E Burgess	1300 Seaway DR; Unit B-10
Edward W Ball Jr	500 SW 5th AVE
Patrick D Weber	16886 W Jenny Ln

Linda S Boye	1300 Seaway DR; Unit Unit 5
Vincent D Galione	6 Sycamore PL
Larry D Bush	412 Farmers Market Rd
Marian O`Leary	1 Harbour Isle Dr E Unit 205
Deborah H Baker (TR)	1300 Seaway DR; Unit Apt C-2
Frank M Hilburn	326 S 2nd ST
Mark P Olexion	170 Hancock Rd
James A Weir (TR)	6108 Yucca DR
Kirk Young	20 Harbour Isle DR W; Unit Unit 20
Uncle Pards Inc	3021 NE Heather CT
Kelly E Dixon (TR)	15133 Harriet AVE
Van D Sowerby	1300 Seaway DR; Unit Apt C-9
Ernestine M Spiers	1300 Seaway Dr Apt D1
Harry L Combs	805 Bama Rd
Harry L Combs II	801 Bama RD
Ray A Combs	1300 Seaway Dr # 4
Christina Sheckler Hardy	7 ST Andrews Crossover
Elizabeth U Baldwin	2330 Compass Pointe DR
Kenneth B Stagg (TR)	PO Box 755
Steven A Tarr	4521 PGA BLVD; Unit # 201
Mildred E Bozarth	3213 Live Oak LN
Linda Jo Burkett	1300 Seaway DR; Unit Apt D-10
Ray A Combs Sr	1300 Seaway DR; Unit Apt D-4
James L Ezyk (TR)	2970 N Lakeshore RD
Michael T Arnold	3873 Lake Pickett Ct
J Michael Brennan	3221 Live Oak Ln
Robert Deadman	1300 Seaway DR; Unit # 15
Keith R Shaffer	710 Wessex PL
Michael D Zarrella	1300 Seaway DR; Unit Apt E-7
Michael D Zarrella	1300 Seaway DR; Unit Apt E-7
George G Shafer	6301 Oleander AVE
Lorenzo V Pelosi	95 Butler Pkwy
Haruethaya Eicholtz (LF EST)	1300 Seaway DR; Unit Apt E-6
Michael D Zarrella	1300 Seaway DR; Unit Apt E-7
Lori H Martin	1300 Seaway DR; Unit Apt E-8
Dale M Bury	1726 Citadel St
Sandy Shoes on the Beach LLC	129 N 2nd St
Michael D Zarrella	1300 Seaway DR; Unit Apt E-7
Jose Bass	940 Turtle Cove Ln
Ralph J Femminella	1251 Seaway Dr
Ralph Femminella	1251 Seaway DR
Jerous A Vincent	1240 Binney Dr
Glenn J Northey	109 River Oak Dr
Hans J Thiel	1302 Binney DR
Gary Kay	1312 Binney DR
Sandy Shoes on Binney LLC	129 N 2nd St
Robert E McAfee	590 Santa Fe Rd

Scott J Holmes (TR)	PO Box 2804
Scott J Holmes (TR)	PO Box 2804
Salvatore Ruffo	1663 Dekalb AVE
Patricia M Taulbee	221 Balboa ST; Unit Apt A
Joyce Barlow	1020 Tallahassee Rd
Paul J Gargolinski	1371 Binney DR; Unit Apt B
Neil Haislip Fravel	1906 Cherry ST
Neil M Poirier	1341 Binney DR; Unit Apt B
Cassandra Meyer	1617 Frances Ave
HCHG Holdings LLC	410 SE Lamon Ln
George Vande Bunte	100 Mainsail Dr
Colonnades I LLC	1111 Fernandina ST
Salvatore Ruffo	1663 Dekalb AVE
Patricia Nardone	8165 Laborie LN
Crossed Anchors II Condominium Association Inc	1328 Carlton CT
JLAS LLC	1177 NE Kubin AVE
JLAS LLC	1177 NE Kubin AVE
JLAS LLC	1177 NE Kubin AVE
JLAS LLC	1177 NE Kubin AVE
JLAS LLC	1177 NE Kubin AVE
JLAS LLC	1177 NE Kubin AVE
JLAS LLC	1177 NE Kubin AVE
JLAS LLC	1177 NE Kubin AVE
Philip J Byrnes	1374 Bayshore Dr
Andrew R Thomas	PO Box 3285
Sotiris Baxevanis	1390 Bayshore DR
Martha Solorzano	35913 N Prickley Pear RD
Jose H Tamayo	1341 Carlton CT
Daniel T Fox	1331 Carlton CT
Edward And Rita Barth Family Trust	1321 Carlton CT
Benjamin Palmitier	1309 Carlton CT
Florida Beach and Golf Retreats LLC	7216 Maidstone DR
Joyce D Barlow	1020 Tallahassee RD
Jason Hague	2524 Garfield St
Martha Solorzano	1332 Bonefish Ct
Karl G Ekman	225 Doyle RD

Mailing City State Zip
Fort Pierce; FL 34949-3119
Fort Pierce; FL 34949-3119
Fort Pierce; FL 34949-3109
Fort Pierce; FL 34949-3038
Fort Pierce; FL 34949
Fort Pierce; FL 34949-3038
Port St Lucie; FL 34952-2338
Fort Pierce; FL 34949
Fort Pierce; FL 34949-3083
Fort Pierce; FL 34949-3083
Fort Pierce; FL 34949-3132
Fort Pierce; FL 34949-3132
Tequesta; FL 33469-2539
Tequesta; FL 33469-2539
Fort Pierce; FL 34949-3132
Port St Lucie; FL 34983
Coral Gables; FL 33146-2753
Boca Raton; FL 33432-6122
Fort Pierce; FL 34949-2704
Fort Pierce; FL 34949-3110
Fort Pierce; FL 34949-3446
Fort Pierce; FL 34981-5541
Atlanta; GA 30303-3490
Tarpon Springs; FL 34688-8102
Fort Pierce; FL 34949
Fort Pierce; FL 34945-2216
Piscataway; NJ 08854-3649
Orlando; FL 32825-7818
London W2 50H
Coral Gables; FL 33156-6312
Palm Beach Gardens; FL 33418-3997
Kenley CR85EU
Lake Mary; FL 32746-4228
Fort Pierce; FL 34949-3163
Fort Pierce; FL 34949-3164
Fort Pierce; FL 34949-3164
Fort Pierce; FL 34949-3303
Winter Park; FL 32792
Fort Pierce; FL 34949-3106
Fort Pierce; FL 34949-3106
Fort Pierce; FL 34949-3105
Winter Park; FL 32792
Fort Pierce; FL 34949-3106
Fort Pierce; FL 34949-3105
Okeechobee; FL 34974-4294
Loxahatchee; FL 33470

Fort Pierce; FL 34949-3106
Smithtown; NY 11787-5541
Fort Pierce; FL 34982-8228
Fort Pierce; FL 34949-2753
Fort Pierce; FL 34949-3165
Fort Pierce; FL 34950-1519
Piscataway; NJ 08854-3649
Fort Pierce; FL 34982-3716
Fort Pierce; FL 34949-2772
Jensen Beach; FL 34957-5069
Jupiter; FL 33458-6685
Fort Pierce; FL 34949-3135
Fort Pierce; FL 34949-3106
Brandon; FL 33511
Brandon; FL 33511-6905
Fort Pierce; FL 34949-3106
Severna Park; MD 21146
Vero Beach; FL 32966-2112
Minneola; FL 34755
Palm Beach Gardens; FL 33418-3997
Fort Pierce; FL 34981-4502
Fort Pierce; FL 34949-3166
Fort Pierce; FL 34949-3166
Port Hope; MI 48468-9368
Orlando; FL 32820-1145
Fort Pierce; FL 34981-4502
Fort Pierce; FL 34949-3106
Orlando; FL 32803-6637
Fort Pierce; FL 34949-3167
Fort Pierce; FL 34949-3167
Fort Pierce; FL 34982-7633
Summit; NJ 07901-1614
Fort Pierce; FL 34949-3167
Fort Pierce; FL 34949-3167
Fort Pierce; FL 34949-3167
Lake Placid; FL 33852
Fort Pierce; FL 34950-4404
Fort Pierce; FL 34949-3167
Vero Beach; FL 32963
Fort Pierce; FL 34949-3147
Fort Pierce; FL 34949-3147
Fort Pierce; FL 34949-3114
Vero Beach; FL 32963
Fort Pierce; FL 34949-3118
Fort Pierce; FL 34949-3118
Fort Pierce; FL 34950
West Palm Beach; FL 33406

Jensen Beach; FL 34958-2804
Jensen Beach; FL 34958-2804
Brooklyn; NY 11237-4019
Fort Pierce; FL 34949-2907
Albany; GA 31721
Fort Pierce; FL 34949-2717
Panama City; FL 32401-4022
Fort Pierce; FL 34949-2715
Fort Pierce; FL 34949
Port St Lucie; FL 34983
Fort Pierce; FL 34949-8099
Fort Pierce; FL 34949-3375
Brooklyn; NY 11237-4019
Wellington; FL 33414-3443
Fort Pierce; FL 34949-3096
Jensen Beach; FL 34957-6125
Jensen Beach; FL 34957-6125
Jensen Beach; FL 34957-6125
Jensen Beach; FL 34957-6125
Jensen Beach; FL 34957-6125
Jensen Beach; FL 34957-6125
Jensen Beach; FL 34957-6125
Jensen Beach; FL 34957-6125
Fort Pierce; FL 34949-3083
Fort Pierce; FL 34948-3285
Fort Pierce; FL 34949-3050
Cave Creek; AZ 85331-9339
Fort Pierce; FL 34949-3054
Fort Pierce; FL 34949-3054
Fort Pierce; FL 34949-3054
Fort Pierce; FL 34949-3054
Port St Lucie; FL 34986-3344
Albany; GA 31721-9556
Hollywood; FL 33308-3410
Fort Pierce; FL 34949
Holden; MA 01520-2015

City Commission Regular Meeting - 6:30 pm **12. e.**

Meeting Date: 08/17/2020

Re: Bent Creek CDD

SUBJECT:

Legislative Hearing - Ordinance 20-016 Establishing the Bent Creek Community Development District. SECOND READING

SUMMARY:

A petition to Establish Bent Creek Community Development District ("District") was submitted by Lennar Homes, LLC to the City Commission of the City of Fort Pierce, Florida ("City") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes.

The ordinance will create the Bent Creek Community Development District (CDD). The proposed CDD is generally located east of Jenkins Road, north of White Way Dairy Road, south of Orange Avenue and west of Hartman Road, in the City of Fort Pierce, Florida, and contains approximately 76.33+/- acres. The proposed CDD is designed to provide a financing mechanism for community infrastructure and services, including the funding and construction of the extension of Peterson Road and bridge.

RECOMMENDATION:

Adopt Ordinance 20-016.

ALTERNATIVES:

Adopt with modifications or do not adopt.

RESPONSIBLE STAFF:

Peter J. Sweeney, City Attorney

COORDINATED WITH:

Linda W. Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

20-016

20-016 Exhibit 1 Petition

20-016 Exhibit 2 Map

20-016 Exhibit 2 Legal Desc.
CDD Overview
General Power Point

Form Review

Form Started By: Linda Cox Started On: 08/04/2020 11:36 AM
Final Approval Date: 08/04/2020

ORDINANCE NO. 20-016

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ESTABLISHING THE **BENT CREEK COMMUNITY DEVELOPMENT DISTRICT,** PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE NAME, POWERS AND DUTIES; PROVIDING FOR DESCRIPTION AND BOUNDARIES; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a Petition to Establish Bent Creek Community Development District ("District") was submitted by Lennar Homes, LLC to the City Commission of the City of Fort Pierce, Florida ("City") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (attached as Exhibit 1); and

WHEREAS, the District will constitute a timely, efficient, effective, responsive and economic method of delivering community development services, in the area described in Exhibit 1, thereby providing a solution to the City's planning, management and financing needs for the delivery of capital infrastructure therein without overburdening the City and its taxpayers; and

WHEREAS, the City finds that the statements contained in the Petition are true and correct; and

WHEREAS, the creation of the District is not inconsistent with any applicable element or portion of the State comprehensive plan or Comprehensive Plan of the City; and

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and

WHEREAS, the area that will be served by the District is amenable to separate special district government; and

WHEREAS, the creation of the District is the best alternative for delivering community development services and facilities to the area that will be served by the District; and

WHEREAS, the City has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), Florida Statutes; and

WHEREAS, the City has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AS FOLLOWS:

SECTION 1. The foregoing findings, which are expressly set forth herein, are hereby adopted and made a part hereof.

SECTION 2. The Bent Creek Community Development District ("District") is hereby established for the area of land described in Exhibit 2, attached hereto, pursuant to Section 190.005(2), Florida Statutes.

SECTION 3. The District is granted all general powers authorized pursuant to Section 190.011, Florida Statutes, and the special powers authorized pursuant to Section 190.012(1), Florida Statutes and Sections 190.012(2)(a) and (d), Florida Statutes.

SECTION 4. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. All Ordinances or parts of Ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 6. This Ordinance is and the same shall become effective immediately upon final passage hereof.

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. 20-016 was duly advertised in the St. Lucie News Tribune on July 24, July 31, August 7 and August 14, 2020; copy of said Ordinance and the Petition Exhibit 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 August 3, 2020; and was duly introduced, read by title only, and passed on second and final reading August 17, 2020 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 17th day of August, 2020.

_____
Linda Hudson
Mayor Commissioner

_____
Linda W. Cox
City Clerk

(CITY SEAL)

Exhibit 1

Petition to Establish Bent Creek Community Development District

Exhibit 2

Legal Description and Map of Bent Creek Community Development District

PETITION TO ESTABLISH BENT CREEK COMMUNITY DEVELOPMENT DISTRICT

June, 2020

BEFORE THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA

IN RE: AN ORDINANCE TO ESTABLISH THE BENT CREEK COMMUNITY DEVELOPMENT DISTRICT

PETITION

Lennar Homes, LLC, a Florida limited liability company ("Petitioner"), hereby submits this Petition to the City Commission of the City of Fort Pierce, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to establish a Community Development District with respect to the land described herein. In support of this Petition, Petitioner states as follows:

1. **Location and Size**. The proposed District is generally located east of Jenkins Road, north of White Way Dairy Road, south of Orange Avenue and west of Hartman Road, in the City of Fort Pierce, Florida, and contains approximately 76.33+/- acres. The general location of the proposed District is shown on **Exhibit 1** attached hereto. The metes and bounds description of the external boundaries of the proposed District is set forth in **Exhibit 2** attached hereto.

2. **Landowner Consent**. Attached hereto as **Exhibit 3** is the written consent of the owners of 100% of the real property to be included within the proposed District.

3. **Name**. The name of the proposed District to be established is Bent Creek Community Development District (the "District").

4. **Initial Board Members**. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows: Gregory Pettibon, Jeffrey Alexander, Scott Harala, Thomas Beer and Adam Picow. All initial board members are residents of the state of Florida and citizens of the United States.

5. **Future Land Uses**. The future general distribution, location and extent of the public and private land uses proposed within the proposed District are shown on **Exhibit 4** attached hereto. These proposed land uses are consistent with the State of Florida Comprehensive Plan and the City of Fort Pierce, Florida Comprehensive Plan. The proposed development plan for the lands within the District is shown on **Exhibit 5** attached hereto.

6. **Major Water and Wastewater Facilities**. The existing major trunk water mains and sewer interceptors and outfalls serving the lands within the District are shown on **Exhibit 6** attached hereto.

7. **District Facilities and Services**. The Petitioner presently intends for the proposed District to participate in the funding and construction of the extension of Peterson Road and bridge ("Improvements"). The good faith estimated costs of constructing the Improvements is approximately $4,262,600. The proposed timetable for construction of the Improvements is to start on or about June, 2020 and completion June, 2022. These are good faith estimates but are subject to change. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

8. **Statement of Estimated Regulatory Costs**. A Statement of Estimated Regulatory Costs prepared in accordance with the requirements of Section 120.541, Florida Statutes, is attached hereto as **Exhibit 7**.

9. **Petitioner and Authorized Agent**. The Petitioner is Lennar Homes, LLC, a Florida limited liability company, whose address is 700 NW 107 Avenue, Suite 400, Miami, Florida 33172. Copies of all correspondence and official notices should also be sent to the authorized agent for the Petitioner:

Dennis E. Lyles, Esq.
Billing, Cochran, Lyles, Mauro, & Ramsey, P.A.
515 East Las Olas Boulevard
Sixth Floor
Fort Lauderdale, Florida 33310
Phone: 954-764-7150 / Fax: 954-764-7279
Email: dlyles@bclmr.com

10. **Reasons for Establishment of District**. This Petition to establish the Bent Creek Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with any applicable element or portion of the state comprehensive plan or the effective local government comprehensive plan.

b. The area of land within the proposed District is part of a unified plan of development that has been approved by the City of Fort Pierce, Florida. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The proposed District will be the best alternative available for delivering community development services and facilities to the area to be served without financially impacting persons residing outside the proposed District. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District services and facilities in the future.

e. The area to be served by the proposed District is amenable to separate special-district government.

11. **Rights to be Granted the District:** Petitioner hereby requests that, in addition to the powers set forth in Section 190.012(1), Florida Statutes, the District be granted the right to exercise all powers provided for in Sections 190.012(2)(a) and (d), Florida Statues.

[REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

WHEREFORE, Petitioner respectfully requests the City Commission of the City of Fort Pierce, Florida, to:

i. Hold a public hearing to consider the establishment of the Bent Creek Community Development District in accordance with the requirements of Section 190.005, Florida Statutes; and

ii. Adopt an ordinance pursuant to Chapter 190, Florida Statutes, granting this Petition and establishing the Bent Creek Community Development District.

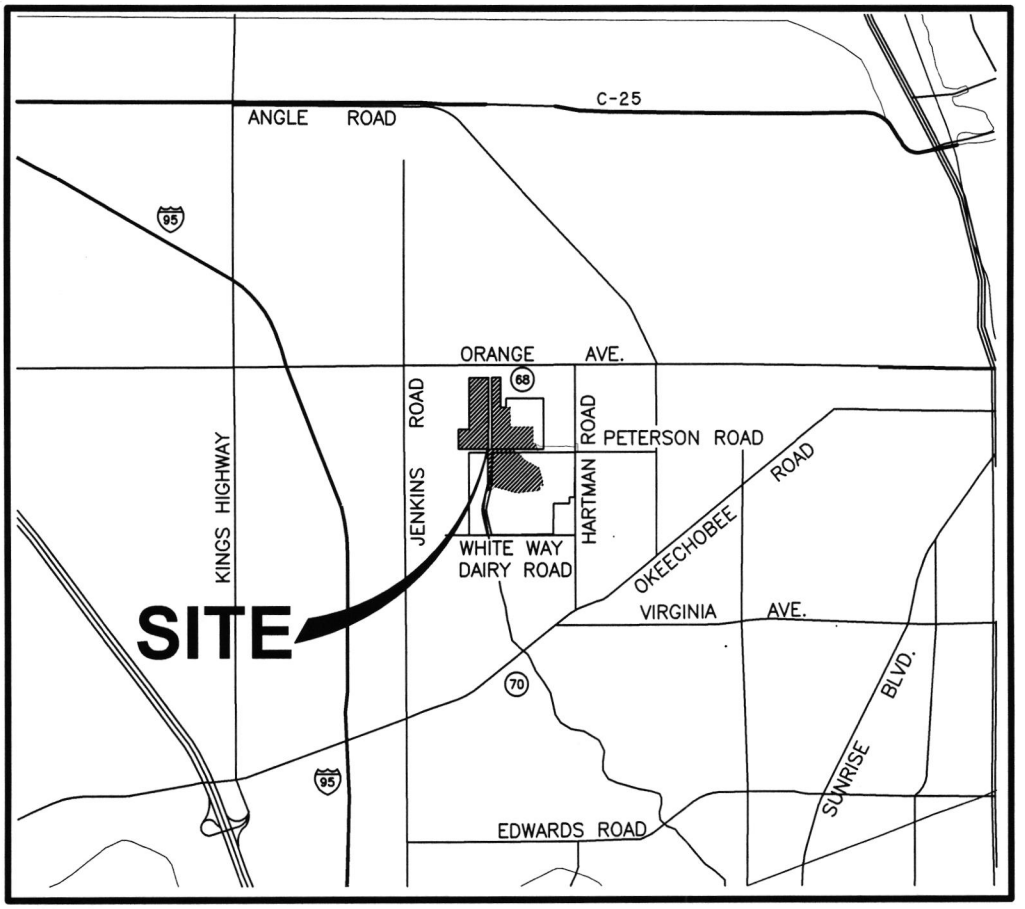
RESPECTFULLY SUBMITTED this 23 day of APRIL, 2020.

LENNAR HOMES, LLC, a Florida limited liability company

By: _____
Name: Jeff Alexander
Title: AUTHORIZED AGENT

EXHIBIT 1

LOCATION SKETCH



SEC. 7 AND 18 TWP. 35S RNG. 40E

LOCATION MAP

N.T.S.

EXHIBIT 2

METES AND BOUNDS DESCRIPTION

LEGAL DESCRIPTION
(TRACT "A-2")

A PARCEL OF LAND BEING ALL OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A-2", SAID POINT BEING THE NORTHWEST CORNER OF LOT 251, BENT CREEK TRACT "A-1", AS RECORDED IN PLAT BOOK 49, PAGES 12 THROUGH 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 13°20'20" EAST ALONG THE WEST LINE OF SAID TRACT "A-2", A DISTANCE OF 192.30 FEET; THENCE SOUTH 50°01'10" EAST ALONG THE SOUTHWEST LINE OF TRACT "W-9", AS SHOWN ON SAID BENT CREEK MASTER PLAT, A DISTANCE OF 36.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 311.06 FEET AND WHOSE CENTER POINT BEARS SOUTH 50°01'10" EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°49'31", A DISTANCE OF 102.20 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 195.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°30'06", A DISTANCE OF 171.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1951.28 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°03'37", A DISTANCE OF 274.50 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°14'38" EAST, A DISTANCE OF 341.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 238.20 FEET AND WHOSE CENTER POINT BEARS SOUTH 80°36'56" EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°56'59", A DISTANCE OF 294.97 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID TRACT "W-9") TO A POINT OF NON-TANGENCY; THENCE NORTH 89°44'36" EAST ALONG THE NORTH LINE OF SAID TRACT "A-2", ALSO BEING THE SOUTH LINE OF TRACT "O-2" AS SHOWN ON SAID BENT CREEK MASTER PLAT, A DISTANCE OF 366.87 FEET; THENCE SOUTH 19°35'25" WEST ALONG THE WESTERLY LINE OF TRACT "D-1", A DISTANCE OF 41.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 665.70 FEET AND WHOSE CENTER POINT BEARS SOUTH 19°35'25" WEST, FROM SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°14'40", A DISTANCE OF 107.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 460.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°34'40", A DISTANCE OF 189.58 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 37°35'15" EAST, A DISTANCE OF 36.44 FEET; TO THE BEGINNING OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 497.26 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°12'42", A DISTANCE OF 262.20 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 960.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°42'52", A DISTANCE OF 280.26 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF SAID TRACT "D-1", ALSO BEING THE NORTHEASTERLY LINE OF SAID TRACT "A-2") TO A POINT OF NON-TANGENCY; THENCE NORTH 74°02'27" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "D-1", A DISTANCE OF 47.46 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "A-2", ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE (TRACT "S-4") AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1", SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; HAVING A RADIUS OF 4184.42 FEET AND WHOSE CENTER POINT BEARS NORTH 74°02'27" EAST, FROM SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°50'16", A DISTANCE OF 134.22 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 29°54'49" WEST, A DISTANCE OF

36.99 FEET; THENCE SOUTH 21°38'23" EAST, A DISTANCE OF 50.66 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID EASTERLY LINE OF TRACT "A-2", ALSO SAID WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE) TO A POINT ON THE NORTHERLY LINE OF TRACT "W-4" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 77°37'27" WEST, A DISTANCE OF 16.59 FEET TO THE BEGINNING OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°34'15", A DISTANCE OF 183.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 775.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°44'53", A DISTANCE OF 131.86 FEET TO A POINT ON A LINE RADIAL TO SAID CURVE; THENCE SOUTH 30°26'48" WEST ALONG SAID RADIAL LINE, A DISTANCE OF 136.25 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 638.75 FEET AND WHOSE CENTER POINT BEARS SOUTH 30°26'48" WEST, FROM SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°14'44", A DISTANCE OF 91.92 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 819.22 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°12'42", A DISTANCE OF 431.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 37°35'15" WEST, A DISTANCE OF 36.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 138.75 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°34'40", A DISTANCE OF 57.10 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 343.75 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°41'58", A DISTANCE OF 178.18 FEET (THE PRECEDING NINE COURSES BEING COINCIDENT WITH THE NORTHEASTERLY BOUNDARY LINES OF SAID TRACT "W-4") TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°14'38" WEST, A DISTANCE OF 354.43 FEET; THENCE SOUTH 04°57'12" WEST, A DISTANCE OF 163.16 FEET; (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE WESTERLY LINE OF SAID TRACT "W-4") TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "W-4"; THENCE SOUTH 74°39'51" EAST, A DISTANCE OF 286.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 510.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°38'33", A DISTANCE OF 192.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 83°41'36" EAST, A DISTANCE OF 419.39 FEET; THENCE SOUTH 06°18'24" EAST, A DISTANCE OF 135.00 FEET; THENCE NORTH 83°41'36" EAST, A DISTANCE OF 207.50 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY LINES OF SAID TRACT "W-4") TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE; THENCE SOUTH 06°18'24" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF LOT 102 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"; THENCE SOUTH 83°41'36" EAST ALONG SAID NORTH LINE OF LOT 102, A DISTANCE OF 99.72 FEET; THENCE SOUTH 15°05'19" EAST ALONG THE WESTERLY LINE OF SAID LOT 102 AND LOT 101 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1", A DISTANCE OF 136.60 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "A-2", ALSO BEING THE NORTHERLY LINE OF LOT 59 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"; THENCE SOUTH 83°41'36" WEST, A DISTANCE OF 640.00 FEET; THENCE SOUTH 88°36'00" WEST, A DISTANCE OF 62.25 FEET; THENCE NORTH 80°50'26" WEST, A DISTANCE OF 61.94 FEET; THENCE NORTH 74°39'51" WEST, A DISTANCE OF 600.54 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY LINES OF LOT 49 THROUGH SAID LOT 59, AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"); THENCE SOUTH 57°51'07" WEST, A DISTANCE OF 37.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°23'11", A DISTANCE OF 79.38 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE NORTHWESTERLY LINES OF SAID LOT 40) TO A POINT ON A LINE RADIAL TO SAID CURVE; THENCE NORTH 68°32'04" WEST ALONG SAID RADIAL LINE, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID BENT CREEK DRIVE (TRACT "S-4"), A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 175.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 68°32'04" EAST, FROM SAID POINT; THENCE

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°07'36", A DISTANCE OF 24.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 13°20'20" WEST, A DISTANCE OF 36.45 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID BENT CREEK DRIVE) TO A POINT ON THE SOUTHEAST LINE OF SAID TRACT "A-2" ALSO BEING THE NORTHEAST LINE OF SAID LOT 251, BENT CREEK TRACT "A-1"; THENCE NORTH 76°39'40" WEST ALONG THE SOUTHEAST LINE OF SAID TRACT "A-2" AND SAID NORTHEAST LINE OF LOT 251, A DISTANCE OF 135.65 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 24.29 ACRES, MORE OR LESS.

TOGETHER WITH:

TRACT "B-2"

A PARCEL OF LAND BEING ALL OF TRACT "B-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "B-2"; THENCE NORTH 00°17'48" EAST ALONG THE WEST LINE OF SAID TRACT "B-2", A DISTANCE OF 2161.05 FEET; THENCE SOUTH 89°42'12" EAST, A DISTANCE OF 133.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 60.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 58°17'58" EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 228°25'55", A DISTANCE OF 239.21 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°42'00", A DISTANCE OF 24.74 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°42'12" EAST, A DISTANCE OF 108.28 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARIES OF SAID TRACT "B-2") TO A POINT ON THE EAST BOUNDARY OF SAID TRACT "B-2"; THENCE SOUTH 00°13'49" WEST, A DISTANCE OF 774.17 FEET; THENCE NORTH 89°43'21" EAST, A DISTANCE OF 293.60 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ABERFOYLE AVENUE (TRACT "S-5"), AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 00°11'49" WEST, A DISTANCE OF 100.21 FEET; THENCE SOUTH 44°57'35" WEST, A DISTANCE OF 35.21 FEET; THENCE SOUTH 00°40'16" WEST, A DISTANCE OF 50.01 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF ABERFOYLE AVENUE) TO A POINT ON THE NORTH LINE OF TRACT "D-2" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 89°43'21" WEST ALONG SAID NORTH LINE OF TRACT "D-2", A DISTANCE OF 355.12 FEET; THENCE SOUTH 45°00'35" WEST ALONG THE NORTHWEST LINE OF SAID TRACT "D-2", A DISTANCE OF 35.18 FEET; THENCE SOUTH 00°17'48" WEST ALONG THE WEST LINE OF SAID TRACT "D-2", A DISTANCE OF 200.01 FEET; THENCE SOUTH 44°59'25" EAST ALONG THE SOUTHWEST LINE OF SAID TRACT "D-2", A DISTANCE OF 35.53 FEET; THENCE NORTH 89°43'21" EAST ALONG THE SOUTH LINE OF SAID TRACT "D-2", A DISTANCE OF 355.47 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5") AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 00°16'39" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5"), A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5"); THENCE NORTH 89°43'21" EAST ALONG THE SOUTH LINE OF SAID ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5"), A DISTANCE OF 27.36 FEET TO A POINT ON THE WEST LINE OF LOT 105, BENT CREEK - TRACT "B-1" AS RECORDED IN PLAT BOOK 49, PAGES 38 THROUGH 40, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°16'39" EAST ALONG SAID WEST LINE OF LOT 105, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH LINE OF TRACT "W-6" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 89°43'21" WEST ALONG SAID NORTH LINE OF TRACT "W-6", A DISTANCE OF 284.83 FEET; THENCE SOUTH 00°17'48" WEST ALONG THE WEST LINE OF SAID TRACT "W-6", A DISTANCE OF 378.97 FEET; THENCE NORTH 89°44'36" EAST ALONG THE SOUTH LINE OF SAID TRACT "W-6", A DISTANCE OF 1000.60 FEET TO A POINT ON THE WEST LINE OF LOT 83 AS SHOWN ON SAID PLAT OF BENT CREEK - TRACT "B-1"; THENCE SOUTH 00°02'10" EAST ALONG THE WEST LINE OF SAID LOT 83 AND THE WEST LINE OF LOT 82 AS SHOWN ON SAID PLAT OF BENT CREEK - TRACT "B-1", A DISTANCE OF

125.00 FEET; THENCE NORTH 89°44'36" EAST ALONG THE SOUTH LINE OF SAID LOT 82, A DISTANCE OF 92.21 FEET TO A POINT ON THE WEST LINE OF BENT CREEK DRIVE (TRACT "S-5") AS SHOWN ON SAID PLAT OF BENT CREEK - TRACT "B-1"; THENCE SOUTH 00°15'24" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 45°08'47" EAST, A DISTANCE OF 35.42 FEET; THENCE SOUTH 00°02'10" EAST, A DISTANCE OF 99.90 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID BENT CREEK DRIVE) TO A POINT ON THE SOUTH LINE OF SAID TRACT "B-2"; THENCE SOUTH 89°44'36" WEST ALONG SAID SOUTH LINE OF TRACT "B-2", A DISTANCE OF 1419.86 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 23.32 ACRES, MORE OR LESS.

TOGETHER WITH:

TRACT "C"

A PARCEL OF LAND BEING ALL OF TRACT "C", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "C"; THENCE SOUTH 89°48'06" WEST ALONG THE SOUTH LINE OF SAID TRACT "C", A DISTANCE OF 300.01 FEET TO A POINT ON THE EAST LINE OF TRACT "W-8" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE NORTH 00°17'48" EAST ALONG SAID EAST LINE OF TRACT "W-8", A DISTANCE OF 616.29 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "W-8"; THENCE SOUTH 89°46'36" WEST ALONG SAID NORTH LINE OF TRACT "W-8", A DISTANCE OF 309.25 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "C"; THENCE NORTH 00°15'12" EAST ALONG SAID WEST LINE OF TRACT "C", A DISTANCE OF 1579.80 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°43'35" EAST ALONG SAID NORTH LINE OF TRACT "C", A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF TRACT "O-3", AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 00°15'12" WEST ALONG SAID WEST LINE OF SAID TRACT "O-3", A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "O-3" ALSO BEING THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°43'35" EAST ALONG SAID SOUTH LINE OF TRACT "O-3" AND SAID NORTH LINE OF TRACT "C", A DISTANCE OF 580.44 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "C"; THENCE SOUTH 00°17'48" WEST ALONG SAID EAST LINE OF TRACT "C", A DISTANCE OF 2156.76 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 25.83 ACRES, MORE OR LESS.

TOGETHER WITH:

PETERSON ROAD - EAST

A PARCEL OF LAND BEING A PORTION OF TRACT "S-1" (PETERSON ROAD), AS SHOWN ON BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF THE NORTH 15 FOOT WIDE RIGHT-OF-WAY FOR PETERSON ROAD, AS RECORDED IN DEED BOOK 75, PAGE 531, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND LYING IN SECTION 18, TOWNSHIP 35, SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "S-1" (PETERSON ROAD), SAID POINT BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29; THENCE NORTH 00°14'38" EAST ALONG THE WESTERLY LINE OF SAID TRACT "S-1" AND ITS NORTHERLY PROLONGATION, ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PETERSON ROAD, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 5; THENCE NORTH 89°44'36" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD AND SAID

SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 5, A DISTANCE OF 1332.69 FEET; THENCE SOUTH 00°15'24" EAST, A DISTANCE OF 60.82 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "S-1" (SOUTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD); THENCE NORTH 88°04'30" WEST ALONG SAID SOUTHERLY LINE OF SAID TRACT "S-1" (SOUTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD), A DISTANCE OF 21.59 FEET; THENCE SOUTH 89°44'36" WEST ALONG SAID SOUTHERLY LINE OF SAID TRACT "S-1" (SOUTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD), A DISTANCE OF 1311.65 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.836 ACRES, MORE OR LESS.

TOGETHER WITH:

PETERSON ROAD - WEST

A PARCEL OF LAND BEING ALL OF TRACT "S-2" (PETERSON ROAD), AS SHOWN ON BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF THE NORTH 15 FOOT WIDE RIGHT-OF-WAY FOR PETERSON ROAD, AS RECORDED IN DEED BOOK 75, PAGE 531, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND LYING IN SECTION 18, TOWNSHIP 35, SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "S-2" (PETERSON ROAD), SAID POINT BEING A POINT ON THE WEST LINE OF SAID BENT CREEK MASTER PLAT; THENCE NORTH 00°08'55" EAST ALONG THE WEST LINE OF SAID TRACT "S-2" AND SAID BENT CREEK MASTER PLAT, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PETERSON ROAD, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 35; THENCE NORTH 89°48'06" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 35, A DISTANCE OF 595.69 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29 ALSO BEING THE EASTERLY LINE OF SAID TRACT "S-2" (PETERSON ROAD); THENCE SOUTH 00°14'38" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29 AND SAID EASTERLY LINE OF TRACT "S-2" (PETERSON ROAD), A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°48'06" WEST, A DISTANCE OF 45.74 FEET; THENCE SOUTH 45°02'57" WEST, A DISTANCE OF 81.38 FEET; THENCE NORTH 89°42'12" WEST, A DISTANCE OF 66.56 FEET; THENCE NORTH 45°15'39" WEST, A DISTANCE OF 79.46 FEET; THENCE NORTH 88°01'00" WEST, A DISTANCE OF 41.98 FEET; THENCE SOUTH 89°48'06" WEST, A DISTANCE OF 327.28 FEET (THE PRECEDING SIX COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PETERSON ROAD AND THE NORTHERLY LINE OF TRACT "P", AS SHOWN ON SAID BENT CREEK MASTER PLAT) TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.057 ACRES, MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 76.333 ACRES, MORE OR LESS.

EXHIBIT 3

AFFIDAVIT OF OWNERSHIP AND CONSENT TO THE CREATION OF THE BENT CREEK COMMUNITY DEVELOPMENT DISTRICT

On this 23 day of APRIL, 2020, JEFF ALEXANDER ("Affiant") personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, who, after being duly sworn, deposes and says:

1. Affiant is the Authorized Agent of Lennar Homes, LLC, a Florida limited liability company (the "Owner").

2. The Owner is the fee title owner of all the real property described in Exhibit "A" attached hereto (the "Property").

3. Affiant hereby represents that he has full authority to execute all documents and instruments on behalf of the Owner, including this Affidavit of Ownership and Consent to Establishment of the Bent Creek Community Development District (the "Proposed CDD") by the City Commission of the City of Fort Pierce, Florida.

4. The Property constitutes all of the real property to be included in the Proposed CDD.

5. Affiant, on behalf of the Owner, hereby consents to the establishment of the Proposed CDD.

FURTHER AFFIANT SAYETH NOT.

Jeff Alexander, AUTHORIZED AGENT

Lennar Homes, LLC, a
Florida limited liability company

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 24 day of April, 2020, by Jeff Alexander, Authorized Agent of Lennar Homes, LLC, a Florida limited liability company. He is personally known to me [ ] or produced _____ as identification.

TRUDY MOORE-WALKER
MY COMMISSION EXPIRES
NOVEMBER 18, 2020
#GG 046373
Notary Public Underwriters
Bonded thru
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

TRUDY MOORE-WALKER

Type, printed or stamped name of Notary Public

EXHIBIT A

LEGAL DESCRIPTION
(TRACT "A-2")

A PARCEL OF LAND BEING ALL OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A-2", SAID POINT BEING THE NORTHWEST CORNER OF LOT 251, BENT CREEK TRACT "A-1", AS RECORDED IN PLAT BOOK 49, PAGES 12 THROUGH 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 13°20'20" EAST ALONG THE WEST LINE OF SAID TRACT "A-2", A DISTANCE OF 192.30 FEET; THENCE SOUTH 50°01'10" EAST ALONG THE SOUTHWEST LINE OF TRACT "W-9", AS SHOWN ON SAID BENT CREEK MASTER PLAT, A DISTANCE OF 36.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 311.06 FEET AND WHOSE CENTER POINT BEARS SOUTH 50°01'10" EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°49'31", A DISTANCE OF 102.20 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 195.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°30'06", A DISTANCE OF 171.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1951.28 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°03'37", A DISTANCE OF 274.50 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°14'38" EAST, A DISTANCE OF 341.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 238.20 FEET AND WHOSE CENTER POINT BEARS SOUTH 80°36'56" EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°56'59", A DISTANCE OF 294.97 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID TRACT "W-9") TO A POINT OF NON-TANGENCY; THENCE NORTH 89°44'36" EAST ALONG THE NORTH LINE OF SAID TRACT "A-2", ALSO BEING THE SOUTH LINE OF TRACT "O-2" AS SHOWN ON SAID BENT CREEK MASTER PLAT, A DISTANCE OF 366.87 FEET; THENCE SOUTH 19°35'25" WEST ALONG THE WESTERLY LINE OF TRACT "D-1", A DISTANCE OF 41.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 665.70 FEET AND WHOSE CENTER POINT BEARS SOUTH 19°35'25" WEST, FROM SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°14'40", A DISTANCE OF 107.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 460.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°34'40", A DISTANCE OF 189.58 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 37°35'15" EAST, A DISTANCE OF 36.44 FEET; TO THE BEGINNING OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 497.26 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°12'42", A DISTANCE OF 262.20 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 960.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°42'52", A DISTANCE OF 280.26 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF SAID TRACT "D-1", ALSO BEING THE NORTHEASTERLY LINE OF SAID TRACT "A-2") TO A POINT OF NON-TANGENCY; THENCE NORTH 74°02'27" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "D-1", A DISTANCE OF 47.46 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "A-2", ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE (TRACT "S-4") AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1", SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; HAVING A RADIUS OF 4184.42 FEET AND WHOSE CENTER POINT BEARS NORTH 74°02'27" EAST, FROM SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°50'16", A DISTANCE OF 134.22 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 29°54'49" WEST, A DISTANCE OF

36.99 FEET; THENCE SOUTH 21°38'23" EAST, A DISTANCE OF 50.66 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID EASTERLY LINE OF TRACT "A-2", ALSO SAID WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE) TO A POINT ON THE NORTHERLY LINE OF TRACT "W-4" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 77°37'27" WEST, A DISTANCE OF 16.59 FEET TO THE BEGINNING OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°34'15", A DISTANCE OF 183.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 775.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°44'53", A DISTANCE OF 131.86 FEET TO A POINT ON A LINE RADIAL TO SAID CURVE; THENCE SOUTH 30°26'48" WEST ALONG SAID RADIAL LINE, A DISTANCE OF 136.25 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 638.75 FEET AND WHOSE CENTER POINT BEARS SOUTH 30°26'48" WEST, FROM SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°14'44", A DISTANCE OF 91.92 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 819.22 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°12'42", A DISTANCE OF 431.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 37°35'15" WEST, A DISTANCE OF 36.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 138.75 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°34'40", A DISTANCE OF 57.10 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 343.75 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°41'58", A DISTANCE OF 178.18 FEET (THE PRECEDING NINE COURSES BEING COINCIDENT WITH THE NORTHEASTERLY BOUNDARY LINES OF SAID TRACT "W-4") TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°14'38" WEST, A DISTANCE OF 354.43 FEET; THENCE SOUTH 04°57'12" WEST, A DISTANCE OF 163.16 FEET; (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE WESTERLY LINE OF SAID TRACT "W-4") TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "W-4"; THENCE SOUTH 74°39'51" EAST, A DISTANCE OF 286.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 510.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°38'33", A DISTANCE OF 192.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 83°41'36" EAST, A DISTANCE OF 419.39 FEET; THENCE SOUTH 06°18'24" EAST, A DISTANCE OF 135.00 FEET; THENCE NORTH 83°41'36" EAST, A DISTANCE OF 207.50 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY LINES OF SAID TRACT "W-4") TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE; THENCE SOUTH 06°18'24" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF LOT 102 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"; THENCE SOUTH 83°41'36" EAST ALONG SAID NORTH LINE OF LOT 102, A DISTANCE OF 99.72 FEET; THENCE SOUTH 15°05'19" EAST ALONG THE WESTERLY LINE OF SAID LOT 102 AND LOT 101 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1", A DISTANCE OF 136.60 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "A-2", ALSO BEING THE NORTHERLY LINE OF LOT 59 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"; THENCE SOUTH 83°41'36" WEST, A DISTANCE OF 640.00 FEET; THENCE SOUTH 88°36'00" WEST, A DISTANCE OF 62.25 FEET; THENCE NORTH 80°50'26" WEST, A DISTANCE OF 61.94 FEET; THENCE NORTH 74°39'51" WEST, A DISTANCE OF 600.54 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY LINES OF LOT 49 THROUGH SAID LOT 59, AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"); THENCE SOUTH 57°51'07" WEST, A DISTANCE OF 37.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°23'11", A DISTANCE OF 79.38 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE NORTHWESTERLY LINES OF SAID LOT 40) TO A POINT ON A LINE RADIAL TO SAID CURVE; THENCE NORTH 68°32'04" WEST ALONG SAID RADIAL LINE, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID BENT CREEK DRIVE (TRACT "S-4"), A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 175.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 68°32'04" EAST, FROM SAID POINT; THENCE

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°07'36", A DISTANCE OF 24.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 13°20'20" WEST, A DISTANCE OF 36.45 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID BENT CREEK DRIVE) TO A POINT ON THE SOUTHEAST LINE OF SAID TRACT "A-2" ALSO BEING THE NORTHEAST LINE OF SAID LOT 251, BENT CREEK TRACT "A-1"; THENCE NORTH 76°39'40" WEST ALONG THE SOUTHEAST LINE OF SAID TRACT "A-2" AND SAID NORTHEAST LINE OF LOT 251, A DISTANCE OF 135.65 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 24.29 ACRES, MORE OR LESS.

TOGETHER WITH:

TRACT "B-2"

A PARCEL OF LAND BEING ALL OF TRACT "B-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "B-2"; THENCE NORTH 00°17'48" EAST ALONG THE WEST LINE OF SAID TRACT "B-2", A DISTANCE OF 2161.05 FEET; THENCE SOUTH 89°42'12" EAST, A DISTANCE OF 133.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 60.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 58°17'58" EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 228°25'55", A DISTANCE OF 239.21 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°42'00", A DISTANCE OF 24.74 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°42'12" EAST, A DISTANCE OF 108.28 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARIES OF SAID TRACT "B-2") TO A POINT ON THE EAST BOUNDARY OF SAID TRACT "B-2"; THENCE SOUTH 00°13'49" WEST, A DISTANCE OF 774.17 FEET; THENCE NORTH 89°43'21" EAST, A DISTANCE OF 293.60 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ABERFOYLE AVENUE (TRACT "S-5"), AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 00°11'49" WEST, A DISTANCE OF 100.21 FEET; THENCE SOUTH 44°57'35" WEST, A DISTANCE OF 35.21 FEET; THENCE SOUTH 00°40'16" WEST, A DISTANCE OF 50.01 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF ABERFOYLE AVENUE) TO A POINT ON THE NORTH LINE OF TRACT "D-2" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 89°43'21" WEST ALONG SAID NORTH LINE OF TRACT "D-2", A DISTANCE OF 355.12 FEET; THENCE SOUTH 45°00'35" WEST ALONG THE NORTHWEST LINE OF SAID TRACT "D-2", A DISTANCE OF 35.18 FEET; THENCE SOUTH 00°17'48" WEST ALONG THE WEST LINE OF SAID TRACT "D-2", A DISTANCE OF 200.01 FEET; THENCE SOUTH 44°59'25" EAST ALONG THE SOUTHWEST LINE OF SAID TRACT "D-2", A DISTANCE OF 35.53 FEET; THENCE NORTH 89°43'21" EAST ALONG THE SOUTH LINE OF SAID TRACT "D-2", A DISTANCE OF 355.47 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5") AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 00°16'39" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5"), A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5"); THENCE NORTH 89°43'21" EAST ALONG THE SOUTH LINE OF SAID ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5"), A DISTANCE OF 27.36 FEET TO A POINT ON THE WEST LINE OF LOT 105, BENT CREEK - TRACT "B-1" AS RECORDED IN PLAT BOOK 49, PAGES 38 THROUGH 40, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°16'39" EAST ALONG SAID WEST LINE OF LOT 105, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH LINE OF TRACT "W-6" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 89°43'21" WEST ALONG SAID NORTH LINE OF TRACT "W-6", A DISTANCE OF 284.83 FEET; THENCE SOUTH 00°17'48" WEST ALONG THE WEST LINE OF SAID TRACT "W-6", A DISTANCE OF 378.97 FEET; THENCE NORTH 89°44'36" EAST ALONG THE SOUTH LINE OF SAID TRACT "W-6", A DISTANCE OF 1000.60 FEET TO A POINT ON THE WEST LINE OF LOT 83 AS SHOWN ON SAID PLAT OF BENT CREEK - TRACT "B-1"; THENCE SOUTH 00°02'10" EAST ALONG THE WEST LINE OF SAID LOT 83 AND THE WEST LINE OF LOT 82 AS SHOWN ON SAID PLAT OF BENT CREEK - TRACT "B-1", A DISTANCE OF

125.00 FEET; THENCE NORTH 89°44'36" EAST ALONG THE SOUTH LINE OF SAID LOT 82, A DISTANCE OF 92.21 FEET TO A POINT ON THE WEST LINE OF BENT CREEK DRIVE (TRACT "S-5") AS SHOWN ON SAID PLAT OF BENT CREEK - TRACT "B-1"; THENCE SOUTH 00°15'24" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 45°08'47" EAST, A DISTANCE OF 35.42 FEET; THENCE SOUTH 00°02'10" EAST, A DISTANCE OF 99.90 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID BENT CREEK DRIVE) TO A POINT ON THE SOUTH LINE OF SAID TRACT "B-2"; THENCE SOUTH 89°44'36" WEST ALONG SAID SOUTH LINE OF TRACT "B-2", A DISTANCE OF 1419.86 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 23.32 ACRES, MORE OR LESS.

TOGETHER WITH:

TRACT "C"

A PARCEL OF LAND BEING ALL OF TRACT "C", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "C"; THENCE SOUTH 89°48'06" WEST ALONG THE SOUTH LINE OF SAID TRACT "C", A DISTANCE OF 300.01 FEET TO A POINT ON THE EAST LINE OF TRACT "W-8" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE NORTH 00°17'48" EAST ALONG SAID EAST LINE OF TRACT "W-8", A DISTANCE OF 616.29 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "W-8"; THENCE SOUTH 89°46'36" WEST ALONG SAID NORTH LINE OF TRACT "W-8", A DISTANCE OF 309.25 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "C"; THENCE NORTH 00°15'12" EAST ALONG SAID WEST LINE OF TRACT "C", A DISTANCE OF 1579.80 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°43'35" EAST ALONG SAID NORTH LINE OF TRACT "C", A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF TRACT "O-3", AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 00°15'12" WEST ALONG SAID WEST LINE OF SAID TRACT "O-3", A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "O-3" ALSO BEING THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°43'35" EAST ALONG SAID SOUTH LINE OF TRACT "O-3" AND SAID NORTH LINE OF TRACT "C", A DISTANCE OF 580.44 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "C"; THENCE SOUTH 00°17'48" WEST ALONG SAID EAST LINE OF TRACT "C", A DISTANCE OF 2156.76 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 25.83 ACRES, MORE OR LESS.

TOGETHER WITH:

PETERSON ROAD - EAST

A PARCEL OF LAND BEING A PORTION OF TRACT "S-1" (PETERSON ROAD), AS SHOWN ON BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF THE NORTH 15 FOOT WIDE RIGHT-OF-WAY FOR PETERSON ROAD, AS RECORDED IN DEED BOOK 75, PAGE 531, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND LYING IN SECTION 18, TOWNSHIP 35, SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "S-1" (PETERSON ROAD), SAID POINT BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29; THENCE NORTH 00°14'38" EAST ALONG THE WESTERLY LINE OF SAID TRACT "S-1" AND ITS NORTHERLY PROLONGATION, ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PETERSON ROAD, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 5; THENCE NORTH 89°44'36" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD AND SAID

SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 5, A DISTANCE OF 1332.69 FEET; THENCE SOUTH 00°15'24" EAST, A DISTANCE OF 60.82 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "S-1" (SOUTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD); THENCE NORTH 88°04'30" WEST ALONG SAID SOUTHERLY LINE OF SAID TRACT "S-1" (SOUTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD), A DISTANCE OF 21.59 FEET; THENCE SOUTH 89°44'36" WEST ALONG SAID SOUTHERLY LINE OF SAID TRACT "S-1" (SOUTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD), A DISTANCE OF 1311.65 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.836 ACRES, MORE OR LESS.

TOGETHER WITH:

PETERSON ROAD - WEST

A PARCEL OF LAND BEING ALL OF TRACT "S-2" (PETERSON ROAD), AS SHOWN ON BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF THE NORTH 15 FOOT WIDE RIGHT-OF-WAY FOR PETERSON ROAD, AS RECORDED IN DEED BOOK 75, PAGE 531, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND LYING IN SECTION 18, TOWNSHIP 35, SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "S-2" (PETERSON ROAD), SAID POINT BEING A POINT ON THE WEST LINE OF SAID BENT CREEK MASTER PLAT; THENCE NORTH 00°08'55" EAST ALONG THE WEST LINE OF SAID TRACT "S-2" AND SAID BENT CREEK MASTER PLAT, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PETERSON ROAD, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 35; THENCE NORTH 89°48'06" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 35, A DISTANCE OF 595.69 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29 ALSO BEING THE EASTERLY LINE OF SAID TRACT "S-2" (PETERSON ROAD); THENCE SOUTH 00°14'38" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29 AND SAID EASTERLY LINE OF TRACT "S-2" (PETERSON ROAD), A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°48'06" WEST, A DISTANCE OF 45.74 FEET; THENCE SOUTH 45°02'57" WEST, A DISTANCE OF 81.38 FEET; THENCE NORTH 89°42'12" WEST, A DISTANCE OF 66.56 FEET; THENCE NORTH 45°15'39" WEST, A DISTANCE OF 79.46 FEET; THENCE NORTH 88°01'00" WEST, A DISTANCE OF 41.98 FEET; THENCE SOUTH 89°48'06" WEST, A DISTANCE OF 327.28 FEET (THE PRECEDING SIX COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PETERSON ROAD AND THE NORTHERLY LINE OF TRACT "P", AS SHOWN ON SAID BENT CREEK MASTER PLAT) TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.057 ACRES, MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 76.333 ACRES, MORE OR LESS.

EXHIBIT 4

FUTURE GENERAL DISTRIBUTION, LOCATION AND EXTENT OF THE PUBLIC AND PRIVATE LAND USES PROPOSED WITHIN THE PROPOSED DISTRICT

Location of Bent Creek CDD

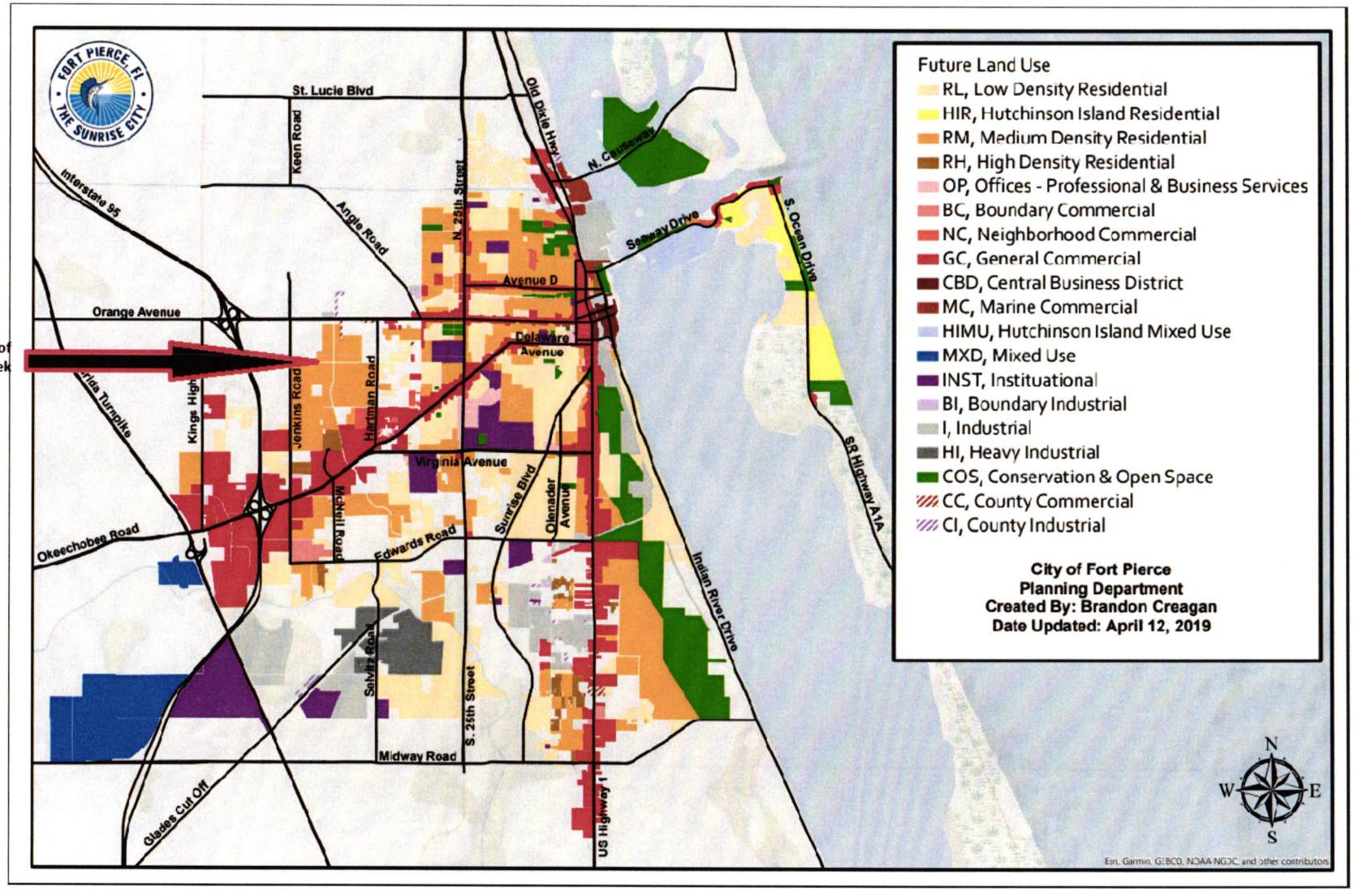


EXHIBIT 5

PROPOSED DEVELOPMENT PLAN

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 2655886 06/28/2005 at 03:33 PM
OR BOOK 2286 PAGE 474 - 481 Doc Type: RESO
RECORDING: $69.50

RESOLUTION 05-032

File Number: PUD-04-003 and RZ-04-004

A RESOLUTION GRANTING FINAL DEVELOPMENT PLAN APPROVAL FOR A PROJECT KNOWN AS BENTCREEK.

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, based on the testimony and evidence, including but not limited to the staff report, has made the following determinations:

1. Lennar Homes, Inc. presented a petition for a Preliminary Planned Unit Development Plan for a 692-unit residential subdivision to be known as **Bentcreek - PUD**.

2. On October 21, 2004, the St. Lucie County Planning and Zoning Commission held a public hearing on the petition of Lennar Homes, Inc., after publishing a notice of such hearing in the Tribune and the Port St. Lucie News and notifying by mail all property owners within 500 feet of the property boundaries. At that hearing, the Planning and Zoning Commission recommended denial of the preliminary Planned Unit Development by a vote of 5 to 3.

3. On November 15, 2004, this Board held a public hearing on the petition of Lennar Homes, Inc., for Preliminary Planned Unit Development approval for the project known as **Bentcreek – PUD** after publishing a notice of such hearing in the Tribune and notifying by mail all property owners within 500 feet of the subject property. At that hearing, this Board approved a small scale plan amendment to allow residential uses on the northern portion of the property, made specific suggestions concerning the development and continued the hearing to January 18, 2005.

4. On January 18, 2005, this Board approved Resolution 05-010 granting Preliminary Planned Unit Development Approval

5. The Development Review Committee has reviewed the Preliminary Planned Unit Development site plan for the proposed project and found it to meet all technical requirements and to be consistent with the future land use maps of the St. Lucie County Comprehensive Plan, subject to the conditions set forth in Part A of this Resolution.

6. The proposed project is consistent with the general purpose, goals, objectives and standards of the St. Lucie County Land Development Code, the St. Lucie County Comprehensive Plan, and the Code of Ordinances of St. Lucie County.

7. The proposed project will not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities or other matters affecting the public health, safety and general welfare.

8. All reasonable steps have been taken to minimize any adverse effect of the proposed project on the immediate vicinity through building design, site design, landscaping and screening.

9. The proposed project will be constructed, arranged and operated so as not to interfere with the development and use of neighboring property, in accordance with applicable district regulations.

10. The proposed project will be served by adequate public facilities and services.

11. The applicant has demonstrated that water supply; evacuation facilities and emergency access are satisfactory to provide adequate fire protection.

12. A Certificate of Capacity, a copy of which is attached to this Resolution, was granted by the Growth Management Director on May 6, 2005.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Lucie County, Florida:

A. Pursuant to Section 11.02.05(B) of the St. Lucie County Land Development Code, the Final Planned Unit Development Plan for the project to be known as **Bentcreek – PUD**, and is hereby, approved as shown on the site plan drawings for the project prepared by Houston Cuozzo Group, revised on February 7, 2005, and date stamped received by the St. Lucie County Growth Management Department on February 8, 2005, subject to the following conditions:

1. The developer, or his assigns, shall be required to construct Peterson Road from its intersection with Hartman Road to the western project boundary. This construction shall include roundabouts at Hartman Road and at two entrances into the Bent Creek project. All construction plans shall be approved by the St, Lucie County Public Works Department.

2. Prior to issuance of a building permit for the construction on Hartman and Peterson Roads, the applicant shall be required to submit construction/engineering drawings for the Hartman and Peterson Road enhancements to the St. Lucie County Engineer for review and approval.

3. Prior to issuance of a certificate of occupancy for any lot located in Parcel "B", lying north of Peterson Road (Canal No. 35) and east of Five Mile Creek, the proposed connector road from Orange Avenue into the project site shall be constructed.

4. Prior to recording of any portion of the plat containing dwelling units, the developer, or his assigns, shall have completed the execution of a final utility service agreement with Ft. Pierce Utility Authority, indicating all developer obligations, including schedules, associated with servicing this site.

5. The applicant shall convey the 10' by 600' easement shown on the site plan to the County for future Swain Road construction.

6. Prior to recording of the first plats for any portion of the property, the developer, or his assigns, shall submit a letter from the St. Lucie County School Board indicating that they have satisfied the St. Lucie County School Board.

7. Prior to recording of the first plats for any portion of the property, the developer, or his assigns, shall submit a letter from the St. Lucie County Fire District indicating that they have satisfied the St. Lucie County Fire District.

8. Prior to recording of the first plats for any portion of the property, the developer or his assigns shall provide a monitoring and maintenance agreement for canal 29 (Five Mile Creek) and Canals 5 and 35 within the project boundaries. Such agreement shall be acceptable to the North St. Lucie Water Control District.

B. The property on which this site plan approval is being granted is described below.

LEGAL DESCRIPTION

PARCEL 1A [LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7]

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, A DISTANCE OF 1006.95 FEET TO THE EAST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 00°02'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 49.07 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68), AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE PROJECT NO. 94070-2505 (UNRECORDED), MAP AS PREPARED BY BETSY LINDSAY, INC., DATED 07/03/02, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 49.07 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 00°02'10" EAST ALONG THE SAID EAST LINE, A DISTANCE OF 1000.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'10" EAST ALONG THE SAID EAST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, AND ALONG THE EAST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; A DISTANCE OF 1555.81 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 5, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°44'36" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1642.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND

51.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE NORTH 00°17'48" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2197.90 FEET; THENCE NORTH 89°42'43" EAST, A DISTANCE OF 285.12 FEET; THENCE SOUTH 00°13'49" WEST, A DISTANCE OF 919.04 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH WEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE NORTH 89°43'21" EAST ALONG SAID SECTIONAL LINE, A DISTANCE OF 168.59 FEET; THENCE NORTH 00°11'49" EAST, A DISTANCE OF 275.94 FEET; THENCE NORTH 89°42'05" EAST, A DISTANCE OF 1179.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 61.62 ACRES, MORE OR LESS.

PARCEL 2A (LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7)

COMMENCE AT THE SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF SAID SECTION 7, A DISTANCE OF 3346.98 FEET TO THE WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE SOUTH 00°15'12" WEST ALONG SAID WEST LINE, A DISTANCE OF 406.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°15'12" WEST ALONG THE SAID WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7, A DISTANCE OF 1579.80 FEET TO THE NORTH LINE OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE SOUTH 89°46'36" WEST ALONG SAID NORTH LINE, A DISTANCE OF 330.13 FEET TO THE WEST LINE OF SAID EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE SOUTH 00°13'54" WEST ALONG SAID WEST LINE, A DISTANCE OF 616.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 35, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, PUBLIC RECORDS OF NORTH ST. LUCIE COUNTY, SAID NORTH LINE BEING A LINE PARALLEL WITH AND 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE NORTH 89°48'06" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 938.70 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29, AS SHOWN ON THEIR "INFORMATION MAP" DATED MAY 1991 (UNRECORDED) AND AVAILABLE AT 2721 SOUTH JENKINS ROAD, FT. PIERCE, FLORDA 34961, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 51.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE NORTH 00°17'48" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1278.84 FEET TO THE END OF SAID RIGHT-OF-WAY, AS SHOWN BY MAP AND TO THE SOUTHERLY END OF THE WEST RIGHT-OF-WAY LINE OF SAID CANAL NO. 29, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, SAID LINE BEING 51.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE SAID EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7; THENCE NORTH 00°17'48" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 917.92 FEET; THENCE SOUTH 89°43'35" WEST, A DISTANCE OF 610.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.40 ACRES, MORE OR LESS.

PARCEL 3A (LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18)

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTH 89°44'36" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, A DISTANCE OF 2709.21 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18; THENCE SOUTH 89°48'06" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18, A DISTANCE OF 659.77 FEET TO THE WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18; THENCE SOUTH 00°08'55" WEST ALONG SAID WEST LINE, A DISTANCE OF 61.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF PETERSON ROAD (A 15.00 FOOT RIGHT-OF-WAY), AS DESCRIBED BY DEED RECORDED IN DEED

BOOK 75, PAGE 531, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND 61.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE SAID NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18, AND SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING; THENCE SOUTH 00°08'55" WEST ALONG SAID WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18, A DISTANCE OF 2564.69 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 36, AS DESCRIBED BY DEED RECORDED IN DEED BOOK 41, PAGE 499, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 44.50 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SAID NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18; THENCE NORTH 89°13'42" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 576.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29 (FIVE MILE CREEK) (A 128.00 FOOT RIGHT-OF-WAY) AS DESCRIBED BY DEED RECORDED IN DEED BOOK 41, PAGE 499, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE TRAVERSING THE WESTERLY RIGHT-OF-WAY LINE OF SAID CANAL NO. 29 BY THE FOLLOWING FIVE (5) COURSES:

1. NORTH 12°38'44" WEST, A DISTANCE OF 656.28 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 641.10 FEET;
2. NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°59'05", AN ARC DISTANCE OF 290.75 FEET TO A POINT OF TANGENCY WITH A LINE
3. NORTH 13°20'20" EAST ALONG SAID LINE, A DISTANCE OF 652.24 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 508.62 FEET;
4. NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°05'42", AN ARC DISTANCE OF 116.25 FEET TO A POINT OF TANGENCY WITH A LINE
5. NORTH 00°14'38" EAST ALONG SAID LINE, A DISTANCE OF 880.54 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF PETERSON ROAD.

THENCE DEPARTING SAID CANAL NO. 29 RIGHT-OF-WAY LINE, SOUTH 89°48'06" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 595.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.185 ACRES, MORE OR LESS.

PARCEL 4A (LYING IN THE NORTH HALF (N 1/2) OF SECTION 18)

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTH 01°19'48" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) SAID SECTION 18, A DISTANCE OF 1650.41 FEET TO THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18; THENCE SOUTH 89°25'25" WEST ALONG SAID NORTH LINE, A DISTANCE OF 25.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARTMAN ROAD, AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORD BOOK 71, PAGE 126, PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE NORTH 01°19'48" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 180.00 FEET TO A POINT IN THE NORTH LINE OF THAT PARCEL OF LAND OWNED BY ELMER O. SMITH AND DESCRIBED BY DEED RECORDED IN OFFICIAL RECORD BOOK 55, PAGE 366, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE OF HARTMAN ROAD, NORTH 01°19'48" EAST, A DISTANCE OF 1409.53 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PETERSON ROAD (A 15.00 FOOT RIGHT-OF-WAY), AS DESCRIBED BY DEED RECORDED IN DEED BOOK 75, PAGE 531, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND 61.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18; THENCE SOUTH 89°44'36" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2619.64 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29 (FIVE MILE CREEK) (A 128.00 FOOT RIGHT-OF-WAY); THENCE TRAVERSING THE EASTERLY RIGHT-OF-WAY LINE OF SAID CANAL NO. 29, BY THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 00°14'38" WEST, A DISTANCE OF 881.60 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 636.62 FEET;
2. SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL

ANGLE OF 13°05'42", AN ARC DISTANCE OF 145.50 FEET TO A POINT OF TANGENCY WITH A LINE

3. SOUTH 13°20'20" WEST ALONG SAID LINE, A DISTANCE OF 652.24 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 513.10 FEET;

4. SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°59'05", AN ARC DISTANCE OF 232.70 FEET TO A POINT OF TANGENCY WITH A LINE

5. SOUTH 12°38'44" EAST ALONG SAID LINE, A DISTANCE OF 679.62 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO.6, AS DESCRIBED BY DEED RECORDED IN DEED BOOK 41, PAGE 499, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 48.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18;

THENCE DEPARTING SAID CANAL NO. 29 RIGHT-OF-WAY LINE, NORTH 89°13'42" EAST ALONG SAID CANAL NO. 6 RIGHT-OF-WAY LINE, A DISTANCE OF 614.37 FEET TO THE EAST END OF SAID DEEDED RIGHT-OF-WAY AND THE BEGINNING OF THE NORTH RIGHT-OF-WAY LINE OF CANAL NO. 6, AS SHOWN ON SAID NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT "INFORMATION MAP", SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 48.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SAID SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18; THENCE CONTINUE NORTH 89°13'42" EAST ALONG SAID MAP RIGHT-OF-WAY LINE, A DISTANCE OF 665.24 FEET TO THE EAST END OF SAID MAP RIGHT-OF-WAY LINE AND BEGINNING OF THE NORTH RIGHT-OF-WAY LINE OF SAID CANAL NO. 6, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, SAID LINE BEING A LINE PARALLEL WITH AND 48.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SAID SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18; THENCE NORTH 89°13'42" EAST ALONG SAID DEEDED RIGHT-OF-WAY LINE, A DISTANCE OF 665.25 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18; THENCE NORTH 01°03'25" EAST ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, A DISTANCE OF 944.35 FEET TO THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18; THENCE NORTH 89°25'25" EAST ALONG SAID NORTH LINE, A DISTANCE OF 494.66 FEET TO THE WEST LINE OF THE SAID ELMER O. SMITH PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 55, PAGE 366; THENCE NORTH 01°19'48" EAST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 180.00 FEET TO THE NORTH LINE OF SAID PARCEL; THENCE NORTH 89°25'25" EAST ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 140.574 ACRES, MORE OR LESS.

C. This Final Planned Unit Development Site Plan approval shall expire on April 15, 2006, unless an extension is granted in accordance with Section 11.02.06(B)(3), St. Lucie County Land Development Code or Final Planned Unit Development Approval has been granted.

D. The Final Planned Unit Development Site Plan/General Site Plan approval granted under this Resolution is specifically conditioned to the requirement that the petitioner, **Bentcreek – PUD,** including any successors in interest, shall obtain all necessary development permits and construction authorizations from the appropriate State and Federal regulatory authorities, including but not limited to; the United States Army Corp of Engineers, the Florida Department of Environmental Protection, and the South Florida Water Management District, prior to the issuance of any local building permits of authorizations to commence development activities on the property described in Part B.

E. The conditions set forth in Part A are an integral nonseverable part of the site plan approval granted by this Resolution. If any condition set forth in Section A is determined to be invalid or unenforceable for any reason and the developer declines to comply voluntarily with that condition, the site plan approval granted by this resolution shall become null and void.

F. A copy of this Resolution shall be attached to the site plan drawings described in Part A, which plan shall be placed on file with the St. Lucie County Growth Management Department.

After motion and second, the vote on this resolution was as follows:

Chairman Frannie Hutchinson	AYE
Vice-Chairman Doug Coward	AYE
Commissioner Joseph E. Smith	AYE
Commissioner Paula Lewis	AYE
Commissioner Chris Craft	AYE

PASSED AND DULY ADOPTED this 5TH day of April, 2005.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY _____
Chairman

ATTEST

_____
Deputy Clerk

APPROVED AS TO FORM
AND CORRECTNESS

_____
County Attorney

G:\projects\BOCCagenda04.05.05.BentCreekFinal.Resolution.doc

St Lucie County
Certificate of Capacity

Date 5/6/2005 **Certificate No.** 2070

This document certifies that concurrency will be met and that adequate public facility capacity exists to maintain the standards for levels of service as adopted in the St Lucie County Comprehensive Plan for:

1. Type of development RESIDENTIAL SUBDIVISION

Number of units 692 **Number of square feet**

2. Property legal description & Tax ID no.

SEE ATTACHED RESOLUTION

BENTCREEK PUD

3. Approval: Building **Resolution No.** 05-032 **Letter** 5/6/05

4. Subject to the following conditions for concurrency:

Owner's name

LENNAR HOMES, INC.

Address

1015 N. STATE RD 7, STE. C

ROYAL PALM B FL 33411

6. Certificate Expiration Date 5/5/2007

This Certificate of Capacity is transferable only to subsequent owners of the same parcel, and is subject to the same terms, conditions and expiration date listed herein. The expiration date can be extended only under the same terms and conditions as the underlying development orderissued with this certificate, or for subsequent development order(s) issued for the same property, use and size as described herein.

Signed _____ **Date: 5/16/2005**

Growth Management Director
St Lucie County, Florida

CFN # 2646607, PLAT BOOK 47 PAGE 9, Recorded 06/15/2005 at 12:19 PM
SAINT LUCIE COUNTY, Deputy Clerk EDNA

BENT CREEK MASTER PLAT

A PLANNED UNIT DEVELOPMENT

LYING IN PORTIONS OF SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
ST. LUCIE COUNTY, FLORIDA.

SHEET 1 OF 6 FEBRUARY 2005

PLAT BOOK 47, PAGE 1

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS BENT CREEK MASTER PLAT, A P.U.D., LYING IN A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED HEREON, HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. EASEMENTS

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISIONS SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO ST. LUCIE COUNTY, FLORIDA.

ST. LUCIE COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

LAKE MAINTENANCE EASEMENTS - THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR LAKE MAINTENANCE AND DRAINAGE PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO ST. LUCIE COUNTY, FLORIDA.

2. TRACTS

TRACTS "A-1", "A-2", "B-1", "B-2" AND "C", AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR FUTURE DEVELOPMENT PURPOSES TO LENNAR HOMES, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF LENNAR HOMES, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO ST. LUCIE COUNTY, FLORIDA.

DRY DETENTION AREAS, TRACTS "D-1" AND "D-2", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR WATER MANAGEMENT AND DRAINAGE PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO ST. LUCIE COUNTY, FLORIDA.

THE PARK (TRACT "P") AS SHOWN HEREON IS HEREBY DEDICATED TO BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., FOR PASSIVE PARK PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY, FLORIDA.

TRACT "R" AS SHOWN HEREON IS HEREBY DEDICATED TO BENT CREEK CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY, FLORIDA.

TRACTS "S-1", "S-2" AND "S-3", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

WATER MANAGEMENT TRACTS "W-1" THRU "W-9", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR WATER MANAGEMENT AND DRAINAGE PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO ST. LUCIE COUNTY, FLORIDA.

TRACTS "O-1" THRU "O-6", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, LANDSCAPING, DRAINAGE AND BUFFER PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THIS CERTIFICATION TO BE EXECUTED IN ITS NAME, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY ITS VICE PRESIDENT AND ASSISTANT SECRETARY, THIS 16TH DAY OF MAY, 2005.

BY: LENNAR HOMES, INC., A FLORIDA CORPORATION

ATTEST: _____ JILL CIERPIK, ASSISTANT SECRETARY

BY: _____ DAVID M. BASELICE, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED DAVID M. BASELICE, VICE PRESIDENT AND JILL CIERPIK, ASSISTANT SECRETARY OF LENNAR HOMES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND THEY DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SUCH OFFICERS FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, THIS 16TH DAY OF MAY, 2005.

_____ NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: JAN 2, 2009
COMMISSION NO. DD323644

_____ PRINTED NAME

LENNAR HOMES

LENNAR NOTARY

CAROLYN K. CORDES
COMM # DD323644

BENT CREEK CLUB, INC.

BENT CREEK CLUB, INC. SEAL

BENT CREEK CLUB, INC. NOTARY

Carolyn K Cordes
Commission # DD323644
Expires January 2, 2009

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE BENT CREEK CLUB, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS 16TH DAY OF MAY, 2005.

WITNESS: _____
PRINTED NAME: _____
WITNESS: _____
PRINTED NAME: _____

BENT CREEK CLUB, INC., A FLORIDA CORPORATION, NOT FOR PROFIT

BY: _____ SHARON CAPUTO, PRESIDENT

ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SHARON CAPUTO WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BENT CREEK CLUB, INC., A NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16TH DAY OF MAY, 2005.

MY COMMISSION EXPIRES: JAN 2, 2009 _____ NOTARY PUBLIC

COMMISSION NO: DD323644 _____ PRINTED NAME

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS 16TH DAY OF MAY, 2005.

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT

ATTEST: _____ JILL CIERPIK, SECRETARY

BY: _____ SHARON CAPUTO, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SHARON CAPUTO AND JILL CIERPIK WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16TH DAY OF MAY, 2005.

MY COMMISSION EXPIRES: JAN 2, 2009 _____ NOTARY PUBLIC

COMMISSION NO. DD323644 _____ PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE NORTH AMERICAN TITLE CO. A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR HOMES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

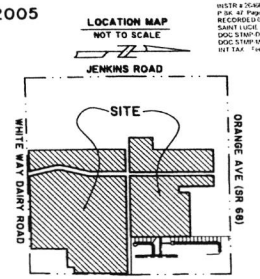
DATED: 5-16-05

_____ SABRINA PEREZ, VICE PRESIDENT
DONNO R. BACH

AREA TABULATION

TRACT "O-1"	6.2159 ACRES
TRACT "O-2"	0.3475 ACRES
TRACT "O-3"	0.5330 ACRES
TRACT "O-4"	0.3397 ACRES
TRACT "O-5"	0.8853 ACRES
TRACT "O-6"	1.5358 ACRES
TRACT "A-1"	69.5906 ACRES
TRACT "A-2"	24.2904 ACRES
TRACT "B-1"	21.6105 ACRES
TRACT "B-2"	23.3231 ACRES
TRACT "C"	25.8329 ACRES
TRACT "D-1"	1.9024 ACRES
TRACT "D-2"	2.2974 ACRES
TRACT "P"	9.6233 ACRES
TRACT "R"	2.9884 ACRES
TRACT "S-1"	2.7145 ACRES
TRACT "S-2"	0.7834 ACRES
TRACT "S-3"	0.1430 ACRES
TRACT "W-1"	7.1882 ACRES
TRACT "W-2"	7.8018 ACRES
TRACT "W-3"	4.7886 ACRES
TRACT "W-4"	8.3834 ACRES
TRACT "W-5"	4.3627 ACRES
TRACT "W-6"	8.6993 ACRES
TRACT "W-7"	2.9321 ACRES
TRACT "W-8"	9.0387 ACRES
TRACT "W-9"	20.6358 ACRES
TOTAL AREA	288.7877 ACRES

LOCATION MAP
NOT TO SCALE



mSTR # 2646607
P.Sk. 47, Pages 9 - 14
RECORDED 06/15/05 12:19:45
SAINT LUCIE COUNTY
DOC STAMP-D Fee Doc. Stamps (Deed): $0.00
DOC STAMP-M Fee Doc. Stamps (Mortgage): $0.00
INT TAX Fee (Intangible Tax): $0.00

SURVEYOR'S NOTES:

1. BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF THE ST. LUCIE COUNTY, FLORIDA.
2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
6.

U.E.	DENOTES UTILITY EASEMENT
P.R.M.	DENOTES PERMANENT REFERENCE MONUMENT (L.B. #4396), SHOWN THUS: ■
P.C.P.	DENOTES PERMANENT CONTROL POINT (L.B # 4396), SHOWN THUS: ●
P.O.B.	DENOTES POINT OF BEGINNING
R	DENOTES RADIUS
Δ	DENOTES CENTRAL ANGLE
L	DENOTES CURVE LENGTH
C.H. B.	DENOTES CHORD BEARING
LC.	DENOTES CHORD LENGTH
RL	DENOTES RADIAL LINE
P.B.	DENOTES PLAT BOOK
D.E.	DENOTES DRAINAGE EASEMENT
L.M.E.	DENOTES LAKE MAINTENANCE EASEMENT
P.O.C.	DENOTES POINT OF COMMENCEMENT
C.O.B.	DENOTES CHANCERY ORDER BOOK
N.S.L.R.W.C.D.	DENOTES NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

7. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).
8. BEARINGS HEREON ARE BASED UPON AN ASSUMED BEARING OF N 89°42'05" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7/35/40, ALL BEARINGS ARE RELATIVE THERETO.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES.

DATE: MAY 16, 2005

CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE No.5019
LANDMARK SURVEYING AND MAPPING, INC.
1850 FOREST HILL BLVD. SUITE 100
WEST PALM BEACH, FLORIDA 33406
CERTIFICATE OF AUTHORIZATION L.B. # 4396

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY JOHN B. STEWART AND LESLIE C. BISPOTT P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC.

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC. SEAL

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC. NOTARY

Carolyn K. Cordes
Commission # DD323644
Expires January 2, 2009

SURVEYOR

CERTIFICATE OF APPROVAL - CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, EDWIN M. FRY, JR., 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 THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORDING IN PLAT BOOK 47, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 15TH DAY OF JUNE, 2005.

BY: _____ DEPUTY CLERK

EDWIN M. FRY, JR.
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CLERK OF CIRCUIT COURT

CERTIFICATE OF APPROVAL - BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2005

_____
FRANNIE HUTCHINSON
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENTS OF THE P.U.D. ZONING DISTRICT, AS SET FORTH IN SECTION 7.04.00 OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE.

_____
GROWTH MANAGEMENT DIRECTOR
ST. LUCIE COUNTY, FLORIDA

MAY 19, 2005
DATE

CERTIFICATE OF APPROVAL - COUNTY ENGINEER

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM SUBDIVISION PLATTING REQUIREMENTS AS SET FORTH IN SECTION 11.03 OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE.

_____
MICHAEL V. POWLEY, P.E.
COUNTY ENGINEER
ST. LUCIE COUNTY, FLORIDA

5-19-05
DATE

COUNTY ENGINEER

CERTIFICATE OF APPROVAL - COUNTY ATTORNEY

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS PLAT IS APPROVED AS TO FORM.

_____
DANIEL S. MCINTYRE
COUNTY ATTORNEY
COUNTY OF ST. LUCIE, FLORIDA

6/13/05
DATE

COUNTY SURVEYOR APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

_____
RONALD HARRIS
COUNTY SURVEYOR
ST. LUCIE COUNTY, FLORIDA

MAY 9, 2005
DATE

COUNTY SURVEYOR

Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida
LB # 4396

BENT CREEK MASTER PLAT
A P.U.D.

47
9

BENT CREEK MASTER PLAT

A PLANNED UNIT DEVELOPMENT

LYING IN PORTIONS OF SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

SHEET 2 OF 6 FEBRUARY 2005

PLAT BOOK 71 PAGE 10

LEGAL DESCRIPTION

4 PARCELS OF LAND LYING IN PORTIONS OF THE SOUTH HALF (S 1/2) OF SECTION 7 AND THE NORTH HALF (N 1/2) OF SECTION 18, BOTH LYING IN TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EACH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1A (LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7)

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, A DISTANCE OF 1006.95 FEET TO THE EAST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 00°02'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 49.07 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68), AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE PROJECT NO. 94070-2505 (UNRECORDED), MAP AS PREPARED BY BETSY LINDSAY INC. DATED 07/03/02, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 49.07 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 00°02'10" EAST ALONG THE SAID EAST LINE, A DISTANCE OF 1000.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'10" EAST ALONG THE SAID EAST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, AND ALONG THE EAST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1555.81 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 5, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°44'36" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1642.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND 51.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE NORTH 00°17'48" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2197.90 FEET THENCE NORTH 89°42'43" EAST, A DISTANCE OF 285.12 FEET; THENCE SOUTH 00°13'49" WEST, A DISTANCE OF 919.04 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE NORTH 89°43'21" EAST, ALONG SAID SECTIONAL LINE, A DISTANCE OF 168.59 FEET; THENCE NORTH 00°19'49" EAST, A DISTANCE OF 275.94 FEET; THENCE NORTH 89°42'05" EAST, A DISTANCE OF 1179.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 61.623 ACRES, MORE OR LESS.

TOGETHER WITH;

PARCEL 2A (LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7)

COMMENCE AT THE SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF SAID SECTION 7, A DISTANCE OF 3346.98 FEET TO THE WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE SOUTH 00°15'12" WEST ALONG SAID WEST LINE, A DISTANCE OF 406.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°15'12" WEST ALONG THE SAID WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7, A DISTANCE OF 1579.80 FEET TO THE NORTH LINE OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE SOUTH 89°46'36" WEST ALONG SAID NORTH LINE, A DISTANCE OF 330.13 FEET TO THE WEST LINE OF SAID EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE SOUTH 00°13'54" WEST ALONG SAID WEST LINE, A DISTANCE OF 616.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 35, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, PUBLIC RECORDS OF NORTH ST. LUCIE COUNTY, SAID NORTH LINE BEING A LINE PARALLEL WITH AND 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE NORTH 89°48'06" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 938.70 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29, AS SHOWN ON THEIR "INFORMATION MAP" DATED MAY 1991 (UNRECORDED) AND AVAILABLE AT 2721 SOUTH JENKINS ROAD, FT. PIERCE, FLORIDA 34981, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 51.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE NORTH 00°17'48" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1278.84 FEET TO THE END OF SAID RIGHT-OF-WAY, AS SHOWN BY MAP AND TO THE SOUTHERLY END OF THE WEST RIGHT-OF-WAY LINE OF SAID CANAL NO. 29, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, SAID LINE BEING 51.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE SAID EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7; THENCE NORTH 00°17'48" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 917.92 FEET; THENCE S 89°43'35" W, A DISTANCE OF 610.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.405 ACRES, MORE OR LESS.

TOGETHER WITH;

PARCEL 3A (LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18)

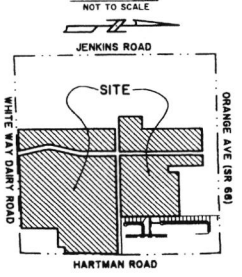
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTH 89°44'36" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, A DISTANCE OF 2709.81 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18; THENCE SOUTH 89°48'06" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18, A DISTANCE OF 659.77 FEET TO THE WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18; THENCE SOUTH 00°08'55" WEST ALONG SAID WEST LINE, A DISTANCE OF 61.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF PETERSON ROAD (A 15.00 FOOT RIGHT-OF-WAY), AS DESCRIBED BY DEED RECORDED IN DEED BOOK 75, PAGE 531, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND 61.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE SAID NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18, AND SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING; THENCE SOUTH 00°08'55" WEST ALONG SAID WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18, A DISTANCE OF 2564.69 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 36, AS DESCRIBED BY DEED RECORDED IN DEED BOOK 41, PAGE 499, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 44.50 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SAID NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18; THENCE NORTH 89°15'42" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 576.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29 (FIVE MILE CREEK) (A 128.00 FOOT RIGHT-OF-WAY) AS DESCRIBED BY DEED RECORDED IN DEED BOOK 41, PAGE 499, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE TRAVERSING THE WESTERLY RIGHT-OF-WAY LINE OF SAID CANAL NO. 29 BY THE FOLLOWING FIVE (5) COURSES:

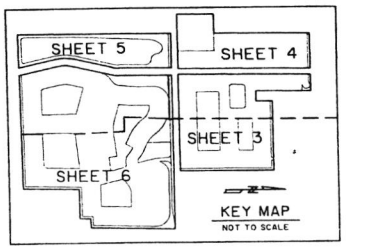
1. NORTH 12°38'44" WEST, A DISTANCE OF 656.28 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 6411.10 FEET;
2. NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°59'05", AN ARC DISTANCE OF 290.75 FEET TO A POINT OF TANGENCY WITH A LINE
3. NORTH 13°20'20" EAST ALONG SAID LINE, A DISTANCE OF 652.24 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 508.62 FEET;
4. NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°05'42", AN ARC DISTANCE OF 116.25 FEET TO A POINT OF TANGENCY WITH A LINE
5. NORTH 00°14'38" EAST ALONG SAID LINE, A DISTANCE OF 880.55 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF PETERSON ROAD

THENCE DEPARTING SAID CANAL NO. 29 RIGHT-OF-WAY LINE, SOUTH 89°48'06" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 595.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.186 ACRES, MORE OR LESS.

LOCATION MAP
NOT TO SCALE





TOGETHER WITH;

PARCEL 4A (LYING IN THE NORTH HALF (N 1/2) OF SECTION 18)

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTH 0°19'48" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) SAID SECTION 18, A DISTANCE OF 1650.41 FEET TO THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18; THENCE SOUTH 89°25'25" WEST ALONG SAID NORTH LINE, A DISTANCE OF 25.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARTMAN ROAD, AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORD BOOK 71, PAGE 126, PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE NORTH 0°19'48" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 180.00 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND OWNED BY ELMER O. SMITH AND DESCRIBED BY DEED RECORDED IN OFFICIAL RECORD BOOK 55, PAGE 366, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE OF HARTMAN ROAD, NORTH 0°19'48" EAST, A DISTANCE OF 1409.53 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PETERSON ROAD (A 15.00 FOOT RIGHT-OF-WAY), AS DESCRIBED BY DEED RECORDED IN DEED BOOK 75, PAGE 531, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND 61.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18; THENCE SOUTH 89°44'36" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2619.64 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29 (FIVE MILE CREEK) (A 128.00 FOOT RIGHT-OF-WAY); THENCE TRAVERSING THE EASTERLY RIGHT-OF-WAY LINE OF SAID CANAL NO. 29, BY THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 00°14'38" WEST, A DISTANCE OF 881.60 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 636.62 FEET;
2. SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°05'42", AN ARC DISTANCE OF 145.50 FEET TO A POINT OF TANGENCY WITH A LINE
3. SOUTH 13°20'20" WEST ALONG SAID LINE, A DISTANCE OF 652.24 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 513.10 FEET;
4. SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°59'05", AN ARC DISTANCE OF 232.70 FEET TO A POINT OF TANGENCY WITH A LINE
5. SOUTH 12°38'44" EAST ALONG SAID LINE, A DISTANCE OF 679.62 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 6, AS DESCRIBED BY DEED RECORDED IN DEED BOOK 41, PAGE 499, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 48.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18;

THENCE DEPARTING SAID CANAL NO. 29 RIGHT-OF-WAY LINE, NORTH 89°15'42" EAST ALONG SAID CANAL NO. 6 NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1944.86 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18; THENCE NORTH 0°03'25" EAST ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, A DISTANCE OF 944.35 FEET TO THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18; THENCE NORTH 89°25'25" EAST ALONG SAID NORTH LINE, A DISTANCE OF 494.66 FEET TO THE WEST LINE OF THE SAID ELMER O. SMITH PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 55, PAGE 366; THENCE NORTH 0°19'48" EAST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 180.00 FEET TO THE NORTH LINE OF SAID PARCEL; THENCE NORTH 89°25'25" EAST ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 140.574 ACRES, MORE OR LESS.

Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida
LB # 4396

BENT CREEK MASTER PLAT
A P.U.D.

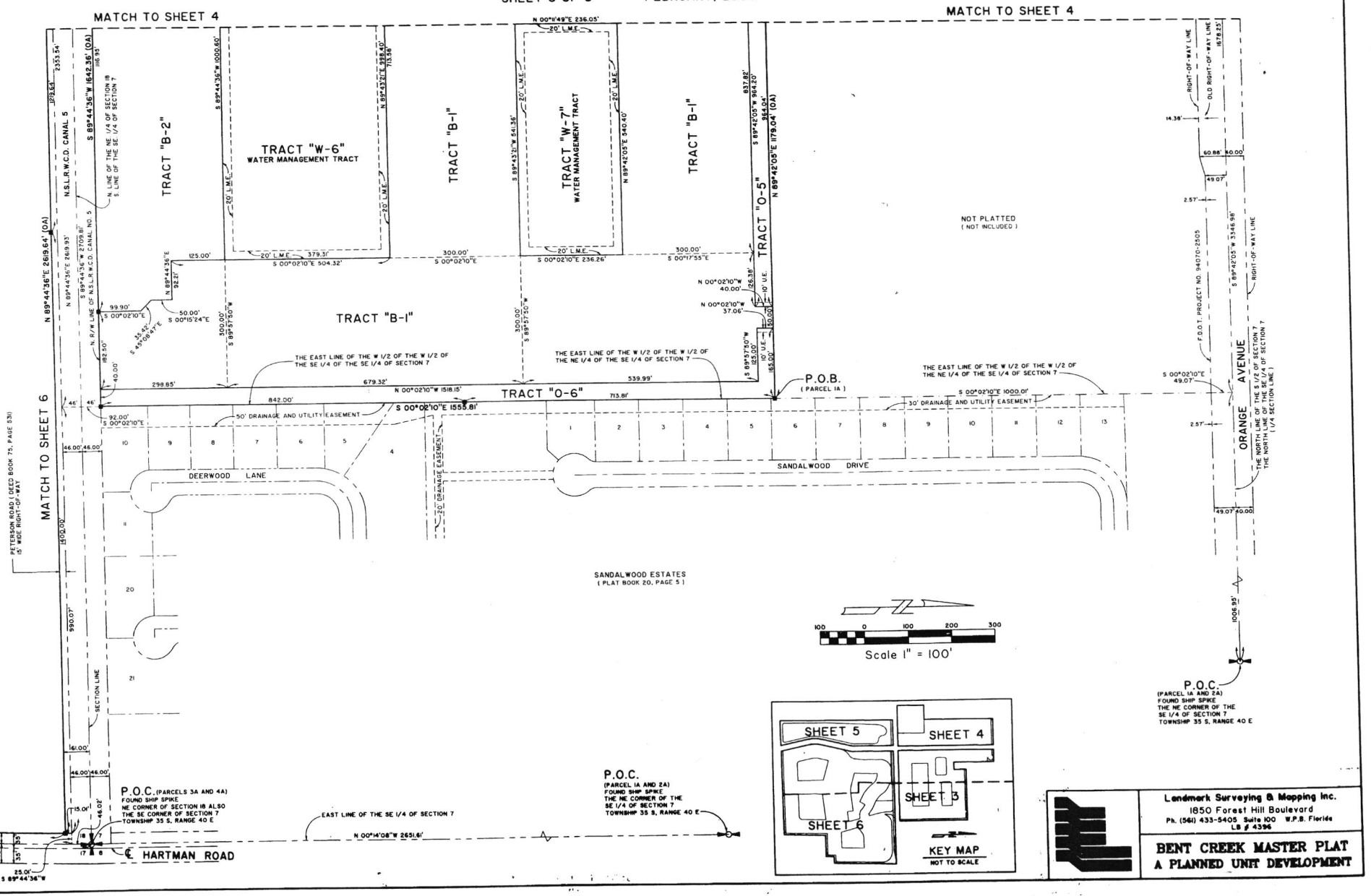
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BENT CREEK MASTER PLAT

A PLANNED UNIT DEVELOPMENT

LYING IN SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
ST. LUCIE COUNTY, FLORIDA.
SHEET 3 OF 6 FEBRUARY, 2005

PLAT BOOK 47 PAGE 11



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BENT CREEK MASTER PLAT
A PLANNED UNIT DEVELOPMENT

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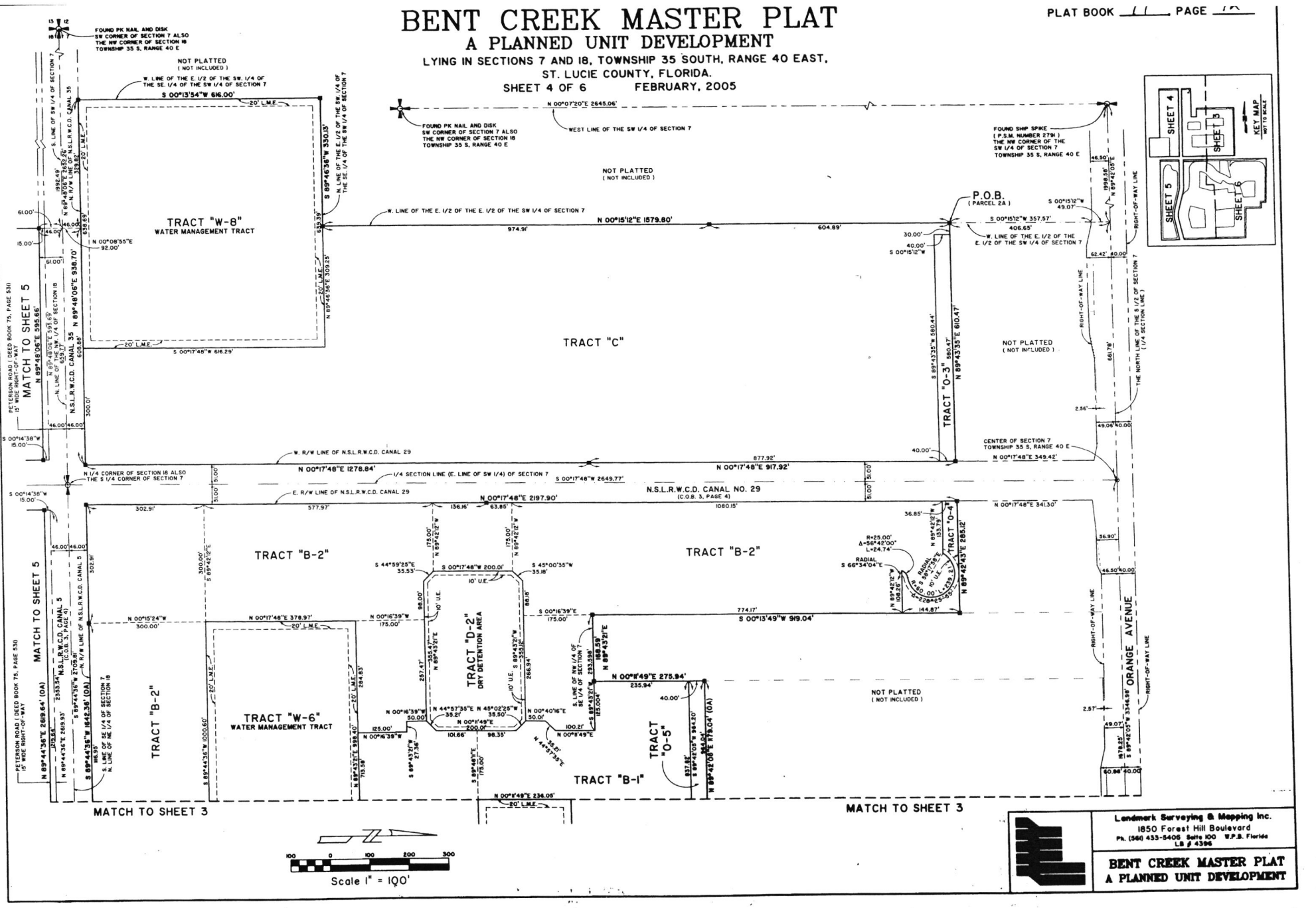
BENT CREEK MASTER PLAT

A PLANNED UNIT DEVELOPMENT

LYING IN SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
ST. LUCIE COUNTY, FLORIDA.

SHEET 4 OF 6 FEBRUARY, 2005

PLAT BOOK 47 PAGE 12



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BENT CREEK MASTER PLAT
A PLANNED UNIT DEVELOPMENT

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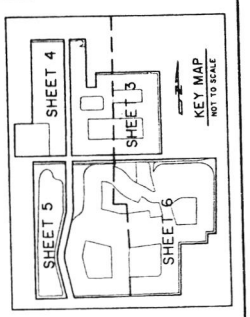
BENT CREEK MASTER PLAT

A PLANNED UNIT DEVELOPMENT

LYING IN SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
ST. LUCIE COUNTY, FLORIDA.
SHEET 5 OF 6 FEBRUARY, 2005

PLAT BOOK ____ PAGE ____

Scale 1" = 100'



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BENT CREEK MASTER PLAT
A PLANNED UNIT DEVELOPMENT

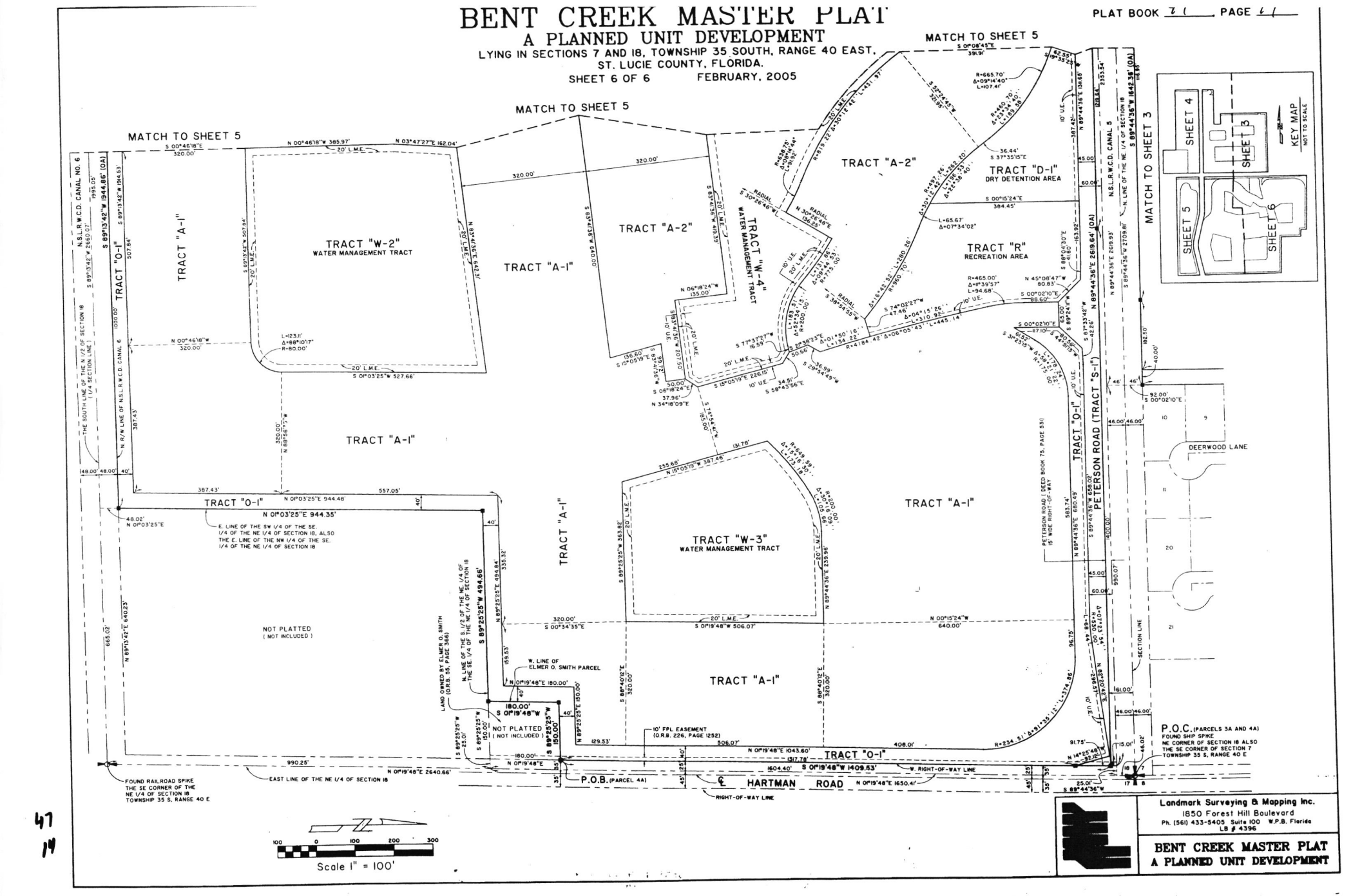
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BENT CREEK MASTER PLAT

A PLANNED UNIT DEVELOPMENT

LYING IN SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST.
ST. LUCIE COUNTY, FLORIDA.
SHEET 6 OF 6 FEBRUARY, 2005

PLAT BOOK 71 PAGE 61



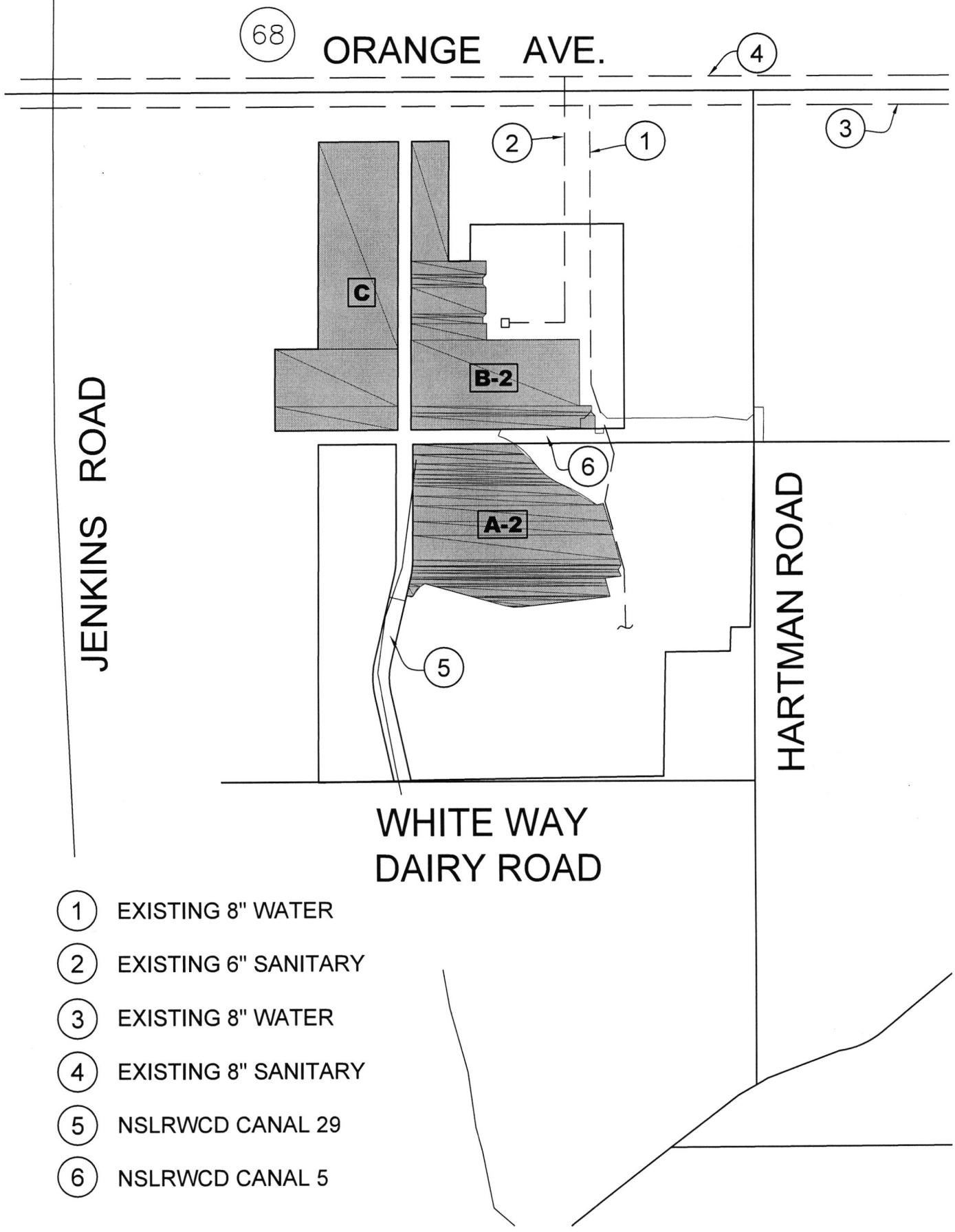
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LB # 4396

BENT CREEK MASTER PLAT
A PLANNED UNIT DEVELOPMENT

EXHIBIT 6

MAJOR TRUNK WATER MAINS, SEWER INTERCEPTORS AND OUTFALLS



1. EXISTING 8" WATER
2. EXISTING 6" SANITARY
3. EXISTING 8" WATER
4. EXISTING 8" SANITARY
5. NSLRWCD CANAL 29
6. NSLRWCD CANAL 5

SKETCH OF NEARBY INFRASTRUCTURE

N.T.S.

EXHIBIT 7

STATEMENT OF ESTIMATED REGULATORY COSTS

STATEMENT OF ESTIMATED REGULATORY COSTS
Bent Creek Community Development District

1.0 Introduction

1.1 Purpose

This statement of estimated regulatory costs ("SERC") supports the petition to form the Bent Creek Community Development District ("District" or "CDD"). and other affiliated and participating companies ("Petitioner") are planning 76.33 +/- acre residential community, ("Project"), located the City of Fort Pierce ("City"), Florida.

The District will provide community infrastructure that will serve all the land in the proposed District. The District plans to provide community infrastructure including, but not necessarily limited to, extension of Peterson Road and a bridge (the "Infrastructure"). The District plans to finance the Infrastructure by issuing bonds ("Bonds") secured by, among other things, proceeds of non-ad valorem special assessments (the "Assessments") levied on land within the District that will specially benefit from the Infrastructure all as discussed more fully below. The District will be responsible for providing the services and facilities associated with the Infrastructure and the costs associated therewith which will be borne solely by the property owners within the District.

1.2 Scope of the Analysis

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2) (d), *Fla.Stat.* (governing District formation or alteration) as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

As noted above, the proposed District will provide Infrastructure and related services with operation and maintenance, to the 76.33+/- acres comprising the Project. The current development plan for the land contained in the District consists of single-family units. These plans are subject to change as market conditions may dictate in the future.

1.3 Requirements for Statement of Estimated Regulatory Costs.

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, *Fla.Stat.* The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1) (a)[of Section 120.541, *Fla. Stat.*] and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 (a) An economic analysis showing whether the rule directly or indirectly is likely to (1) have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the rule; (2) have an adverse impact on business competitiveness, including the ability of persons doing business in the state

to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after implementation of the rule; or (3) increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

It is unlikely the establishment/creation of the District will meet any of the triggers in Section 120.541(2)(a), *Fla. Stat.* The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0 herein.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

As noted above, the proposed District will provide Infrastructure and related services to the 76.33+/- acres of land planned for the Project as outlined above. All of the ultimate property owners in the District will be required to comply with District rules and their properties will be encumbered with District obligations to pay for Infrastructure and operation and maintenance expenses incurred by the District. Based on the current development program the following entities and individuals would be affected by the formation of the District: the owners and occupants of the residential units within the District.

4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

State Governmental Entities

The cost to State entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 1,000 acres. Therefore, the City will review and act upon the petition to establish the District.

There are minimal additional ongoing costs to various State entities to implement and enforce the proposed ordinance. The District is a special purpose unit of local government, and it is required to file various reports to the State of Florida, the Department of Economic Opportunity and other agencies of the State. The filing requirements are outlined in Appendix A. However, the additional costs to the State and its various departments to process the additional filings from the District are very low, since the State routinely processes filings from over 500 similar districts. Finally, the filing fees paid by the District are designed to offset any additional costs to the State.

City of Fort Pierce

This petition to establish the District will require the City to review the petition and its supporting exhibits. In addition, the City will hold public hearings to discuss the petition and to take public input. These activities will absorb staff time and time of the City Commission. The boundaries of the District are located within the City of Fort Pierce.

However, the costs of these activities are very modest at most for the following reasons. First, the review of this petition to form the District does not include an analysis of the Project itself. In fact, such a review of the Project is prohibited by statute. Second, the petition contains all of the information necessary for its review. Third, the City already has all of the staff necessary to review the petition. Fourth, no capital costs are involved in the review. Fifth, the City routinely processes similar petitions for land use and zoning changes that are far more complicated than this petition to form the District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on State or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any other unit of local government except the District. By State law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance

The District will provide Infrastructure and related services to the land in the District, including Peterson Road extension, that will be eventually owned and operated by the City of Fort Pierce.

Petitioners have estimated the costs for providing the water management and sewer systems are estimated to be approximately $4,262,600. To fund this construction program, in whole or in part, the District may issue Bonds, which will be repaid through non-ad valorem assessments levied on all lands in the District that benefit from the District's Infrastructure and related services.

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through Bonds. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

It is important to note that the various costs are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing that requires additional infrastructure over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Instead, the facilities and services provided by the District are substituting in part for developer-provided infrastructure and facilities. Along these same lines, District-imposed assessments for operations and maintenance costs are similar to what would be charged in any event by a property owners' association common to most master planned developments.

Real estate markets are quite efficient, because buyers and renters evaluate all of the costs and benefits associated with various alternative locations. Therefore, market forces preclude developers from marking up the prices of their products beyond what the competition allows. To remain competitive the operations and maintenance charges must also be in line with the competition.

Furthermore, locating in the District by new landowners is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the District's costs in tradeoff for the benefits that the District provides.

The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer bank loans.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be no impact on small businesses because of the formation of the proposed District.

The development is located in the City of Fort Pierce. As of the Census date, the 2010 Census, the City of Palm Bay has a population in excess of 41,590 people. Therefore, the proposed District is not located in a City defined as a "small city", according to Section 120.52, Fla. Stat.

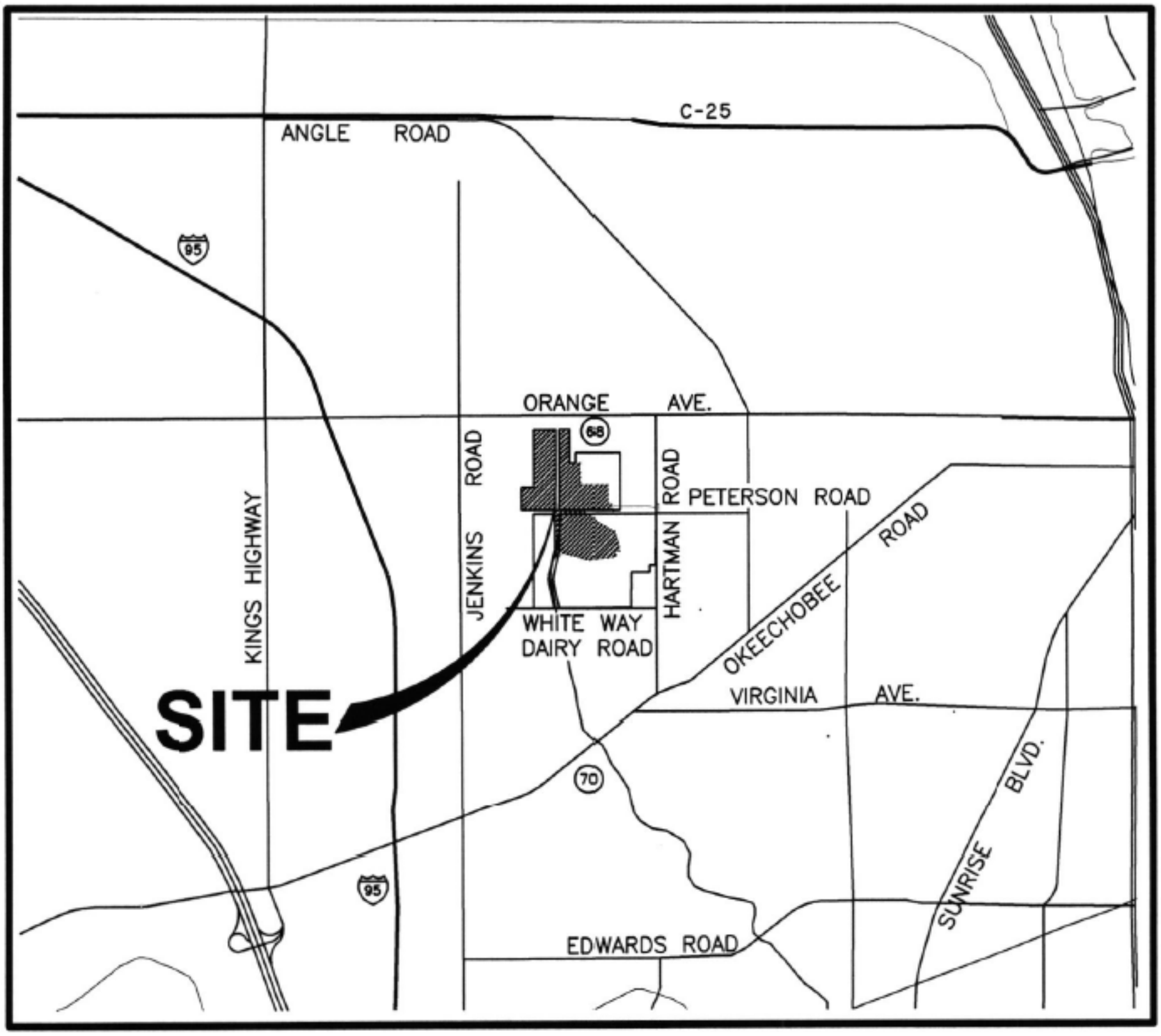
7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits.

Inputs were received from Petitioner and other professionals associated with Petitioner.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FLORIDA STATUTE CITE	DATE
Annual Financial Audit	11.45	12 months after end of fiscal year
Annual Financial Report	218.32	within 45 days of financial audit completion, but no later than 9 months after end of fiscal year
TRIM Compliance Report	200.068	30 days after adoption of assessment resolution
Form 1 - Limited Financial Disclosure	112.3144	by July 1
Public Depositor Report	280.17	by November 30
Proposed Budget	190.008	sixty (60) days prior to adoption of final budget
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	When issued



SEC. 7 AND 18 TWP. 35S RNG. 40E

LOCATION MAP

N.T.S.

LEGAL DESCRIPTION
(TRACT "A-2")

A PARCEL OF LAND BEING ALL OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A-2", SAID POINT BEING THE NORTHWEST CORNER OF LOT 251, BENT CREEK TRACT "A-1", AS RECORDED IN PLAT BOOK 49, PAGES 12 THROUGH 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 13°20'20" EAST ALONG THE WEST LINE OF SAID TRACT "A-2", A DISTANCE OF 192.30 FEET; THENCE SOUTH 50°01'10" EAST ALONG THE SOUTHWEST LINE OF TRACT "W-9", AS SHOWN ON SAID BENT CREEK MASTER PLAT, A DISTANCE OF 36.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 311.06 FEET AND WHOSE CENTER POINT BEARS SOUTH 50°01'10" EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°49'31", A DISTANCE OF 102.20 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 195.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°30'06", A DISTANCE OF 171.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1951.28 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°03'37", A DISTANCE OF 274.50 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°14'38" EAST, A DISTANCE OF 341.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 238.20 FEET AND WHOSE CENTER POINT BEARS SOUTH 80°36'56" EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°56'59", A DISTANCE OF 294.97 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID TRACT "W-9") TO A POINT OF NON-TANGENCY; THENCE NORTH 89°44'36" EAST ALONG THE NORTH LINE OF SAID TRACT "A-2", ALSO BEING THE SOUTH LINE OF TRACT "O-2" AS SHOWN ON SAID BENT CREEK MASTER PLAT, A DISTANCE OF 366.87 FEET; THENCE SOUTH 19°35'25" WEST ALONG THE WESTERLY LINE OF TRACT "D-1", A DISTANCE OF 41.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 665.70 FEET AND WHOSE CENTER POINT BEARS SOUTH 19°35'25" WEST, FROM SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°14'40", A DISTANCE OF 107.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 460.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°34'40", A DISTANCE OF 189.58 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 37°35'15" EAST, A DISTANCE OF 36.44 FEET; TO THE BEGINNING OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 497.26 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°12'42", A DISTANCE OF 262.20 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 960.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°42'52", A DISTANCE OF 280.26 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF SAID TRACT "D-1", ALSO BEING THE NORTHEASTERLY LINE OF SAID TRACT "A-2") TO A POINT OF NON-TANGENCY; THENCE NORTH 74°02'27" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "D-1", A DISTANCE OF 47.46 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "A-2", ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE (TRACT "S-4") AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1", SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; HAVING A RADIUS OF 4184.42 FEET AND WHOSE CENTER POINT BEARS NORTH 74°02'27" EAST, FROM SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°50'16", A DISTANCE OF 134.22 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 29°54'49" WEST, A DISTANCE OF

36.99 FEET; THENCE SOUTH 21°38'23" EAST, A DISTANCE OF 50.66 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID EASTERLY LINE OF TRACT "A-2", ALSO SAID WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE) TO A POINT ON THE NORTHERLY LINE OF TRACT "W-4" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 77°37'27" WEST, A DISTANCE OF 16.59 FEET TO THE BEGINNING OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°34'15", A DISTANCE OF 183.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 775.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°44'53", A DISTANCE OF 131.86 FEET TO A POINT ON A LINE RADIAL TO SAID CURVE; THENCE SOUTH 30°26'48" WEST ALONG SAID RADIAL LINE, A DISTANCE OF 136.25 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 638.75 FEET AND WHOSE CENTER POINT BEARS SOUTH 30°26'48" WEST, FROM SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°14'44", A DISTANCE OF 91.92 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 819.22 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°12'42", A DISTANCE OF 431.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 37°35'15" WEST, A DISTANCE OF 36.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 138.75 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°34'40", A DISTANCE OF 57.10 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 343.75 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°41'58", A DISTANCE OF 178.18 FEET (THE PRECEDING NINE COURSES BEING COINCIDENT WITH THE NORTHEASTERLY BOUNDARY LINES OF SAID TRACT "W-4") TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°14'38" WEST, A DISTANCE OF 354.43 FEET; THENCE SOUTH 04°57'12" WEST, A DISTANCE OF 163.16 FEET; (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE WESTERLY LINE OF SAID TRACT "W-4") TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "W-4"; THENCE SOUTH 74°39'51" EAST, A DISTANCE OF 286.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 510.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°38'33", A DISTANCE OF 192.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 83°41'36" EAST, A DISTANCE OF 419.39 FEET; THENCE SOUTH 06°18'24" EAST, A DISTANCE OF 135.00 FEET; THENCE NORTH 83°41'36" EAST, A DISTANCE OF 207.50 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY LINES OF SAID TRACT "W-4") TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE; THENCE SOUTH 06°18'24" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF LOT 102 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"; THENCE SOUTH 83°41'36" EAST ALONG SAID NORTH LINE OF LOT 102, A DISTANCE OF 99.72 FEET; THENCE SOUTH 15°05'19" EAST ALONG THE WESTERLY LINE OF SAID LOT 102 AND LOT 101 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1", A DISTANCE OF 136.60 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "A-2", ALSO BEING THE NORTHERLY LINE OF LOT 59 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"; THENCE SOUTH 83°41'36" WEST, A DISTANCE OF 640.00 FEET; THENCE SOUTH 88°36'00" WEST, A DISTANCE OF 62.25 FEET; THENCE NORTH 80°50'26" WEST, A DISTANCE OF 61.94 FEET; THENCE NORTH 74°39'51" WEST, A DISTANCE OF 600.54 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY LINES OF LOT 49 THROUGH SAID LOT 59, AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"); THENCE SOUTH 57°51'07" WEST, A DISTANCE OF 37.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°23'11", A DISTANCE OF 79.38 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE NORTHWESTERLY LINES OF SAID LOT 40) TO A POINT ON A LINE RADIAL TO SAID CURVE; THENCE NORTH 68°32'04" WEST ALONG SAID RADIAL LINE, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID BENT CREEK DRIVE (TRACT "S-4"), A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 175.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 68°32'04" EAST, FROM SAID POINT; THENCE

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°07'36", A DISTANCE OF 24.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 13°20'20" WEST, A DISTANCE OF 36.45 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID BENT CREEK DRIVE) TO A POINT ON THE SOUTHEAST LINE OF SAID TRACT "A-2" ALSO BEING THE NORTHEAST LINE OF SAID LOT 251, BENT CREEK TRACT "A-1"; THENCE NORTH 76°39'40" WEST ALONG THE SOUTHEAST LINE OF SAID TRACT "A-2" AND SAID NORTHEAST LINE OF LOT 251, A DISTANCE OF 135.65 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 24.29 ACRES, MORE OR LESS.

TOGETHER WITH:

TRACT "B-2"

A PARCEL OF LAND BEING ALL OF TRACT "B-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "B-2"; THENCE NORTH 00°17'48" EAST ALONG THE WEST LINE OF SAID TRACT "B-2", A DISTANCE OF 2161.05 FEET; THENCE SOUTH 89°42'12" EAST, A DISTANCE OF 133.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 60.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 58°17'58" EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 228°25'55", A DISTANCE OF 239.21 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°42'00", A DISTANCE OF 24.74 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°42'12" EAST, A DISTANCE OF 108.28 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARIES OF SAID TRACT "B-2") TO A POINT ON THE EAST BOUNDARY OF SAID TRACT "B-2"; THENCE SOUTH 00°13'49" WEST, A DISTANCE OF 774.17 FEET; THENCE NORTH 89°43'21" EAST, A DISTANCE OF 293.60 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ABERFOYLE AVENUE (TRACT "S-5"), AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 00°11'49" WEST, A DISTANCE OF 100.21 FEET; THENCE SOUTH 44°57'35" WEST, A DISTANCE OF 35.21 FEET; THENCE SOUTH 00°40'16" WEST, A DISTANCE OF 50.01 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF ABERFOYLE AVENUE) TO A POINT ON THE NORTH LINE OF TRACT "D-2" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 89°43'21" WEST ALONG SAID NORTH LINE OF TRACT "D-2", A DISTANCE OF 355.12 FEET; THENCE SOUTH 45°00'35" WEST ALONG THE NORTHWEST LINE OF SAID TRACT "D-2", A DISTANCE OF 35.18 FEET; THENCE SOUTH 00°17'48" WEST ALONG THE WEST LINE OF SAID TRACT "D-2", A DISTANCE OF 200.01 FEET; THENCE SOUTH 44°59'25" EAST ALONG THE SOUTHWEST LINE OF SAID TRACT "D-2", A DISTANCE OF 35.53 FEET; THENCE NORTH 89°43'21" EAST ALONG THE SOUTH LINE OF SAID TRACT "D-2", A DISTANCE OF 355.47 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5") AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 00°16'39" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5"), A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5"); THENCE NORTH 89°43'21" EAST ALONG THE SOUTH LINE OF SAID ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5"), A DISTANCE OF 27.36 FEET TO A POINT ON THE WEST LINE OF LOT 105, BENT CREEK - TRACT "B-1" AS RECORDED IN PLAT BOOK 49, PAGES 38 THROUGH 40, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°16'39" EAST ALONG SAID WEST LINE OF LOT 105, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH LINE OF TRACT "W-6" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 89°43'21" WEST ALONG SAID NORTH LINE OF TRACT "W-6", A DISTANCE OF 284.83 FEET; THENCE SOUTH 00°17'48" WEST ALONG THE WEST LINE OF SAID TRACT "W-6", A DISTANCE OF 378.97 FEET; THENCE NORTH 89°44'36" EAST ALONG THE SOUTH LINE OF SAID TRACT "W-6", A DISTANCE OF 1000.60 FEET TO A POINT ON THE WEST LINE OF LOT 83 AS SHOWN ON SAID PLAT OF BENT CREEK - TRACT "B-1"; THENCE SOUTH 00°02'10" EAST ALONG THE WEST LINE OF SAID LOT 83 AND THE WEST LINE OF LOT 82 AS SHOWN ON SAID PLAT OF BENT CREEK - TRACT "B-1", A DISTANCE OF

125.00 FEET; THENCE NORTH 89°44'36" EAST ALONG THE SOUTH LINE OF SAID LOT 82, A DISTANCE OF 92.21 FEET TO A POINT ON THE WEST LINE OF BENT CREEK DRIVE (TRACT "S-5") AS SHOWN ON SAID PLAT OF BENT CREEK - TRACT "B-1"; THENCE SOUTH 00°15'24" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 45°08'47" EAST, A DISTANCE OF 35.42 FEET; THENCE SOUTH 00°02'10" EAST, A DISTANCE OF 99.90 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID BENT CREEK DRIVE) TO A POINT ON THE SOUTH LINE OF SAID TRACT "B-2"; THENCE SOUTH 89°44'36" WEST ALONG SAID SOUTH LINE OF TRACT "B-2", A DISTANCE OF 1419.86 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 23.32 ACRES, MORE OR LESS.

TOGETHER WITH:

TRACT "C"

A PARCEL OF LAND BEING ALL OF TRACT "C", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "C"; THENCE SOUTH 89°48'06" WEST ALONG THE SOUTH LINE OF SAID TRACT "C", A DISTANCE OF 300.01 FEET TO A POINT ON THE EAST LINE OF TRACT "W-8" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE NORTH 00°17'48" EAST ALONG SAID EAST LINE OF TRACT "W-8", A DISTANCE OF 616.29 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "W-8"; THENCE SOUTH 89°46'36" WEST ALONG SAID NORTH LINE OF TRACT "W-8", A DISTANCE OF 309.25 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "C"; THENCE NORTH 00°15'12" EAST ALONG SAID WEST LINE OF TRACT "C", A DISTANCE OF 1579.80 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°43'35" EAST ALONG SAID NORTH LINE OF TRACT "C", A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF TRACT "O-3", AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 00°15'12" WEST ALONG SAID WEST LINE OF SAID TRACT "O-3", A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "O-3" ALSO BEING THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°43'35" EAST ALONG SAID SOUTH LINE OF TRACT "O-3" AND SAID NORTH LINE OF TRACT "C", A DISTANCE OF 580.44 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "C"; THENCE SOUTH 00°17'48" WEST ALONG SAID EAST LINE OF TRACT "C", A DISTANCE OF 2156.76 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 25.83 ACRES, MORE OR LESS.

TOGETHER WITH:

PETERSON ROAD - EAST

A PARCEL OF LAND BEING A PORTION OF TRACT "S-1" (PETERSON ROAD), AS SHOWN ON BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF THE NORTH 15 FOOT WIDE RIGHT-OF-WAY FOR PETERSON ROAD, AS RECORDED IN DEED BOOK 75, PAGE 531, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND LYING IN SECTION 18, TOWNSHIP 35, SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "S-1" (PETERSON ROAD), SAID POINT BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29; THENCE NORTH 00°14'38" EAST ALONG THE WESTERLY LINE OF SAID TRACT "S-1" AND ITS NORTHERLY PROLONGATION, ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PETERSON ROAD, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 5; THENCE NORTH 89°44'36" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD AND SAID

SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 5, A DISTANCE OF 1332.69 FEET; THENCE SOUTH 00°15'24" EAST, A DISTANCE OF 60.82 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "S-1" (SOUTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD); THENCE NORTH 88°04'30" WEST ALONG SAID SOUTHERLY LINE OF SAID TRACT "S-1" (SOUTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD), A DISTANCE OF 21.59 FEET; THENCE SOUTH 89°44'36" WEST ALONG SAID SOUTHERLY LINE OF SAID TRACT "S-1" (SOUTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD), A DISTANCE OF 1311.65 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.836 ACRES, MORE OR LESS.

TOGETHER WITH:

PETERSON ROAD - WEST

A PARCEL OF LAND BEING ALL OF TRACT "S-2" (PETERSON ROAD), AS SHOWN ON BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF THE NORTH 15 FOOT WIDE RIGHT-OF-WAY FOR PETERSON ROAD, AS RECORDED IN DEED BOOK 75, PAGE 531, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND LYING IN SECTION 18, TOWNSHIP 35, SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "S-2" (PETERSON ROAD), SAID POINT BEING A POINT ON THE WEST LINE OF SAID BENT CREEK MASTER PLAT; THENCE NORTH 00°08'55" EAST ALONG THE WEST LINE OF SAID TRACT "S-2" AND SAID BENT CREEK MASTER PLAT, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PETERSON ROAD, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 35; THENCE NORTH 89°48'06" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 35, A DISTANCE OF 595.69 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29 ALSO BEING THE EASTERLY LINE OF SAID TRACT "S-2" (PETERSON ROAD); THENCE SOUTH 00°14'38" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29 AND SAID EASTERLY LINE OF TRACT "S-2" (PETERSON ROAD), A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°48'06" WEST, A DISTANCE OF 45.74 FEET; THENCE SOUTH 45°02'57" WEST, A DISTANCE OF 81.38 FEET; THENCE NORTH 89°42'12" WEST, A DISTANCE OF 66.56 FEET; THENCE NORTH 45°15'39" WEST, A DISTANCE OF 79.46 FEET; THENCE NORTH 88°01'00" WEST, A DISTANCE OF 41.98 FEET; THENCE SOUTH 89°48'06" WEST, A DISTANCE OF 327.28 FEET (THE PRECEDING SIX COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PETERSON ROAD AND THE NORTHERLY LINE OF TRACT "P", AS SHOWN ON SAID BENT CREEK MASTER PLAT) TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.057 ACRES, MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 76.333 ACRES, MORE OR LESS.

Community Development District ("CDD")

- CDD is an independent special district and a unit of special purpose local government. CDD is authorized by Chapter 190, Florida Statutes to plan, finance, construct, operate and maintain public infrastructure in planned developments.
- CDD provides a solution to planning, management and financing needs for delivery of capital infrastructure in order to service projected growth, without overburdening other local governments and their taxpayers.
- CDD operates independently of the City. CDD continues in existence in perpetuity, if not otherwise dissolved, and performs the function of operating and maintaining the public infrastructure it funds, unless the infrastructure is transferred to another governmental entity for ownership and maintenance.
- CDD funds public infrastructure improvements to serve new development. The improvements may include such things as water and wastewater facilities and systems, stormwater management facilities, roadway improvements, traffic signals, streetlights, signage, landscaping, etc.
- CDD typically funds public infrastructure improvements through the issuance of tax - exempt bonds. The debt service on the bonds is secured by the CDD levying special assessments on the lands within the CDD. Special assessments are only assessed on property within the CDD that receives a special benefit from the improvements. These assessments must be fairly and reasonably allocated.
- These bonds do not affect the City public financing. Property owners outside of the CDD are not responsible or liable for this bond debt. Only the property owners within the CDD

pay for the infrastructure funded by the CDD through the imposition of non-ad valorem special assessments.

- CDD is governed by a five-member board of supervisors exercising the general managerial authority provided to a special district. These supervisors are required to adhere to the same Sunshine Law and Public Records Law requirements as other local governmental bodies. The members of the board of supervisors are initially elected by the landowners within the CDD; ultimately, the supervisors are elected by qualified electors residing in the CDD and serve 4-year staggered terms.
- CDD provides for the operational and maintenance functions of the infrastructure improvements and will remain in operation as long as there is a need for its services and replacement or renewal of infrastructure when necessary. CDD may also transfer the public infrastructure improvements to another governmental entity.

COMMUNITY DEVELOPMENT DISTRICTS

WHAT IS A COMMUNITY DEVELOPMENT DISTRICT ("CDD")?

- Independent special purpose district of local government created under Chapter 190, Florida Statutes
- CDDs have the power to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure for public roadways, bridges, streetlights, traffic signals, water and sewer facilities, stormwater management, signage landscaping, amenities, public facilities, conservation/mitigation areas and security.

WHY A CDD?

- Tool for continuity in the community
- Independent unit of government with its own revenue sources
- Provides reliance and perpetuity for the homeowners and residents
- Tax exempt financing and purchasing
- Provide services to community
- Governmental checks and balances: budget, audit, public meetings, etc.
- Governed by landowners and residents in the community

WHAT CAN A CDD DO?

They Can

- Finance, Construct, Acquire and Maintain Eligible Infrastructure Costs
- Issue Tax-Exempt Bonds
- Levy, Collect and Enforce Special Assessments for Debt Service and for Ongoing Maintenance of Facilities
- Place an Assessment Lien on the Property in the District to Secure the Bonds
- Contract for Professional Services

They Cannot

- Regulate Land Use
- Change Zoning
- Finance Private Roads or improvements
- Issue Building Permits
- Issue/Amend Development Orders
- Provide Police and Fires Services

HOW ARE CDDS ESTABLISHED?

- A Petition is filed with the City, County or State
- Petition includes:
  - metes and bounds description
  - written consent by all landowners
  - designation of persons to be Board of Supervisors
  - map of proposed district
  - a statement of estimated regulatory costs
- Requires a mandatory public hearing
- Established by ordinance

HOW ARE CDDS GOVERNED?

- Five (5) member board of Supervisors
- Initially elected by landowners
- One vote per acre or part thereof
- Planned transition to general election process

  When a CDD reaches year 6 and has at least 250 registered voters, the supervisors are elected by qualified electors residing in the CDD and serve 4-year staggered terms

- CDD supervisors are public officials and subject to Florida Sunshine Law and Public Records Law

HOW ARE CDDS FINANCED?

- Tax exempt bonds, including long term bonds
- Bonds are secured by special assessments levied on property within the CDD boundaries
- Special assessments require: (1) property receives a special benefit from the improvements and (2) must be allocated fairly and reasonably
- Long term bonds (typically 30 years) require validation by the Court pursuant to Chapter 75, Florida Statutes
- Cost-effective method to finance public improvement needs of land development

City Commission Regular Meeting - 6:30 pm **12. f.**

Meeting Date: 08/17/2020

Re: 20-019 Adoption of FPRA Plan Update

SUBJECT:

Legislative Hearing - Ordinance 20-019 adopting 2020 Fort Pierce Redevelopment Plan Update and providing for an extension of operational timeframe. SECOND READING

SUMMARY:

The Fort Pierce Redevelopment Agency facilitated stakeholder interviews and community listening sessions and hosted an Open House Public Workshop on July 25, 2012 to obtain public input and present the Fort Pierce Redevelopment Plan update process. The general public was also afforded an opportunity to provide their input on an online survey. The draft 2020 Fort Pierce Redevelopment Plan was presented to the Community Redevelopment Advisory Board on May 20, 2020 for additional public input and comments. FPRA Resolution No. 20-02 amending the FPRA Plan and providing for an extension of the implementation period was adopted on July 28, 2020 by the Fort Pierce Redevelopment Agency.

RECOMMENDATION:

Staff recommends adoption of Ordinance 20-019.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Nicholas C. Mimms, City Manager

COORDINATED WITH:

Tanya Earley, Assistanct City Attorney
Linda Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

None

Attachments

Ordinance 20-019 FPRA Plan Adoption
FPRA Plan Revised
Notice to Taxing Authority

Resolution FPRA 20-02 Amending FPRA Plan
Proof of Publication

Form Review

Form Started By: Linda Cox Started On: 08/04/2020 11:36 AM
Final Approval Date: 08/04/2020

ORDINANCE NO. 20-019

AN ORDINANCE OF THE CITY OF FORT PIERCE, ADOPTING THE COMMUNITY REDEVELOPMENT PLAN UPDATE FOR THE FORT PIERCE REDEVELOPMENT AGENCY; PROVIDING FOR AN **EXTENSION OF THE COMMUNITY REDEVELOPMENT AGENCY'S OPERATIONAL TIMEFRAME**, PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPLEALING ORDINANCES OR PARTS THEREOF IN CONFLICT.

WHEREAS, the Florida legislature has enacted the Community Redevelopment Act of 1969 (Chapter 163), in order to provide certain redevelopment powers to eligible municipalities; and

WHEREAS, the City Commission of the City of Fort Pierce, Florida conducted a finding of necessity in accordance with Chapter 163, Florida Statutes, to establish the Fort Pierce Redevelopment Agency in 1982 and formally adopted the findings of necessity through City Resolution 82-25; and

WHEREAS, the Fort Pierce Redevelopment Agency was adopted by Ordinance H-239 in 1982 to rehabilitate, conserve, redevelop, or perform activities of a combination thereof; and

WHEREAS, the Fort Pierce Redevelopment Agency prepared and adopted the *Fort Pierce Redevelopment Plan* in 1982 that identified a preferred redevelopment strategy and associated programming and infrastructure improvements to address the documented conditions of blight within the Fort Pierce Redevelopment Area; and,

WHEREAS, the Fort Pierce Redevelopment Agency subsequently identified conditions of blight present adjacent to the original Fort Pierce Redevelopment Area and expanded the Redevelopment Area boundaries to include additional areas within the City in 1995, 1996 and 2000 which area represents the current boundaries of the Fort Pierce Redevelopment Area; and,

WHEREAS, the Fort Pierce Redevelopment Agency authorized updates of the *1982 Fort Pierce Redevelopment Plan* in 1991, 1996 and most recently in 2001, to continue to address the aforementioned conditions of slum and blight; and,

WHEREAS, the Fort Pierce Redevelopment Agency facilitated numerous stakeholder interviews and several community listening sessions in the Downtown Business district, the Lincoln Park/Peacock Arts district, Fisherman's Wharf/Port district and the South Beach district of the Fort Pierce Redevelopment Area to solicit public input and present the Fort Pierce Redevelopment Plan update to the residents, business owners and operators and general public; and,

WHEREAS, the Fort Pierce Redevelopment Agency hosted a day long Open House Public Workshop on July 25, 2019, to solicit public input and present the Fort Pierce Redevelopment Plan update process to the residents, business owners and operators and general public; and,

WHEREAS, the Fort Pierce Redevelopment Agency created an online informational website that addressed the Community Redevelopment Plan update and provided residents, business owners and operators and the general public an opportunity to provide their input via an online survey; and

WHEREAS, the Fort Pierce Redevelopment Agency has developed the *2020 Fort Pierce Redevelopment Plan* that identifies catalytic public investments, public improvements, and strategies to address the aforementioned conditions of slum and blight; and,

WHEREAS, the proposed implementation period for the projects, programs and strategies identified within the *2020 Fort Pierce Redevelopment Plan* is through 2042 and the operational timeframe of the Fort Pierce Redevelopment Agency is to be extended to 2042 to enable the implementation of the programs and projects identified within the *2020 Fort Pierce Redevelopment Plan;* and,

WHEREAS, the Fort Pierce Redevelopment Agency presented the draft *2020 Fort Pierce Redevelopment Plan* to the Fort Pierce Redevelopment Agency at a Public Meeting on January 28, 2020, to present the draft *2020 Fort Pierce Redevelopment Plan* and solicit additional public input and comments from the residents, business owners and operators and general public; and

WHEREAS, the *2020 Fort Pierce Redevelopment Plan* was presented to the Fort Pierce Redevelopment Agency Community Redevelopment Advisory Board, at its May 20, 2020, meeting to present the draft *2020 Fort Pierce Redevelopment Plan* and solicit additional public input and comments from the residents, business owners and operators and general public; and

WHEREAS, the Fort Pierce City Commission has reviewed the *2020 Fort Pierce Redevelopment Plan* and has caused a public notice to be published and a notice mailed to each taxing authority as required by Section 163.346, Florida Statutes, and a public hearing to be noticed, scheduled and held as required by Subsection 163.361(2), Florida Statutes, to consider the adoption of the *2020 Fort Pierce Redevelopment Plan*.

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

Section 1. The update of the Fort Pierce Redevelopment Plan has been completed in accordance with Sections 163.361 & 163.362, Florida Statutes.

Section 2. There still exists a blighted area or areas in the Fort Pierce Redevelopment Area, and the rehabilitation, conservation, or redevelopment, or a combination thereof of the area so defined is necessary in the interest of the public safety, morals, or welfare of the residents of the City of Fort Pierce.

Section 3. The *2020 Fort Pierce Redevelopment Plan* update identifies catalytic public investments, public improvements, and strategies to address the aforementioned conditions of slum and blight and provides guidance and direction for the Fort Pierce Redevelopment Agency activities and programs.

Section 4. The Fort Pierce City Commission adopts the *2020 Fort Pierce Redevelopment Plan* and extends the implementation period for the *2020 Fort Pierce Redevelopment Plan* update through 2042.

Section 5. This Ordinance shall be and become effective immediately upon final passage.

Section 6. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 7. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

APPROVED AS TO
FORM AND 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. 20-019 was duly advertised by title only in the St. Lucie News Tribune on July 24, 2020; 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 August 3, 2020; and was duly introduced, read by title only, and passed on second and final reading on August 17, 2020, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 17th day of August 2020.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox, City Clerk

(SEAL)



FPRA

Redevelopment Plan

TABLE of CONTENTS

1 INTRODUCTION 2

2 RESTORE NEIGHBORHOODS 8

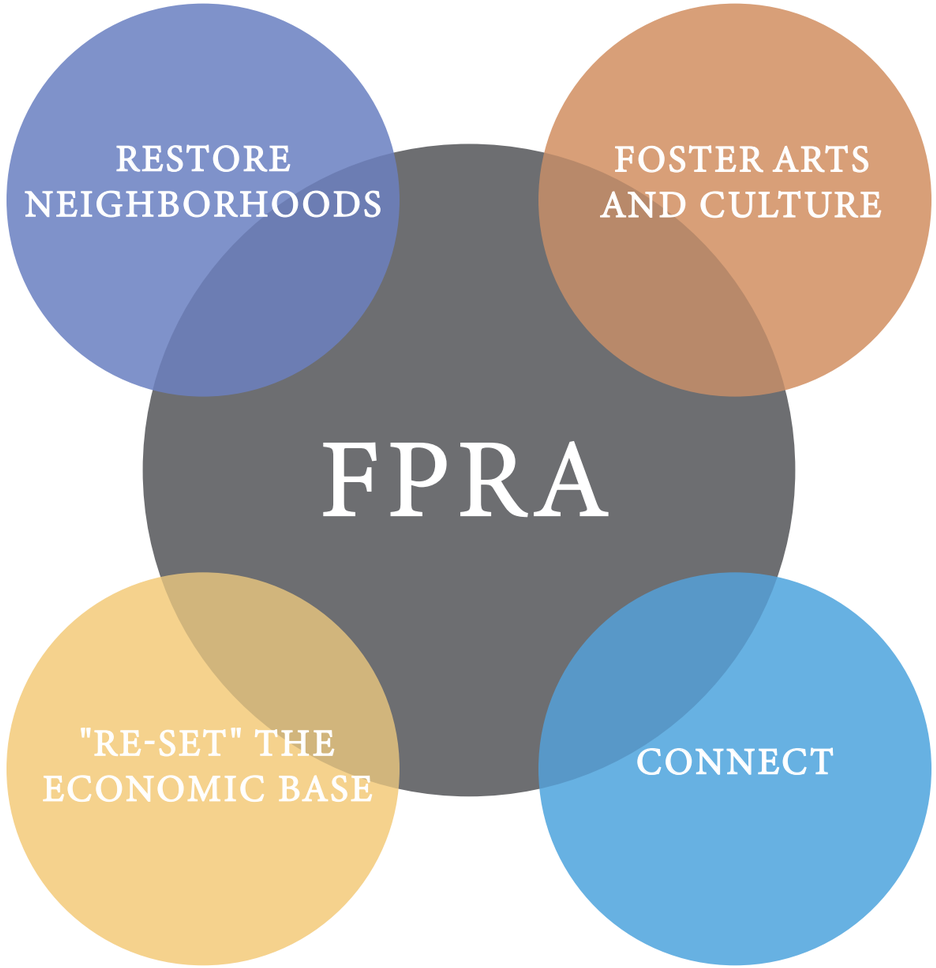
3 FOSTER ARTS AND CULTURE 18

4 "RE-SET" THE ECONOMIC BASE 22

5 CONNECT 28

6 BUDGET AND TIF REVENUE 56

7 APPENDIX 64



EXECUTIVE SUMMARY

The 2020 FPRA Community Redevelopment Plan builds upon the previous accomplishments of the Fort Pierce Redevelopment Agency. These successes include the restoration of the Fort Pierce Marina, the beautification and development of Moore's Creek, restoration of the Sunrise Theatre and the rehabilitation for redevelopment of the former HD King Power Plant site. The 2020 FPRA Plan update addresses contemporary challenges to investment and redevelopment within the Fort Pierce Redevelopment Area, identifies targeted investment areas and provides a vision for the continuing redevelopment of the Fort Pierce Redevelopment Area.

The Fort Pierce Community Redevelopment Plan presents a four (4) point Action Plan that focuses on: Restoring the Neighborhoods within the Redevelopment Area; Fostering Arts and Culture; Re-Setting the Economic Base of the Fort Pierce Redevelopment Area; and, Connecting neighborhoods, destinations and employment centers.

HISTORICAL PERSPECTIVE

The City of Fort Pierce, named after a local Second Seminole War military fort of the same name, was first incorporated in 1901 with few area amenities other than a small number of homes and a general store (as pictured to the right). However, the City quickly exploded in size and population with the construction of local rail stations in 1915, which rapidly spurred the construction of new homes, schools, stores, and government buildings in the proceeding decades. Many of the historic Mediterranean-style structures that still stand today were built during this time, such as Old City Hall (1925) and the First United Methodist Church (1926). This growth largely continued through World War II, where the City was also home to an active naval combat training facility. Although Fort Pierce capitalized on the post-war development boon for several decades, investment gound to a halt during the 1980's American recession. During this time, many neighborhoods fell into disrepair, homes and businesses were abandoned, and many residents were without gainful employment for extended periods of time.









Figures 1, 2, 3, and 4 from State Archives of Florida. See Appendix for full source information.

ESTABLISHMENT OF THE COMMUNITY REDEVELOPMENT AGENCY

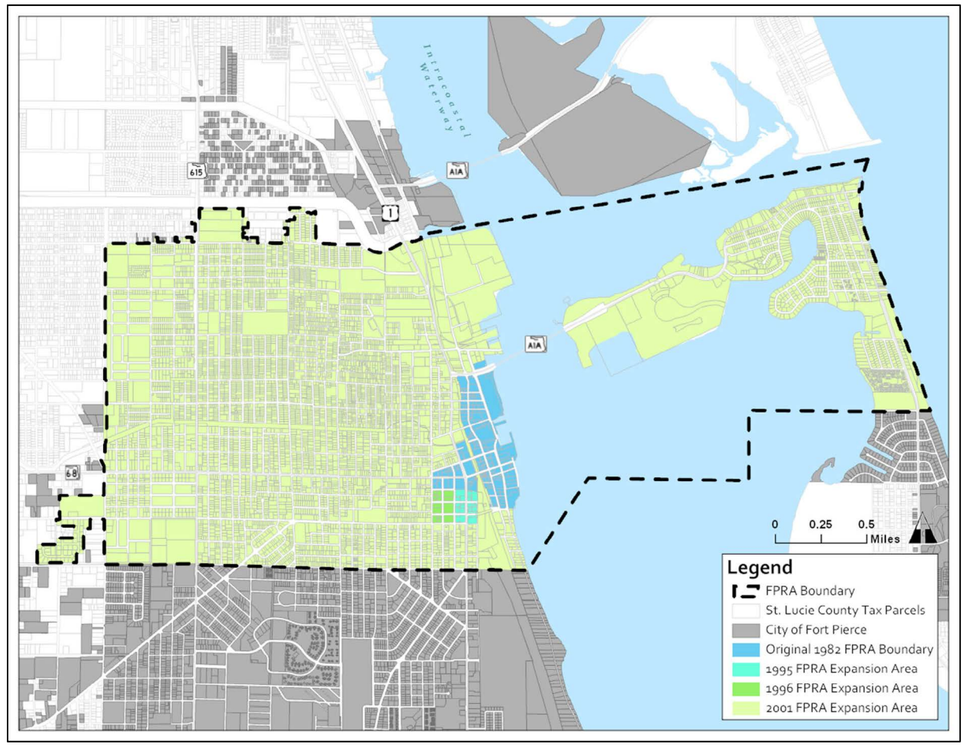
Thus, the City began to strategically focus its recovery efforts on Downtown Fort Pierce and viewed revitalization and rehabilitation of its central core as a principal strategy in combating declining economic conditions throughout the City. To guide the City in its efforts to redevelop both the physical and economic environment of its Downtown, the City established the Fort Pierce Redevelopment Agency (FPRA) in 1982 with the adoption of Ordinance No. H-239. Noting that other areas of the community also need targeted redevelopment activity as well, the City Commission expanded the boundaries of the Redevelopment Area in 1995 & 1996 to include the areas south of Atlantic Avenue to Citrus Avenue and Delaware Avenue. Seeing the success of the FPRA in encouraging redevelopment within the City's core and noting the state of decline for other areas of the City, the Commission substantially expanded the boundaries of the Redevelopment Area again in 2000 to include the neighborhoods west of 7th Street, the Port, and South Beach. The boundary for the original Redevelopment Area (as well as all subsequent expansions) are found on the map on the following page. One year later, the FPRA updated their Redevelopment Plan to include new strategies for supporting redevelopment in the 21st century.

LOOKING TO THE FUTURE

CURRENT STATE OF THE FPRA

Nearly two decades later, the original plan is in need of an update. Since 2001, the Redevelopment Area has experienced an economic recession, the collapse and recovery of the housing market, and multiple, catastrophic hurricanes. Despite these challenges, the FPRA has continued to realize many successes, such as the restoration of the Fort Pierce Marina, the beautification and development of Moore's Creek, and the rehabilitation and potential redevelopment of the former HD King Power Plant site. Now in 2020, the Community Redevelopment Plan is being updated once again to ensure that contemporary barriers to investment continue to be identified and addressed while supporting targeted redevelopment opportunities.

Fort Pierce Redevelopment Area Boundary and Subsequent Expansions



FOUR POINT ACTION PLAN

A Vision for the Fort Pierce Redevelopment Area

Ideas and input gathered through the Neighborhood Listening Sessions, Community Open House, Stakeholder Interviews and the On-line Survey responses identified four (4) key points to guide the future improvements and redevelopment of the Fort Pierce Redevelopment Area. These Four Points should act as the guiding strategies for the Fort Pierce Redevelopment Agency when considering potential programming, capital projects and annual work plans.

1 Restore Neighborhoods

Fort Pierce is one of Florida's historic cities with an expansive neighborhood grid network. The City's historic mainland neighborhoods have experienced declining home ownership and lack of private sector investment over several decades. The restoration of Fort Pierce's neighborhoods is a key strategy to revitalizing the Fort Pierce Redevelopment Area. The vision for these neighborhoods includes improving the public areas within and connecting the neighborhoods with multi-modal streets and tree-lined sidewalks, encouraging and enabling increased home ownership and encouraging and enabling private sector development of new residential units to update existing development patterns.

2 Foster Arts and Culture

Fort Pierce has a long arts and culture history. From literary giants (Zora Neale Hurston) to establishing "The Last Great American Art Movement of the 20th Century"[1] (The Florida Highwaymen), the City continues to embrace and encourage arts and culture within the community[2]. The community-wide positive economic impacts associated with arts and cultural activities have been well documented[3]. The redevelopment potential presented by a vibrant arts community and culture is a compelling and achievable opportunity for the Fort Pierce Redevelopment Agency. The vision for the Fort Pierce Redevelopment Area includes improving the public art areas and outdoor gathering and performance spaces, connecting cultural assets and neighborhoods through complete streets, and supporting the implementation of the City's Arts and Culture Master Plan. The vision includes a vibrant Peacock Arts District, whose vacant storefronts, homes and buildings become galleries, residences for artists, performance and creator spaces. It includes activated streets with restaurant, boutique and hospitality uses surrounding the Sunrise Theatre, the Historic Lincoln Theater and throughout the Peacock Arts District. This economic activity affects adjacent Lincoln Park and Downtown, acting as one component of "Re-Setting" the economic base of the Fort Pierce Redevelopment Area.

1 Painting isn't Just One Man's Treasure, St. Petersburg Times, August 20, 2005

2 Arts and Culture Master Plan, City of Fort Pierce, 2017

3 The Power of American Arts and Culture, Citylab, Richard Florida March 28, 2019

3 "Re-Set" the Economic Base

Fort Pierce's economic condition is reflected in the economic conditions of the Fort Pierce Redevelopment Area. Households in Fort Pierce have a median annual income of $28,025, which is less than the median annual income of the State of Florida of $50,883 and less than the median annual income across the entire United States of $60,336. The Fort Pierce economy, as represented by the most common job groups and by number of people living in Fort Pierce, FL, are Office & Administrative Support Occupations (2,303 people), Sales & Related Occupations (2,277 people), and Construction & Extraction Occupations (1,450 people). The downtown and waterfront businesses are significantly impacted by seasonal variations in resident population and visitors. The decline of the industrial and commercial activities at the Port of Fort Pierce has also significantly impacted the Fort Pierce Redevelopment Area and its residents. The reactivation of the Port Facility by Derecktor Fort Pierce for a mega-yacht repair facility will provide significant direct job opportunities and will create demand for support and supply vendors to locate in close proximity to the shipyards. The mixed-use and hospitality redevelopment of the former HD King power plant site and the growing recognition of Downtown Fort Pierce as a regional cultural and tourism destination will continue to drive the local economy and stabilize employment opportunities for residents of the Fort Pierce Redevelopment Area.

The "Re-Set" of the Fort Pierce Redevelopment Area's economic base will include the industrial component of the reactivated Port and Wharf areas, complemented with a growing citywide tourism and cultural/hospitality related business component and a burgeoning local small business and professional services component in the downtown and Peacock Arts District.

The vision for the Fort Pierce Redevelopment Area includes connecting neighborhoods to jobs downtown, and along the waterfront and connecting neighborhoods to businesses, galleries, restaurants and boutiques, Beachside, in Lincoln Park and the Peacock Arts District through multi-modal streetscape improvements. The vision includes the support, development and growth of local businesses, entrepreneurs and small businesses within the Redevelopment Area.

4 Connect

The Fort Pierce Redevelopment Area is characterized by the its expansive gridded neighborhood network and a close proximity to downtown and the waterfront. This network provides an opportunity to connect the neighborhoods to downtown, the waterfront, to arts, historical and cultural destinations and employment centers. The positive economic and safety impacts of improved connections via bicycle trails, paths and complete streets are well documented[4,5]. The vision for the Fort Pierce Community Redevelopment Area includes connecting the neighborhoods, amenities and destinations with streetscape improvements, trail-heads, multi-modal roadways, multi-use paths and tree-lined sidewalks. The vision includes the anticipated development of additional residential units, small businesses and private sector investment along these connections and near destinations.

4 Economic Benefits of Trails, Conservation Tools.org, Pennsylvania Land Trust Association, 2018

5 Complete Streets Stimulate the Local Economy, Smart Growth America, 2018.





The following Conceptual Master Plans graphically presents the potential locations of public realm and infrastructure improvements designed to facilitate the implementation of the Four-Point redevelopment strategy for the Fort Pierce Redevelopment Area.



RESTORE *Neighborhoods*

The vision for the neighborhoods within the Fort Pierce Redevelopment Area includes **improving the public areas** within the neighborhoods and **connecting the neighborhoods with multi-modal streets and tree-lined sidewalks.** The FPRA will encourage and enable **increased home ownership** and **encourage and enable private sector development** of new **residential units** and neighborhood supporting uses.

Restore the Neighborhoods

Proposed improvements to **neighborhood streets, public spaces, green spaces**, and **park amenities** will **improve the quality of life** for residents and visitors while **encouraging residential development and investment**. **Home improvement** and **home purchase programming** will encourage additional **residential growth** and development.



Proposed Parks

A: Delaware Avenue and S 17th Street
Approximately 204,350 sf
Serving south central neighborhoods

B Avenue G, N 24th Street, and Avenue E
Approximately 54,285 sf
Serving western neighborhoods

C Avenue E, N 13th Street, and Avenue F
Approximately 136,550 sf
Serving eastern neighborhood

D Avenue H, N 9th Street, and N 8th Street
Approximately 89,100 sf
Serving eastern neighborhood and Harbor Park

MOORE'S CREEK
Model Block

OVERVIEW

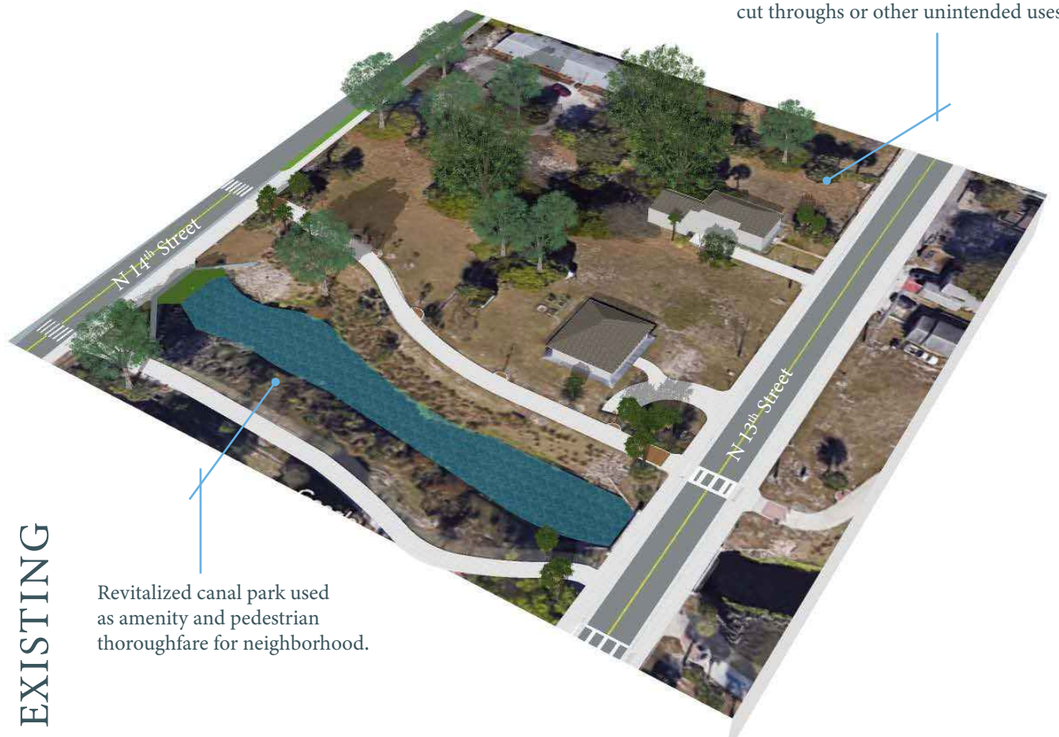
The FPRA has unique natural assets in the Moore's Creek waterway. Moore Creek serves as a green artery, moving from west to the inlet in the east. The meandering Creek moves through the neighborhoods of Fort Pierce, yet these neighborhoods are splintered, dotted with numerous vacant lands. The first 'model block' seeks to rectify this issue and more fully utilize this asset.

Elongated lots with rectangular homes are proposed to capitalize on the available vacant parcels. This will allow for higher density residential communities throughout the Fort Pierce Redevelopment Area. New homes will feature varied, shallow front setbacks, to activate the streetscape and take advantage of recent improvements. New residents will increase neighborhood activity along the Moore's Creek greenway and its pedestrian system. Moore's Creek is a community amenity for the new residents of the FPRA.

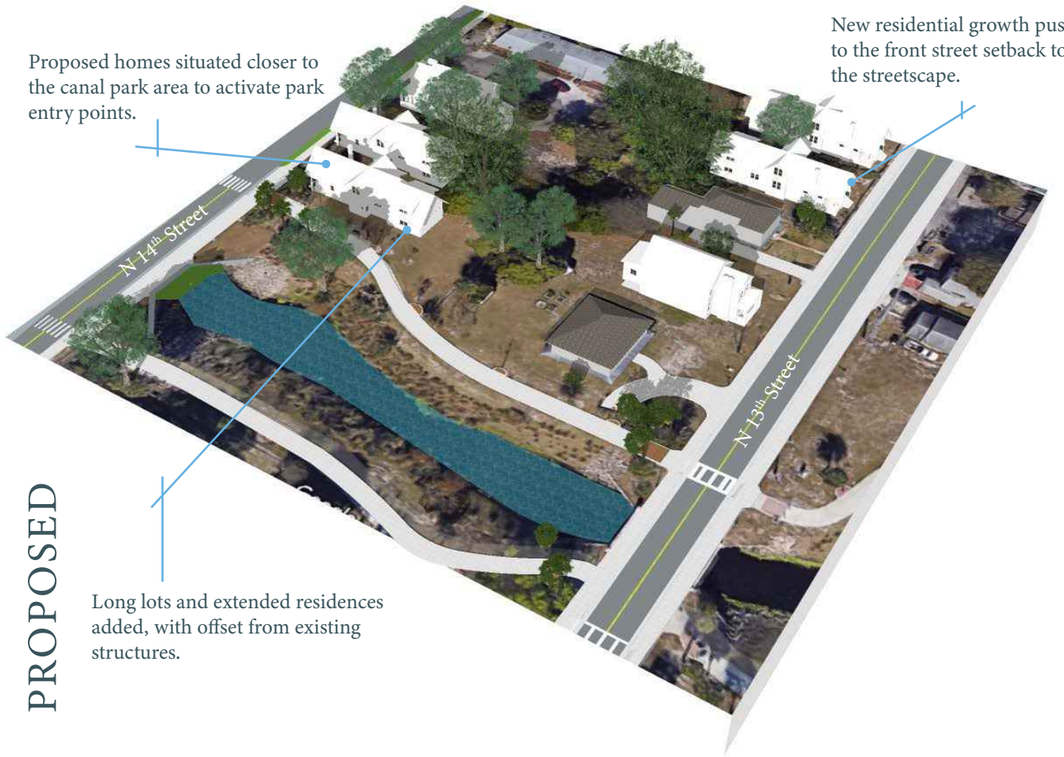
Finally, ample space will be allocated to the adjacent lands surrounding Moore Creek, enabling future growth of the existing park system.

ENGAGE PARKS | ACTIVATE STREETSCAPE | SOLIDIFY NEIGHBORHOODS

EXISTING



PROPOSED



AVENUE D
Model Block

OVERVIEW

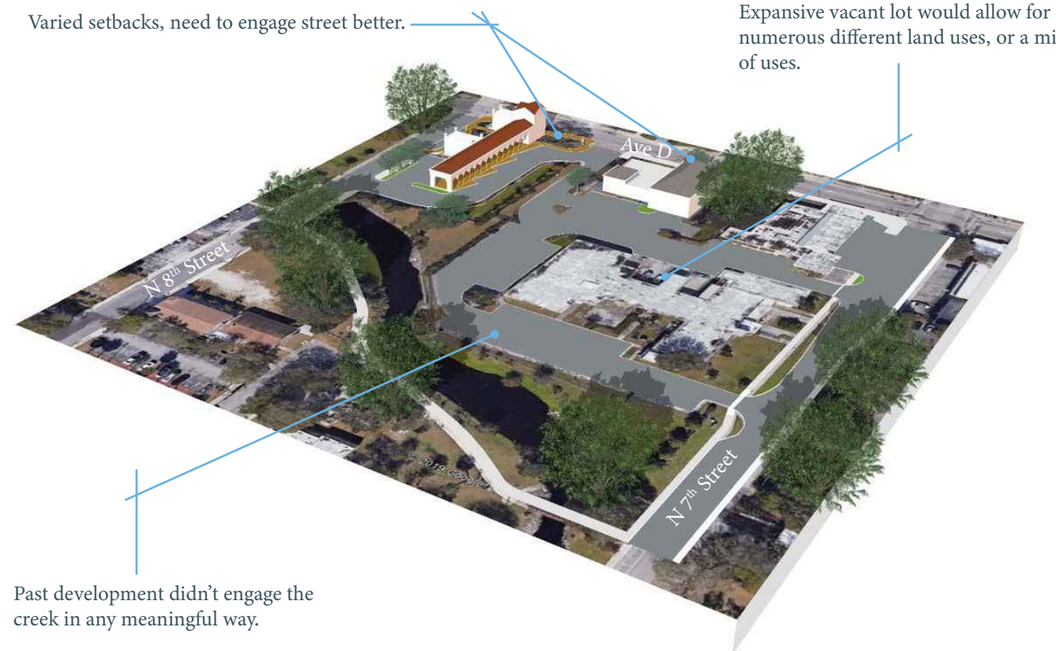
Local retail markets depend on local consumers and residents to activate them. The Avenue D 'model block' seeks to help mitigate the affordable housing issue in Fort Pierce, and Florida. No longer are large vacant lots simply used as residual, symptomatic spaces for parking lots and service areas. The proposed model block includes low apartment buildings and provides ample opportunities for renters and owners to set down roots in Fort Pierce. The model block also provides existing residents options in their living experience.

Capitalizing on the existing green corridor, the residences are oriented to highlight views towards Moore's Creek and the downtown area. Large parking lots have been diminished and landscaping helps to break the 'heat island' up into smaller, more manageable spaces.

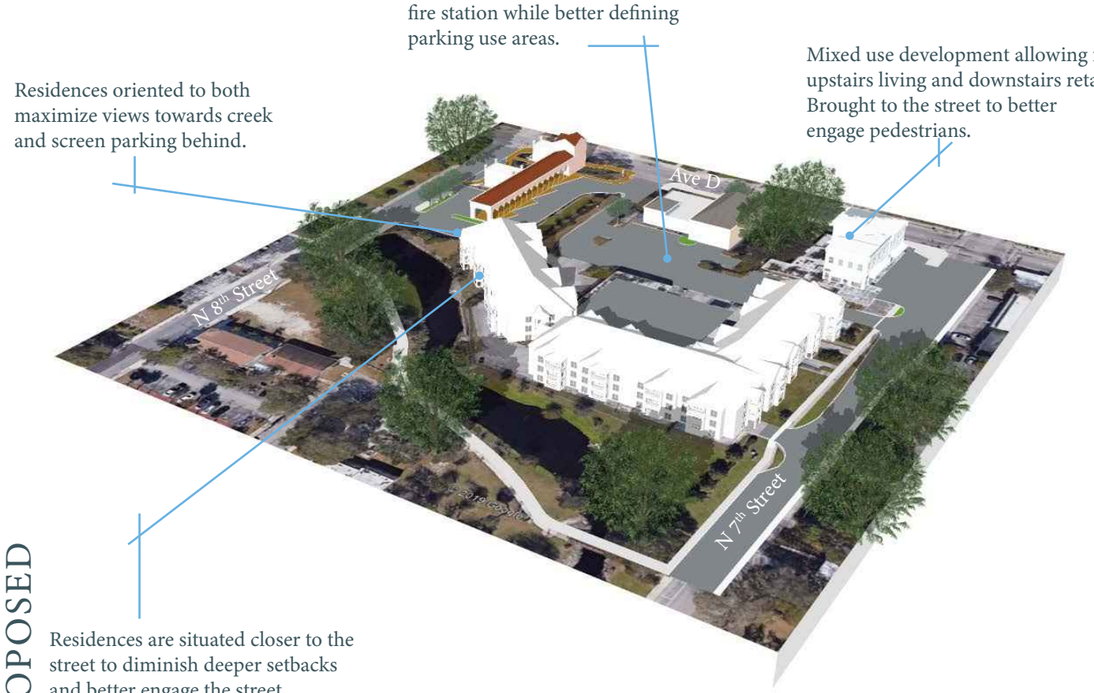
Additional retail and commercial structures are proposed immediately adjacent Avenue D. Here, a Multi-Modal central station is finally afforded a population for its use, and commercial opportunities to further the reach of a major retail thoroughfare.

EXPAND HOUSING | PROTECT PARKS | GET PEOPLE MOVING

EXISTING



PROPOSED



NEIGHBORHOOD RETAIL
Model Block

OVERVIEW

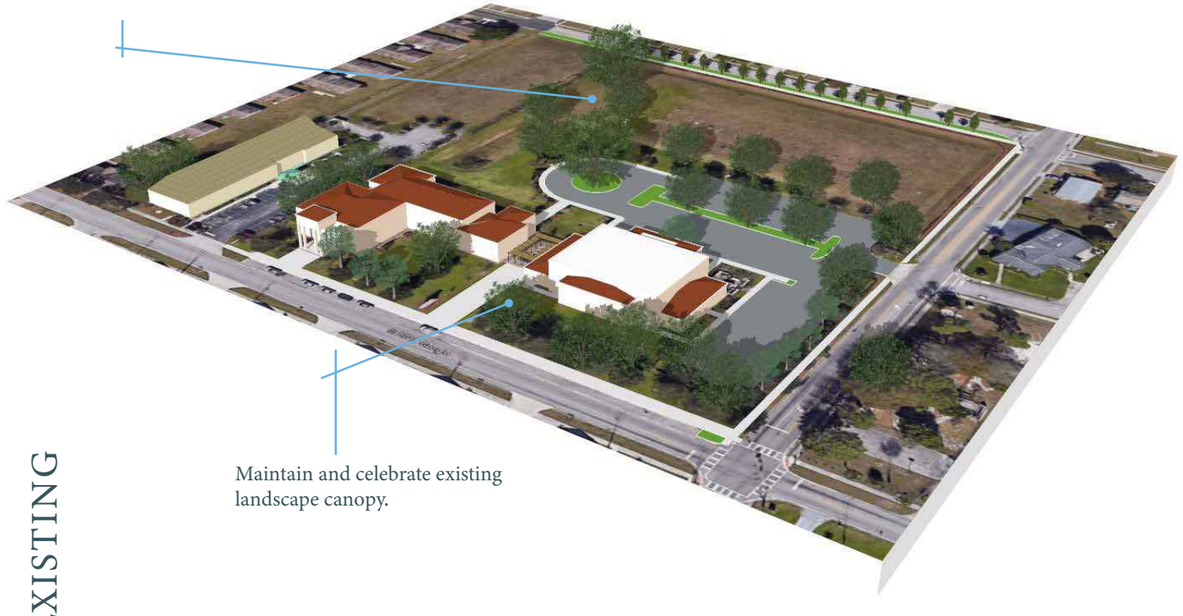
Kickstarting growth and serving the existing neighborhoods, throughout the FPRA, is the forefont of this plan. Existing institutions and attractions must be respected, while future development may 'play off of' and leverage the existing infrastructure and site layout. Here, residual, underdeveloped lands can be transformed into neighborhood retail and grocery stores that serve the neighborhoods they reside in and surrounding neighborhoods.

Long, linear lots can also play numerous roles including increasing housing options for residents, or solidifying the existing park system with linear or pocket parks. Existing shade and canopy trees must also be maintained and celebrated to help create welcoming, comfortable spaces for residents and visitors.

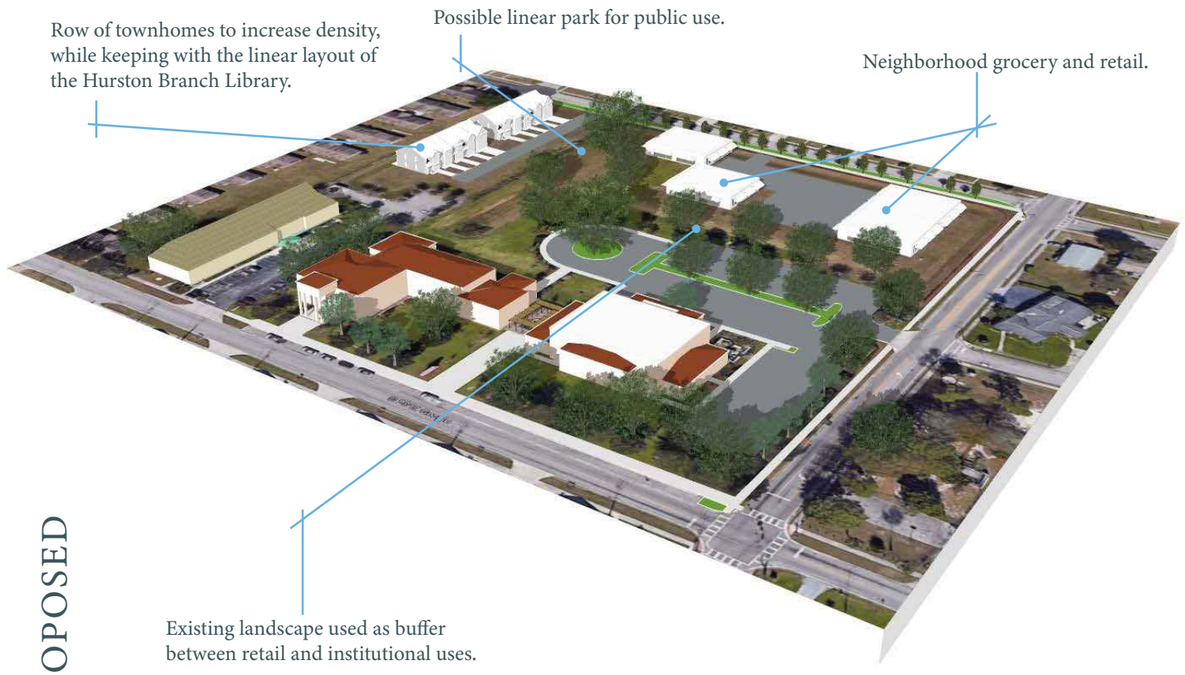
This mixed use block serves as a prototype for all larger parcels, providing variable combinations of uses to better serve the residents and business owners in Fort Pierce.

NEIGHBORHOOD SERVICES | RETAIN DESIGN FORM | INCREASE CANOPY

EXISTING



PROPOSED





FOSTER
Arts and Culture

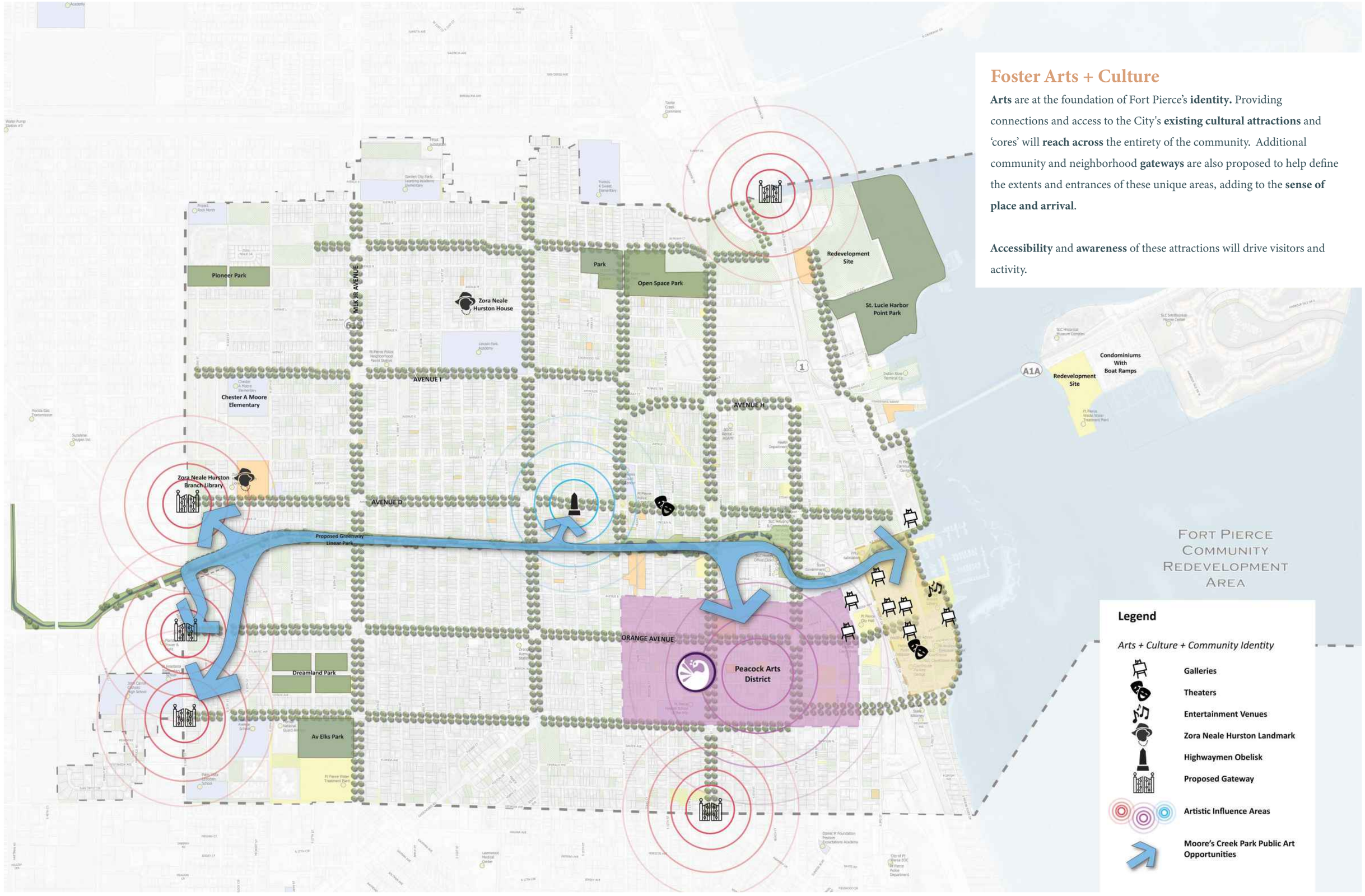
The vision for the Fort Pierce Redevelopment Area includes **improving** the **public art areas** and **outdoor gathering and performance spaces**, **connecting cultural assets** and neighborhoods through complete streets. The vision includes a **vibrant Peacock Arts District**, whose vacant storefronts, homes and buildings become **galleries, residences for artists, performance and creator spaces**.

The **Sunrise Theatre**, the **Historic Lincoln Theatre** and the **Peacock Arts District** become **destinations** along **activated streets** with restaurant, boutique and hospitality uses. The future arts and cultural activities within the Redevelopment Area will be a key component of "Re-Setting" the economic base of the Fort Pierce Redevelopment Area.

Foster Arts + Culture

Arts are at the foundation of Fort Pierce's **identity.** Providing connections and access to the City's **existing cultural attractions** and 'cores' will **reach across** the entirety of the community. Additional community and neighborhood **gateways** are also proposed to help define the extents and entrances of these unique areas, adding to the **sense of place and arrival**.

Accessibility and **awareness** of these attractions will drive visitors and activity.





RE-SET

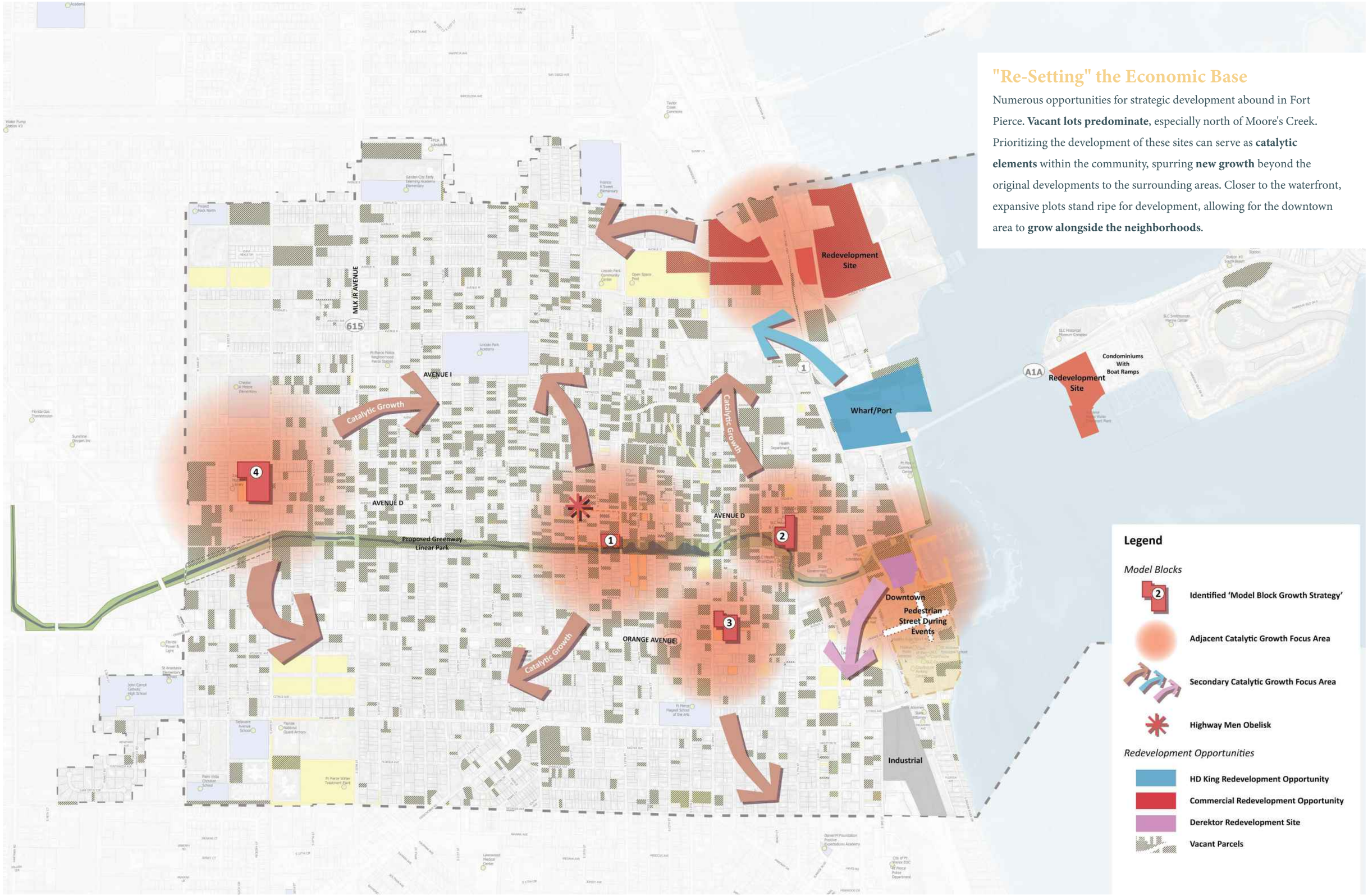
the Economic Base

The vision for the Fort Pierce Redevelopment Area includes **connecting neighborhoods** to **jobs downtown**, and along the waterfront and connecting neighborhoods to **businesses, galleries, restaurants and boutiques**, Beachside, in Lincoln Park and the Peacock Arts District through **multi-modal streetscape improvements**. The FPRA will **support the development** and **growth** of **local businesses, entrepreneurs** and **small businesses** within the Redevelopment Area through public infrastructure investments and programming.

The **"Re-Set"** of the Fort Pierce Redevelopment Area's economic base will include the **industrial component** of the reactivated Port and Wharf areas (Derecktor Fort Pierce), complemented with a **growing citywide tourism** and **cultural/hospitality related business** component (HD King Site) and a **burgeoning local small business** and **professional services** component in the downtown and Peacock Arts District.

"Re-Setting" the Economic Base

Numerous opportunities for strategic development abound in Fort Pierce. **Vacant lots predominate**, especially north of Moore's Creek. Prioritizing the development of these sites can serve as **catalytic elements** within the community, spurring **new growth** beyond the original developments to the surrounding areas. Closer to the waterfront, expansive plots stand ripe for development, allowing for the downtown area to **grow alongside the neighborhoods**.



ANASTASIA HALL
Model Block

OVERVIEW

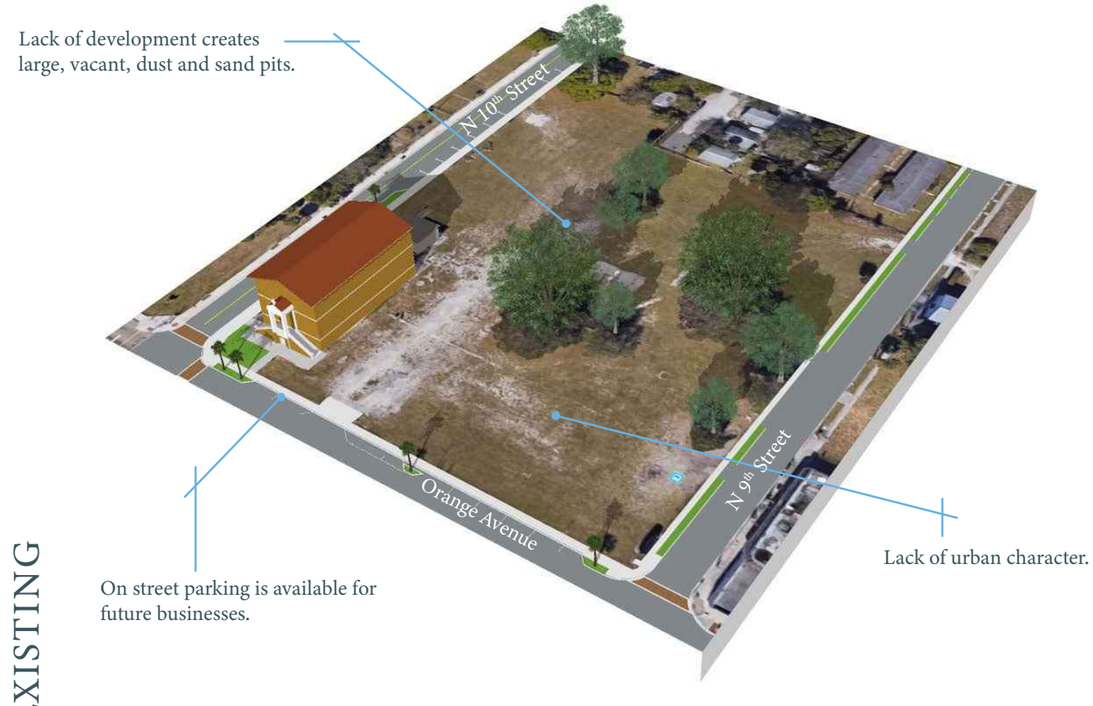
Celebrating the existing to reveal the new is at the foundation of growth in Fort Pierce. Here, at the corner of 10th and Orange Avenue, stands a testament to the architectural history and story of the community. This aesthetic history must be preserved and respected.

Additional commercial structures are proposed, pushed to the front setback to better engage the street while setting new development apart from historic, adding weight and gravity to the existing architecture.

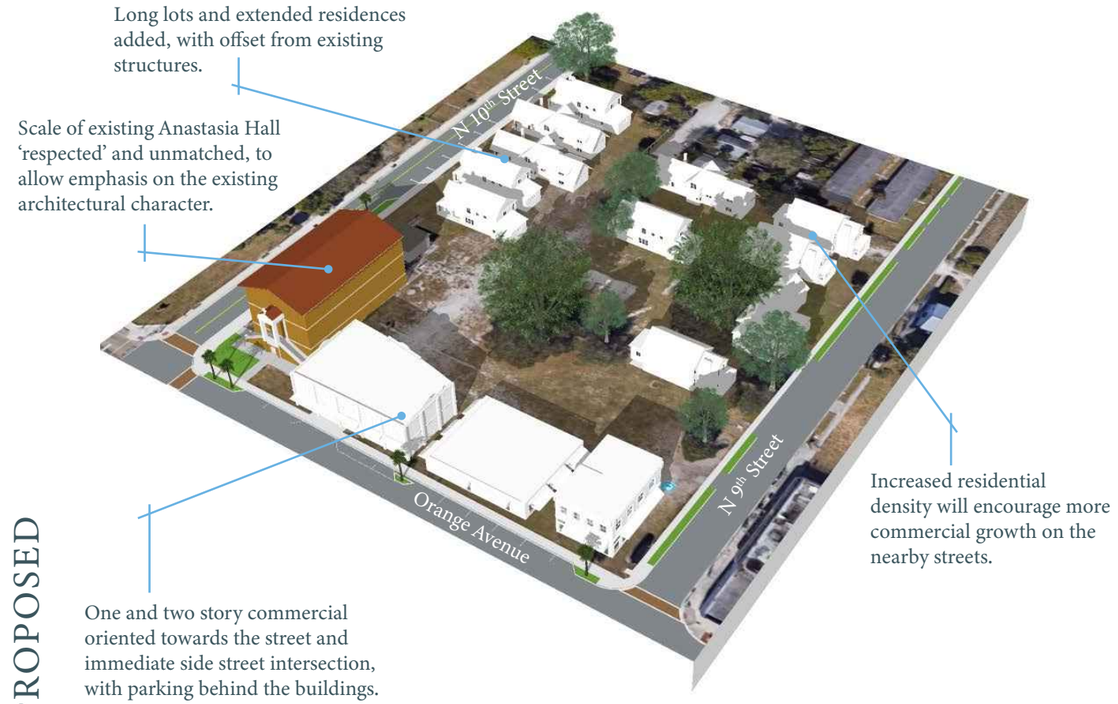
The large block is further broken up by introducing residences in the northern portion of the block. Elongated lots allow for increased residential density while increasing housing options for residents. These homes also serve as a 'soft transition' into the existing neighborhoods, incrementally reducing development intensity from commercial to multifamily to single family home.

CELEBRATE MAIN STREET | EXPAND HOUSING | RESPECT AESTHETIC STORY

EXISTING



PROPOSED



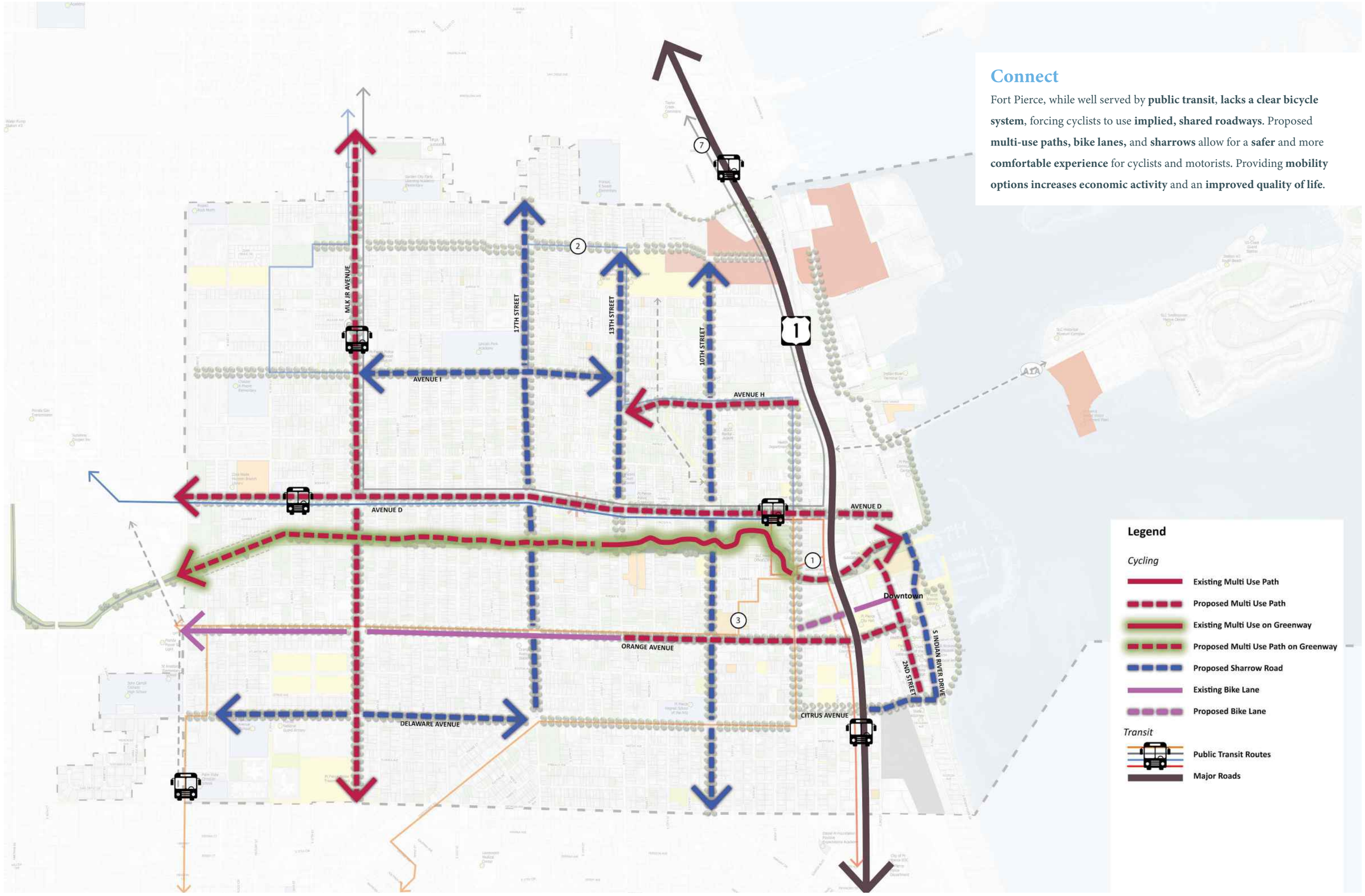


CONNECT
the Community

The vision for the Fort Pierce Community Redevelopment Area includes **connecting the neighborhoods**, **amenities** and **destinations** with **streetscape improvements, trail-heads, multi-modal roadways, multi-use paths** and **tree-lined sidewalks**. The **positive economic benefits** associated with these improvements and redevelopment programming will benefit current residents and encourage future residents and investors to the area. The vision includes the **anticipated development** of **additional residential units, small businesses** and **private sector investment** along these connections and near destinations.

Connect

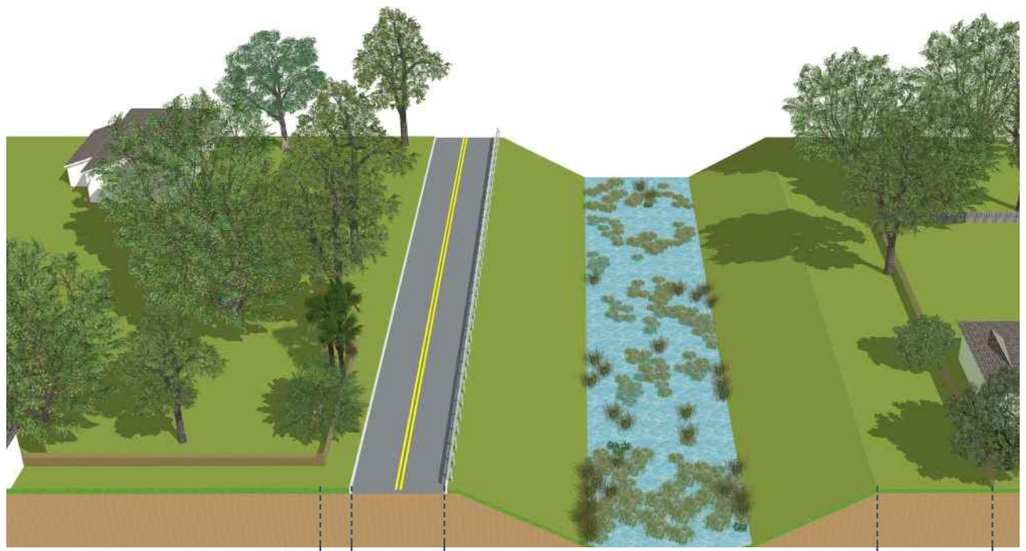
Fort Pierce, while well served by **public transit**, **lacks a clear bicycle system**, forcing cyclists to use **implied, shared roadways**. Proposed **multi-use paths, bike lanes,** and **sharrows** allow for a **safer** and more **comfortable experience** for cyclists and motorists. Providing **mobility options increases economic activity** and an **improved quality of life**.



CURRENT *Condition*



Proposal

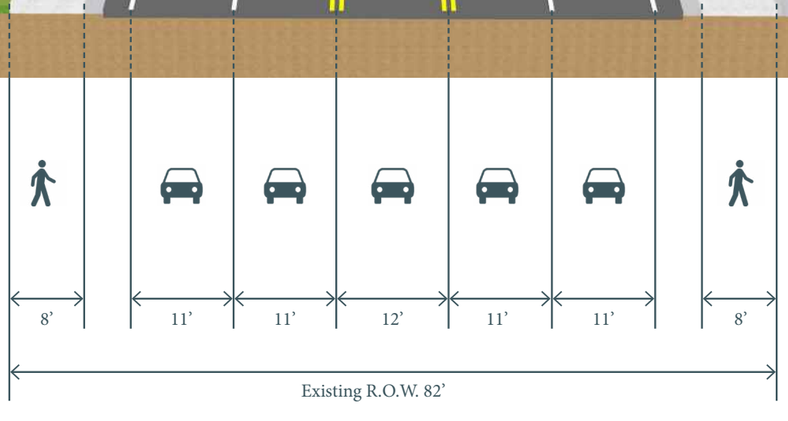




CURRENT *Condition*

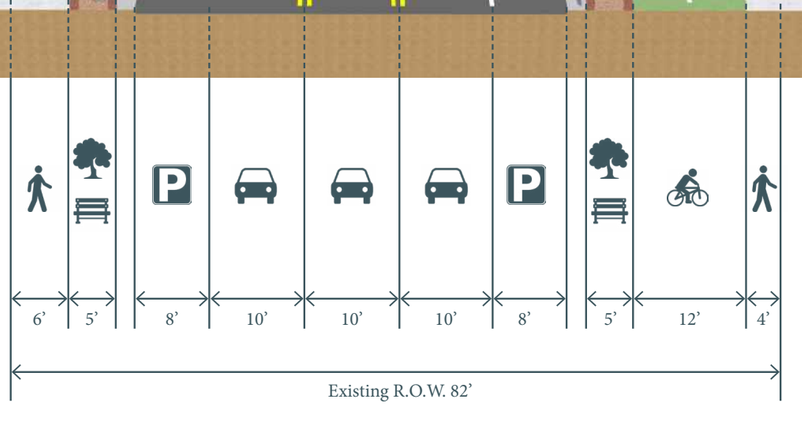






Proposal





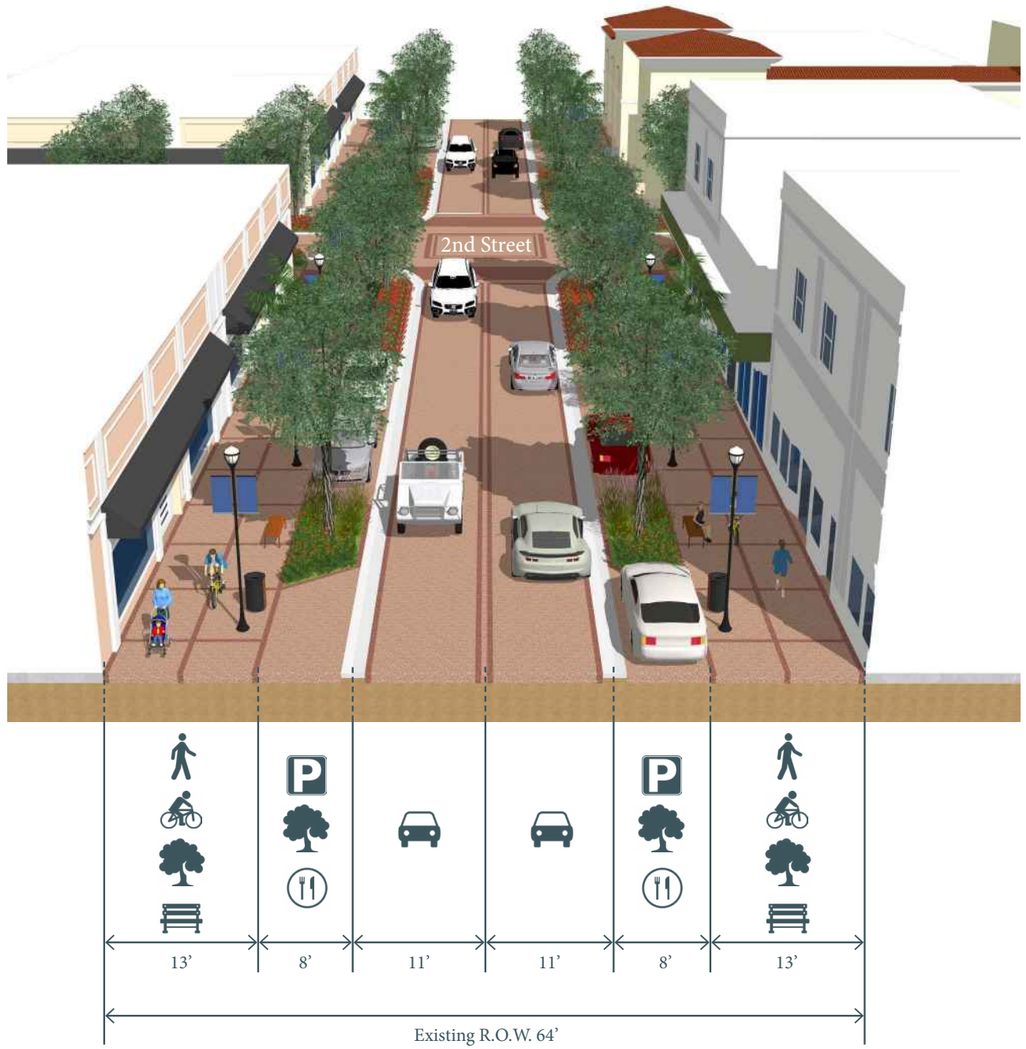
ORANGE AVENUE

CURRENT *Condition*



Proposal





ORANGE AVENUE - PEDESTRIAN



Proposal



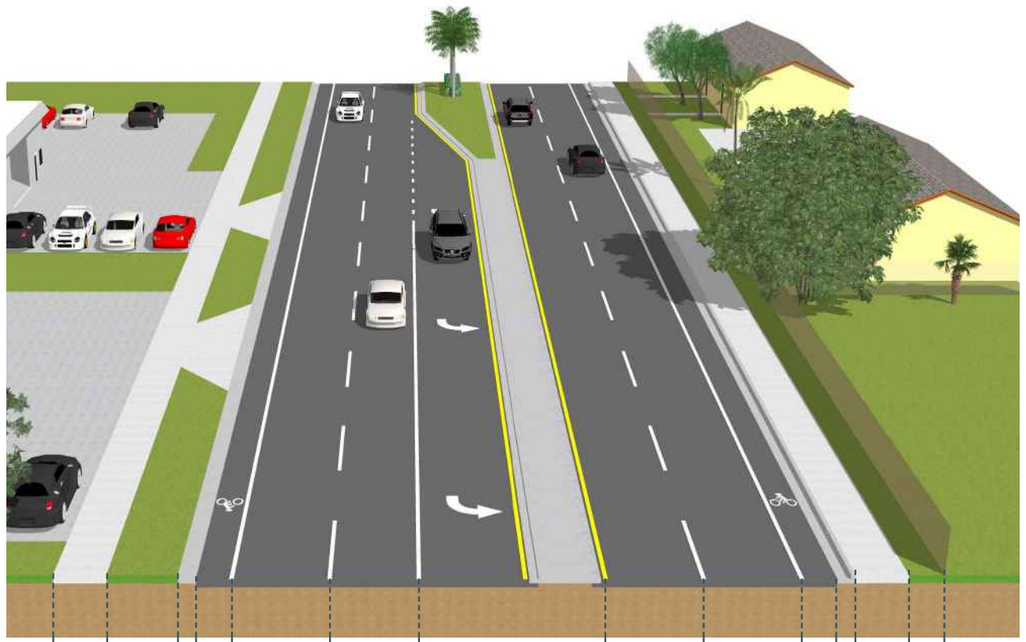
NIGHT-TIME TRANSFORMATION

ORANGE AVENUE - PEDESTRIAN

CURRENT *Condition*



Proposal



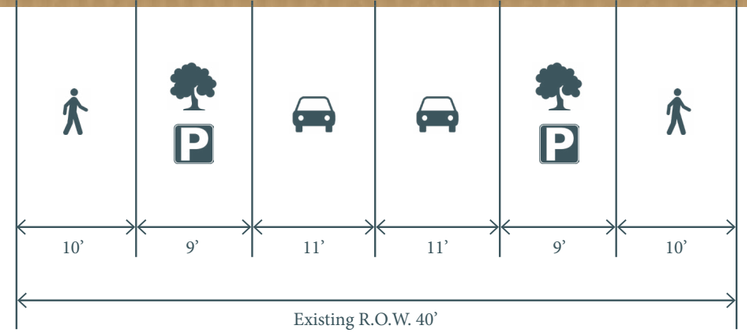


MLK AVENUE

CURRENT *Condition*

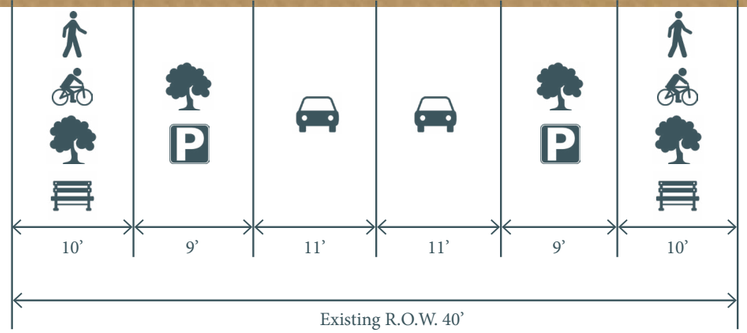






Proposal





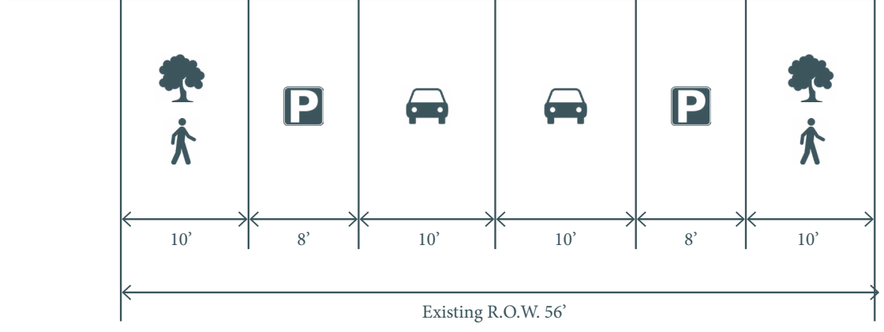
AVENUE D

CURRENT *Condition*

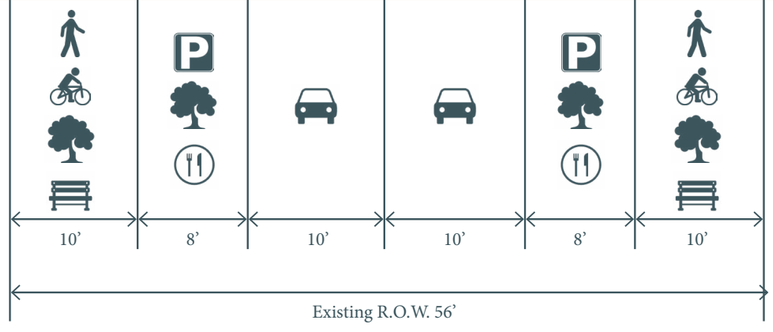


Proposal









2ND STREET



Proposal



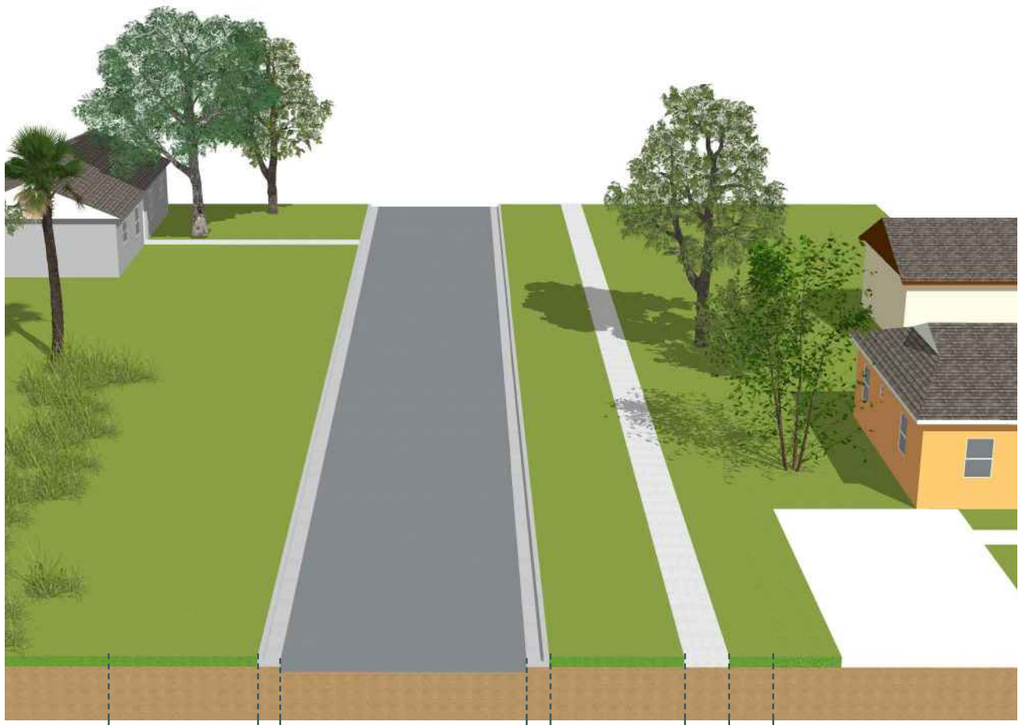
NIGHT-TIME TRANSFORMATION

2ND STREET

CURRENT *Condition*



Proposal



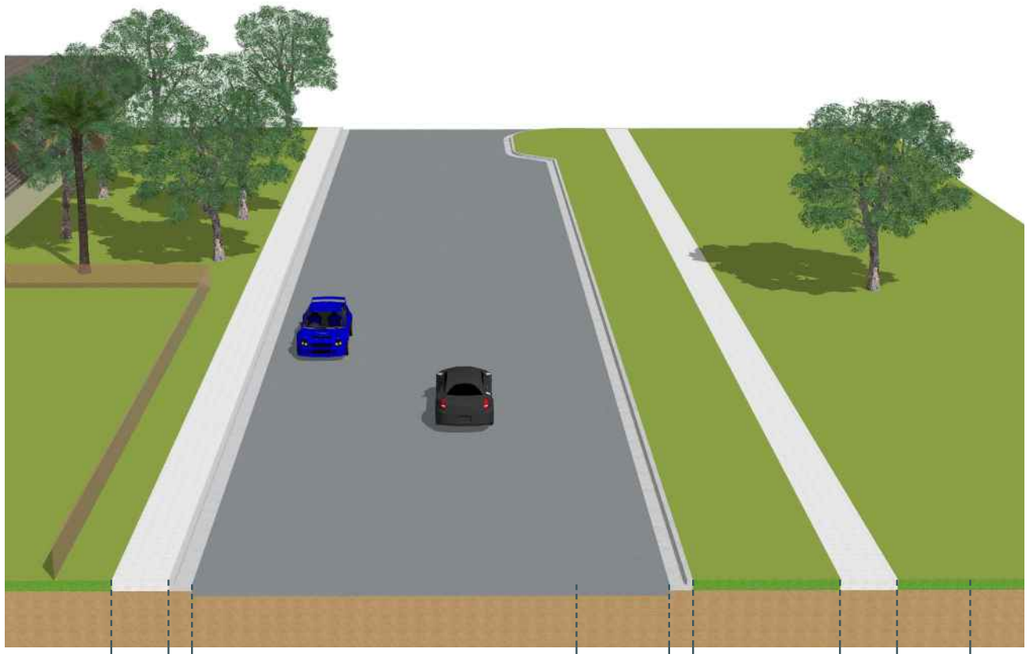


AVENUE H - RESIDENTIAL

CURRENT *Condition*



Proposal



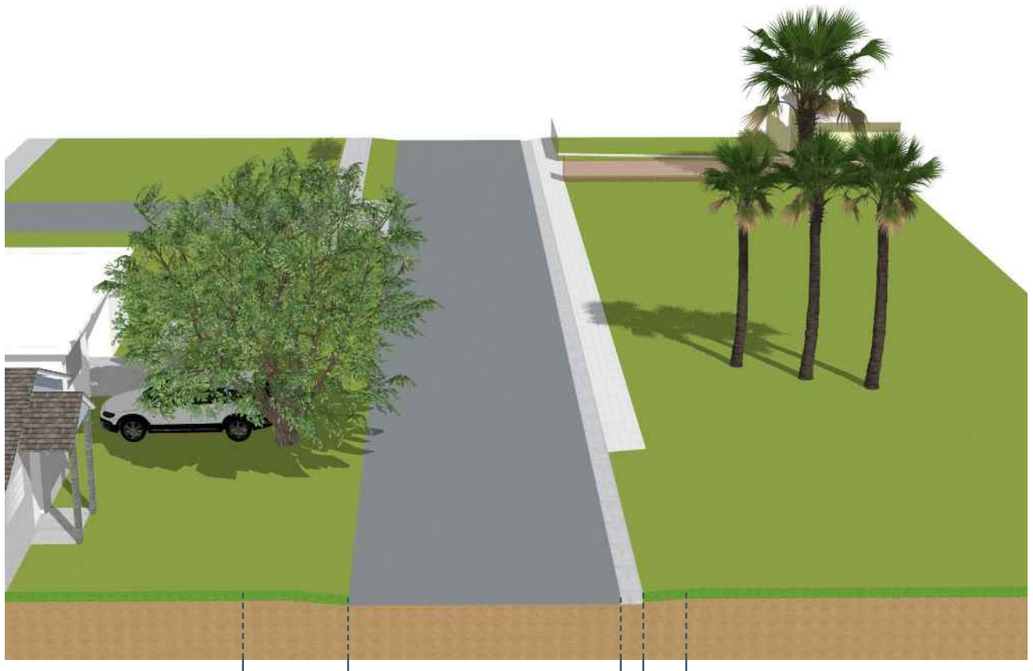


AVENUE H - COMMERCIAL

CURRENT *Condition*



Proposal

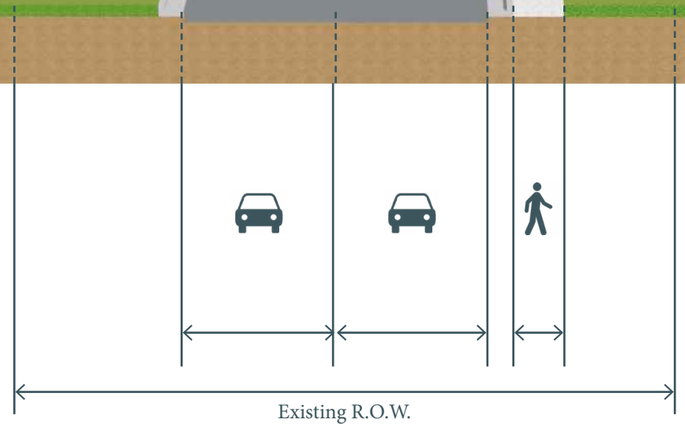


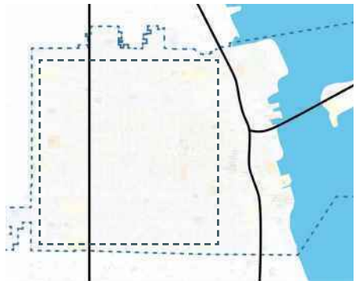


AVENUE I

CURRENT *Condition*

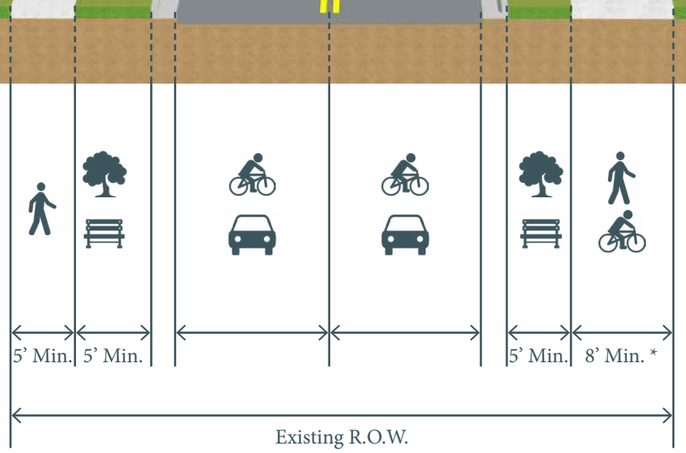






Proposal





NEIGHBORHOOD CONNECTOR



BUDGET & TIF REVENUE

The following proposed **5 Year Community Redevelopment Agency Budget** worksheet presents an **outline of the potential projects** and **associated costs** identified during the Community Redevelopment Plan update, the **current and proposed redevelopment programming** and the **estimated administrative** and **operational costs** for the Agency.

The proposed 5 Year Community Redevelopment Agency Budget worksheets also present the **anticipated revenues** and **expenditures** of the Fort Pierce Redevelopment Agency. The proposed 5 Year Community Redevelopment Agency Budget worksheets are **not** the Fort Pierce Redevelopment Agency's 5-Year budget. The proposed 5 Year Community Redevelopment Agency Budget worksheet's information may be used by the Community Redevelopment Agency to **prioritize projects, identify alternate sources** of **revenues** and **assist the Agency's development of its Annual Work Plans and Budgets**.

The Fort Pierce Redevelopment Agency prepares an Annual Work Plan and Budget each year for adoption by the Community Redevelopment Agency and the City.

Fort Pierce Redevelopment Agency

Year	Annual TIF	Cumulative TIF
2019	$6,297,346	$6,297,346
2020	$6,704,351	$13,001,697
2021	$6,832,482	$19,834,180
2022	$7,110,125	$26,944,305
2023	$7,394,709	$34,339,014
2024	$7,686,408	$42,025,423
2025	$7,985,400	$50,010,822
2026	$8,291,866	$58,302,688
2027	$8,605,993	$66,908,681
2028	$8,927,974	$75,836,656
2029	$9,258,005	$85,094,660
2030	$9,596,286	$94,690,946
2031	$9,943,024	$104,633,971
2032	$10,298,431	$114,932,401
2033	$10,662,723	$125,595,124
2034	$11,036,122	$136,631,246
2035	$11,418,856	$148,050,102
2036	$11,811,159	$159,861,261
2037	$12,213,269	$172,074,529
2038	$12,625,431	$184,699,961
2039	$13,047,898	$197,747,859
2040	$13,480,927	$211,228,786
2041	$13,924,781	$225,153,567
2042	$14,379,732	$239,533,299
Total	**$239,533,299**	

Note: TIF estimated based on historic FPRA TIF collections, current City and County millage rates, and a proposed 2.5% appreciation rate.

PROPOSED CAPITAL PROJECTS	2020	2021	2022	2023	2024	2025
Restore Neighborhoods	$ 445,000	$ 495,000	$ 445,000	$ 495,000	$ 445,000	$ 495,000
Neighborhood Connector		$300,000		$300,000		$300,000
Residential Home Improvement Programming	$ 150,000		$ 150,000		$ 150,000	
Residential Home Purchase Assistance Programming		$150,000		$150,000		$150,000
Quarterly Legal (Home Ownership, Title Clearance) Workshops	$ 5,000	$5,000	$ 5,000	$5,000	$ 5,000	$5,000
MultiFamily Development Incentive	$ 250,000		$ 250,000		$ 250,000	
Support Neighborhood Cleanup Programs	$ 15,000	$15,000	$ 15,000	$15,000	$ 15,000	$15,000
Stormwater Improvements						
Sidewalk Improvements						
Community Oriented Policing	$ 25,000	$25,000	$ 25,000	$25,000	$ 25,000	$25,000
Foster Arts and Culture	$ 50,000	$ 100,000	$ 350,000	$ 550,000	$ 475,000	$ 475,000
Support Historic Preservation	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000
Museum Pointe Park Improvements		$50,000	$50,000			
Highwaymen Square Public Area Improvements				$350,000	$350,000	
Peacocok Arts District Public Area Improvements						$350,000
Property Acquisition	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000
Sunrise Theatre Renovation and Support			$250,000	$150,000	$75,000	$75,000
Reset Economic Base	$ 185,000	$ 235,000	$ 260,000	$ 185,000	$ 260,000	$ 185,000
Quarterly Small Business Training Workshops	$ 5,000	$5,000	$ 5,000	$5,000	$ 5,000	$5,000
Wayfinding Master Plan		$125,000				
Wayfinding Signage			$ 75,000	$75,000	$ 75,000	$75,000
Targeted Site Development Assistance	$ 80,000	$80,000	$ 80,000	$80,000	$ 80,000	$80,000
Property Acquisition	$ 25,000	$25,000	$ 25,000	$25,000	$ 25,000	$25,000
Fisherman's Wharf Amenity Improvements	$ 75,000		$ 75,000		$ 75,000	
Connect	$ 135,000	$ 50,000	$ 770,567	$ 1,903,313	$ 2,845,218	$ 2,710,218
Avenue H Improvements			$ 635,567			
Avenue I Improvements				$ 1,853,313		
Avenue D Streetscape						
Pedestrian Safety Improvements MLK Jr. Avenue Streetscape	$ 85,000		$ 85,000		$ 85,000	
Property Acquisition	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	
Moore's Creek Linear Park						
Orange Avenue Diet					$ 2,710,218	$ 2,710,218

CAPITAL PROJECTS & PROGRAMMING

CURRENT CAPITAL IMPROVEMENTS	$ -					
Land	$ -	$ -	$ -	$ -	$ -	$ -
Other Improvements	$ -	$ -	$ -	$ -	$ -	$ -
Office Equipment and Machinery	$ -	$ -	$ -	$ -	$ -	$ -
Vehicles	$ -	$ -	$ -	$ -	$ -	$ -
OPERATIONS	**$ 501,338**	**$ 513,871**	**$ 526,718**	**$ 539,886**	**$ 553,383**	**$ 567,218**
Legal Fees	$ -	$ -	$ -	$ -	$ -	$ -
Consultant Fees	$ -	$ -	$ -	$ -	$ -	$ -
Accounting & Auditing	$ 5,500	$ 5,638	$ 5,778	$ 5,923	$ 6,071	$ 6,223
Marina Operation	$ 10,000	$ 10,250	$ 10,506	$ 10,769	$ 11,038	$ 11,314
Contractual Fees	$ 1,000	$ 1,025	$ 1,051	$ 1,077	$ 1,104	$ 1,131
Travel	$ -	$ -	$ -	$ -	$ -	$ -
Communications	$ 5,000	$ 5,125	$ 5,253	$ 5,384	$ 5,519	$ 5,657
Freight and Postage	$ 500	$ 513	$ 525	$ 538	$ 552	$ 566
Utilities	$ 20,000	$ 20,500	$ 21,013	$ 21,538	$ 22,076	$ 22,628
Insurance	$ 90,000	$ 92,250	$ 94,556	$ 96,920	$ 99,343	$ 101,827
Site Maintenance	$ 10,000	$ 10,250	$ 10,506	$ 10,769	$ 11,038	$ 11,314
Vehicle Maintenance	$ 500	$ 513	$ 525	$ 538	$ 552	$ 566
Vehicle Parts	$ -	$ -	$ -	$ -	$ -	$ -
Software Maintenance	$ -	$ -	$ -	$ -	$ -	$ -
Advertising	$ 10,000	$ 10,250	$ 10,506	$ 10,769	$ 11,038	$ 11,314
Loan Interest Admininistrative Fees	$ -	$ -	$ -	$ -	$ -	$ -
	$ 125,000	$ 128,125	$ 131,328	$ 134,611	$ 137,977	$ 141,426
Contingency	$ 176,838	$ 181,259	$ 185,790	$ 190,435	$ 195,196	$ 200,076
Real Estate Taxes	$ 40,000	$ 41,000	$ 42,025	$ 43,076	$ 44,153	$ 45,256
Miscellaneous Expenses	$ 1,000	$ 1,025	$ 1,051	$ 1,077	$ 1,104	$ 1,131
Office Supplies	$ -	$ -	$ -	$ -	$ -	$ -
EDP Supplies	$ -	$ -	$ -	$ -	$ -	$ -
Gas and Oil	$ 2,000	$ 2,050	$ 2,101	$ 2,154	$ 2,208	$ 2,263
Books, Pubs, Subscriptions & Mbrshp	$ 4,000	$ 4,100	$ 4,203	$ 4,308	$ 4,415	$ 4,526
PROGRAMMING	**$ 370,000**	**$ 379,250**	**$ 388,731**	**$ 398,450**	**$ 408,411**	**$ 418,621**
Other Grants & Aids	$ -	$ -	$ -	$ -	$ -	$ -
School Resource Officers	$ 350,000	$ 358,750	$ 367,719	$ 376,912	$ 386,335	$ 395,993
Ft. Pierce/PAL	$ -	$ -	$ -	$ -	$ -	$ -
Youth Activities	$ 20,000	$ 20,500	$ 21,013	$ 21,538	$ 22,076	$ 22,628
Transfers and Debt Services	**$ 6,033,696**	**$ 5,579,050**	**$ 5,580,338**	**$ 5,145,872**	**$ 5,152,517**	**$ 5,144,278**
General Debt Service 2010B	$ 420,922	$ 421,683	$ 421,376	$ -	$ -	$ -
General Debt Service 2008A	$ 2,179,122	$ 2,153,700	$ 2,154,600	$ 2,152,575	$ 2,152,125	$ 2,144,025
General Debt Service 2008B	$ -	$ -	$ -	$ -	$ -	$ -
Debt Service 2015A	$ 1,621,360	$ 1,602,520	$ 1,600,320	$ 1,601,920	$ 1,602,240	$ 1,601,280
Debt Service 2015B	$ 891,280	$ 881,680	$ 886,120	$ 875,000	$ 878,320	$ 880,840
Debt Service 2016 Land	$ 71,012	$ 69,467	$ 67,922	$ 66,377	$ 69,832	$ 68,133
Sunrise Theatre	$ 450,000	$ 450,000	$ 450,000	$ 450,000	$ 450,000	$ 450,000
General	$ 400,000					
HUD Grant	$ -	$ -	$ -	$ -	$ -	$ -
EXPENDITURES GRAND TOTAL	**$ 7,720,034**	**$ 7,352,171**	**$ 8,321,354**	**$ 9,217,521**	**$10,139,529**	**$ 9,995,335**
Projected TIF Revenue	$ 6,700,934	$ 6,832,482	$ 7,110,125	$ 7,394,709	$ 7,686,408	$ 7,985,400
Other Revenue	$ 204,100	$ 209,203	$ 214,433	$ 219,793	$ 225,288	$ 230,920
Cash Balance	$ -	$ -	$ -	$ -	$ -	$ -
Carryover to following year	$ (815,000)	$ (519,689)	$ (1,211,229)	$ (1,822,812)	$ (2,453,121)	$ (2,009,935)

LONG TERM PROPOSED CAPITAL PROJECTS and PROGRAMMING

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Positive Neighborhood Connector	$ 620,000	$ 620,000	$ 620,000	$ 620,000	$ 620,000	$ 620,000	$ 620,000	$ 620,000	$ 620,000	$ 620,000	$ 620,000	$ 570,000	$ 570,000	$ 570,000	$ 570,000	$ 570,000	$ 570,000
Neighborhood Connector		$300,000		$300,000		$300,000		$300,000		$300,000		$300,000		$300,000		$300,000	
Residential Home Improvement Programming	$150,000		$150,000		$150,000		$150,000		$150,000		$150,000		$150,000		$150,000		$150,000
Residential Home Purchase Assistance Programming		$150,000		$150,000		$150,000		$150,000		$150,000		$150,000		$150,000		$150,000	
Quarterly Legal (Home Ownership, Title Clearance) Workshops	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Multifamily Development Incentive	$250,000		$250,000		$250,000		$250,000		$250,000		$250,000		$250,000		$250,000		$250,000
Support Neighborhood Cleanup Programs	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000
Stormwater Improvements																	
Sidewalk Improvements																	
Community Oriented Policing	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000
Property Acquisition	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
Derelict/Nuisance Building Demolition	$50,000		$50,000		$50,000		$50,000		$50,000		$50,000		$50,000		$50,000		$50,000
Pedestrian Safety Improvements		$50,000		$50,000		$50,000		$50,000		$50,000		$50,000		$50,000		$50,000	
Street Lighting Improvements																	
Open Space and Parks Acquisitions and Improvements	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000
Foster Arts and Culture	$ 50,000	$ 100,000	$ 350,000	$ 550,000	$ 475,000	$ 475,000	$ 1,538,742	$ 1,185,742	$ 75,000	$ 75,000	$ 420,000	$ 420,000	$ 60,000	$ 60,000	$ 400,000	$ 400,000	$ 50,000
2nd Street Downtown Festival Street							$549,809	$549,809									
Orange Avenue Downtown Festival Street							$535,933	$535,933									
Support Historic Preservation Museum Pointe Park Improvements	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000
Highwaymen Square Public Area Improvements	$50,000	$50,000	$50,000	$350,000	$350,000		$350,000				$350,000	$350,000					
Peacock Arts Distict Public Area Improvements						$350,000										$350,000	
Property Acquisition	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000
Sunrise Theatre Renovation and Support			$250,000	$150,000	$75,000	$75,000	$50,000	$50,000	$25,000	$25,000	$20,000	$10,000	$10,000				
Bessel Economic Base	$ 185,000	$ 235,000	$ 240,000	$ 185,000	$ 240,000	$ 185,000	$ 185,000	$ 185,000	$ 185,000	$ 110,000	$ 185,000	$ 185,000	$ 240,000	$ 185,000	$ 185,000	$ 185,000	$ 240,000
Quarterly Small Business Training Workshops	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Wayfinding Master Plan	$125,000																
Wayfinding Signage			$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000
Targeted Site Development Assistance	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000
Property Acquisition	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000
Fisherman's Wharf Amenity Improvements	$75,000		$75,000		$75,000		$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000
Connect	$ 135,000	$ 4,238,038	$ 4,323,038	$ 2,453,030	$ 2,538,030	$ 2,453,030	$ 2,559,742	$ 2,040,742	$ 1,015,000	$ 855,000	$ 1,360,000	$ 1,225,000	$ 1,025,000	$ 865,000	$ 1,365,000	$ 1,205,000	$ 1,015,000
Avenue D Streetscape		$2,579,659	$2,579,659														
Pedestrian Safety Improvements	$85,000		$85,000		$85,000		$85,000	$85,000	$85,000	$85,000	$85,000	$85,000	$85,000	$85,000	$85,000	$85,000	$85,000
MLK Jr. Avenue Streetscape				$2,403,030	$2,403,030	$2,403,030											
Property Acquisition	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
Moore's Creek Linear Park		$1,608,379	$1,608,379														
TOTAL	$ 990,000	$ 5,193,038	$ 5,553,038	$ 3,808,030	$ 3,893,030	$ 3,733,030	$ 2,559,742	$ 2,040,742	$ 1,015,000	$ 855,000	$ 1,360,000	$ 1,225,000	$ 1,025,000	$ 865,000	$ 1,365,000	$ 1,205,000	$ 1,015,000

TIF PROJECTIONS AND DEBT SERVICE

The Fort Pierce Redevelopment Agency has utilized debt service issuances to implement many of the improvements within the community redevelopment area. The payment of the annual debt service installments is a significant cost to the FPRA and will average over $4.6M per year for thirteen (13) years. The final debt service payment is currently scheduled for 2032.

The following table shows the anticipated Tax Increment Fund revenue reconciled against the anticipated debt service payments through 2032 to assist the FPRA's development of Annual Work Plans and Budgets. Please note, the TIF revenue is an estimate based on current conditions and may change based of valuation of properties and effective millage rates. The anticipated debt service payments may also fluctuate based on applicable interest rates for the different debt issuances and the potential future consolidations of debt issuances by the City.

2020-2032

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
TIF Annual	$6,704,351	$6,832,482	$7,110,125	$7,394,709	$7,686,408	$7,985,400	$8,291,866	$8,605,993	$8,927,974	$9,258,005	$9,596,286	$9,943,024	$10,298,431
TIF Cumulative	$13,536,833	$20,646,958	$28,041,667	$35,728,075	$43,713,475	$52,005,341	$60,611,334	$69,539,308	$78,797,313	$88,393,599	$98,336,623	$108,635,054	
Debt Service													
FPRA Rev Series 2015A	$255,680	$237,920	$219,600	$200,720	$181,200	$161,040	$140,240	$118,720	$96,560	$73,760	$50,160	$25,840	
	$237,920	$219,600	$200,720	$181,200	$161,040	$140,240	$118,720	$96,560	$73,760	$50,160	$25,840		
	$1,110,000	$1,145,000	$1,180,000	$1,220,000	$1,260,000	$1,300,000	$1,345,000	$1,385,000	$1,425,000	$1,475,000	$1,520,000	$1,615,000	
FPRA Rev Series 2015B	$140,640	$130,880	$120,800	$110,320	$99,680	$88,640	$77,200	$65,440	$53,360	$40,800	$27,840		
	$130,880	$120,800	$110,320	$99,680	$88,640	$77,200	$65,440	$53,360	$40,800	$27,840	$14,480	$14,480	
	$610,000	$630,000	$655,000	$665,000	$690,000	$715,000	$735,000	$755,000	$785,000	$810,000	$835,000	$905,000	
Cap Improvement Series 2010 B	$30,461	$20,842	$10,688										
	$30,461	$20,842	$10,688										
	$360,000	$380,000	$400,000										
Series 2016 B	$10,560	$9,734	$8,961	$8,189	$7,416	$6,566	$5,717	$4,867	$3,940	$3,013	$2,009	$1,004	
	$10,560	$9,734	$8,961	$8,189	$7,416	$6,566	$5,717	$4,867	$3,940	$3,013	$2,009	$1,004	
	$50,000	$50,000	$50,000	$50,000	$55,000	$55,000	$55,000	$60,000	$60,000	$65,000	$65,000	$65,000	
Series 2019-221	$528,188	$500,850	$472,050	$441,788	$410,063	$376,763	$342,000	$305,325	$266,850	$226,350	$183,938	$139,275	$92,588
	$528,188	$500,850	$472,050	$441,788	$410,063	$376,763	$342,000	$305,325	$266,850	$226,350	$183,938	$139,275	$92,588
	$1,093,520	$1,152,000	$1,210,500	$1,269,000	$1,332,000	$1,390,500	$1,467,000	$1,539,000	$1,620,000	$1,696,500	$1,786,500	$1,867,500	$1,962,000
Subtotal	$5,127,057	$5,129,050	$5,130,338	$4,695,872	$4,702,517	$4,694,278	$4,699,033	$4,693,464	$4,696,060	$4,697,786	$4,696,712	$4,773,379	$2,147,175
Available for Programming	**$1,577,294**	**$1,703,432**	**$1,979,787**	**$2,698,837**	**$2,983,891**	**$3,291,123**	**$3,592,833**	**$3,912,530**	**$4,231,915**	**$4,560,219**	**$4,899,574**	**$5,169,646**	**$8,151,256**

2033-2042

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
TIF Annual	$10,662,723	$11,036,122	$11,418,856	$11,811,159	$12,213,269	$12,625,431	$13,047,898	$13,480,927	$13,924,781	$14,379,732
TIF Cumulative	$119,297,777	$130,333,899	$141,752,755	$153,563,914	$165,777,183	$178,402,614	$191,450,512	$204,931,439	$218,856,220	$233,235,952
Available for Programming	**$10,662,723**	**$11,036,122**	**$11,418,856**	**$11,811,159**	**$12,213,269**	**$12,625,431**	**$13,047,898**	**$13,480,927**	**$13,924,781**	**$14,379,732**



APPENDIX

GOALS, POLICIES, AND PROJECTS

A Plan for the Future

The following Goals, Policies and Projects provide an outline for the day-to-day administration of the Fort Pierce Redevelopment Agency. The Goals, Policies and Projects also present detailed programming options to facilitate the Four-Point Action Plan Strategies when developing Annual Work Plans and Budgets.

ADMINISTRATION

GOAL

The Fort Pierce Redevelopment Agency will maintain the requisite administrative and financial mechanisms to ensure the continued cost-effective operations of the Agency.

POLICIES

The Fort Pierce Redevelopment Agency shall continue to utilize funding derived from tax increment fund revenues and other sources where appropriate, to fund capital improvements, programs and activities identified in the Community Redevelopment Plan.

The Fort Pierce Redevelopment Agency shall coordinate with the City Manager's Office, Planning Department, and Finance Department to develop cost effective, annual budgets and work programs that will provide administrative and operational support for Community Redevelopment Agency activities.

The Fort Pierce Redevelopment Agency shall provide a copy of the Agency's Annual Budget to the Clerk of the St. Lucie Board of County Commissioners within ten (10) days after its formal adoption by the City.

The Fort Pierce Redevelopment Agency shall administer and coordinate the implementation of Fort Pierce Community Redevelopment Plan with municipal, county and regional redevelopment objectives.

The Fort Pierce Redevelopment Agency will maintain a current digital map of the Community Redevelopment Area boundaries on the Community Redevelopment Agency's website.

The Fort Pierce Redevelopment Agency staff shall attend community redevelopment training, ethics and professional development courses as may be offered by the Florida Redevelopment Association, Florida League of Cities and/or other professional development and training providers.

The Fort Pierce Redevelopment Agency Governing Board members shall attend community redevelopment training, ethics and professional development courses as offered by the Florida Redevelopment Association, Florida League of Cities and/or other professional development and training providers.

The Fort Pierce Redevelopment Agency staff shall schedule and hold quarterly Redevelopment Plan Implementation status meetings and briefings with the St. Lucie County Board of County Commissioners, district representatives, City Commissioners, and St. Lucie County Planning and Community Development staff.

The Fort Pierce Redevelopment Agency staff shall schedule and hold quarterly Redevelopment Plan Implementation status meetings and briefings with St. Lucie County Transportation Planning Organization's (TPO) representatives.



PROJECTS/ACTIVITIES

- Post digital map of the Fort Pierce Redevelopment Area boundary online
- Host and Facilitate quarterly Redevelopment Plan Implementation Meetings with St. Lucie County staff and representative District Commissioner(s) (2020-2025)
- Initiate reciprocal "Meeting Notifications" – invitations- to St. Lucie County Transportation Planning Organization (TPO), and St. Lucie County Planning and Economic Development Staff regarding Fort Redevelopment Agency Board Meetings (2020-2025)
- Register Fort Redevelopment Agency Board Members to attend Public Office/CRA Ethics Training Course provided by the Florida League of Cities (FLC) (2020-2025)

GOAL

The Fort Pierce Redevelopment Agency shall adhere to Annual Reporting, Audits and other Special District reporting requirements as prescribed by the Florida Statutes.

POLICIES

The Fort Pierce Redevelopment Agency and its operations shall be reviewed and audited, annually as part of City of Fort Pierce's Comprehensive Annual Financial Report (CAFR).

The Fort Pierce Redevelopment Agency shall ensure that Information from the CAFR be incorporated into the Agency's Annual Reports.

The Fort Pierce Redevelopment Agency shall distribute copies of the Redevelopment Agency's Annual Report and FPRA-related portions of the City's Annual CAFR to the Clerk of the St. Lucie County Board of County Commissioners on or before March 31st of each year and post the Annual Report on the FPRA website.

PROJECTS/ACTIVITIES

- Audit FPRA as part of City CAFR
- Draft the FPRA Annual Report
- Distribute the FPRA Annual Report and Audit to St. Lucie County Clerk
- Upload the FPRA Annual Report and Audit online

GOAL

The Fort Pierce Redevelopment Agency shall identify community stakeholders and partners to assist in the implementation of the Redevelopment Plan Goals, Policies,and Projects/Activities.

POLICIES

The Fort Pierce Redevelopment Agency shall utilize public-private partnerships, interagency and interlocal agreements where applicable and when in accordance with Florida Statutes, to facilitate the implementation of the Community Redevelopment Plan.

The Fort Pierce Redevelopment Agency shall contract with professional firms or organizations to implement specific Goals, Policies, Projects/Activities in accordance with Florida Statute requirements and relevant determinations from the Florida Attorney General's Office.

GOAL

The Fort Pierce Redevelopment Agency shall evaluate opportunities for site and facility acquisition to implement the Goals, Policies and Projects/Activities of the Fort Pierce Community Redevelopment Plan.

POLICIES

The Fort Pierce Redevelopment Agency shall utilize public-private partnerships, interagency and interlocal agreements, where applicable, and when in accordance with Florida Statutes, to enable the acquisition of sites and facilities needed to implement the Community Redevelopment Plan.

GOALS, POLICIES, AND PROJECTS

HOUSING

GOAL

The Fort Pierce Redevelopment Agency shall diversify area housing stock, improve substandard homes and provide a mix of above and below-market rate housing.

POLICIES

The Fort Pierce Redevelopment Agency shall identify and create a GIS database of all vacant parcels and City-owned parcels within the Redevelopment Area that may be redeveloped for housing or mixed-use development.

The Fort Pierce Redevelopment Agency shall identify all lots and parcels within the Redevelopment Area that are not in conformance with minimal lot size standards and identify immediate opportunities for aggregation of substandard lots into parcels that conform with the City's current land development regulations.

The Fort Pierce Redevelopment Agency shall distribute vacant and nonconforming parcel data to local residential developers and home ownership agencies (e.g. Habitat for Humanity, etc.) to encourage the use of these parcels for future development.

The Fort Pierce Redevelopment Agency shall evaluate potential public-private redevelopment programming, partnerships and other legal mechanisms to assist in the development of residential housing stock.

The Fort Pierce Redevelopment Agency shall identify potential residential opportunity sites for acquisition within the Redevelopment Area and initiate discussions with property owners to determine the potential availability of sites.

The Fort Pierce Redevelopment Agency shall explore available funding sources for affordable, workforce and senior housing development within the Redevelopment Area (e.g. National Housing Trust Fund, Community Development Block Grant (CBDG) Program, Veterans Housing Funding Program, HOME Investments Partnerships Program, National Housing Trust Fund, etc.).

The Fort Pierce Redevelopment Agency shall evaluate for implementation additional residential improvement programming for existing homeowners within the Redevelopment Area and additional home purchasing assistance (e.g. down payment assistance and closing cost assistance) programming for those seeking to buy a home within the Redevelopment Area's jurisdiction.

The Fort Pierce Redevelopment Agency shall establish a quarterly legal education services outreach program for residents who live within the Redevelopment Area to provide legal education and counseling regarding title clearing options, resources, services and home purchasing processes.

The Fort Pierce Redevelopment Agency shall evaluate for implementation the potential use of Tax Increment Fund (TIF) rebates/recapture programs to encourage the purchase and occupancy of single-family residences by City and County employees, City and County public-safety employees and City and County Law Enforcement employees.

The Fort Pierce Redevelopment Agency shall establish a residential improvement and stabilization grant program to provide funding that encourages the redevelopment and repair of owner-occupied single family residential structures within the Redevelopment Area.

The Fort Pierce Redevelopment Agency shall establish a working relationship with the Fort Pierce Landlord Association (FPLA) to address local property management issues and provide education to tenants on rental responsibilities and their rights.

PROJECTS/ACTIVITIES

- Prepare map and database of all vacant and City-owned sites in the Redevelopment Area (2020)
- Initiate quarterly "legal assistance workshops" with local attorneys for residents within the CRA to provide pro-bono guidance and counseling regarding legal issues associated with home ownership, sales, clearing titles, applying for and receiving home-ownership loans, transference of titles, etc. (2020-2025)
- Establish a residential incentive program (tax increment rebate of renovation /rehabilitation improvements over 10 years) to encourage the redevelopment of single-family, owner occupied housing units (2020-2025)
- Develop nonconforming lot-size inventory of area parcels (2020-2022)
- Prepare an annual application for CDBG funds to assist with capital programming and residential housing development (2020-2025)

GOAL

The Fort Pierce Redevelopment Agency shall support affordable alternatives to the area's traditional single-family housing stock.

POLICIES

The Fort Pierce Redevelopment Agency shall encourage the Fort Pierce's Planning Department to permit innovative forms of housing within the City's Unified Land Development Code (ULDC), such as 'granny flats', tiny homes and apartments, and clustered housing within the Fort Pierce Redevelopment Area.

The Fort Pierce Planning Department and the Fort Pierce Redevelopment Agency shall examine the applicability of revising residential lot dimensional guidelines and variance procedures for "undersized" and constrained parcels, as well as evaluating increased residential densities in appropriate regions of the Redevelopment Area, such as Lincoln Park and the Peacock Arts District.

The Fort Pierce Redevelopment Agency shall continue to collaborate with local agencies (such as Habitat for Humanity) and faith-based providers to identify sites for new single-family development within the Redevelopment Area boundaries.

The Fort Pierce Redevelopment Agency identify and contact non-profit or faith-based housing developing organizations, especially those with experience in developing affordable housing in low-income communities, to initiate discussions regarding potential partnerships and multi-family housing development opportunities within the Redevelopment Area.

The Fort Pierce Redevelopment Agency shall support the construction of 'missing middle' housing projects such as duplexes, triplexes, fourplexes, bungalows, and small-scale apartments to increase the diversity of the area's housing products and price points.

The Fort Pierce Redevelopment Agency shall explore incentive programs for future implementation that encourages the development of multi-family apartments adjacent, or within proximity to, Downtown Fort Pierce, the Marina, and City and County Government facilities within the Redevelopment Area.

The Fort Pierce Redevelopment Agency shall identify potential sites and service providers to secure specialized housing (e.g. independent living units, assisted and skilled nursing facilities, and nursing homes) that serve the area's vulnerable populations.



PROJECTS/ACTIVITIES

- Prepare a zoning overlay for targeted areas of Lincoln Park and Peacock Arts Districts to accommodate and encourage innovative single-family home development
- Prepare an inventory of local agencies, developers and faith-based groups that develop single-family and multi-family residential products
- Prepare an inventory of potential sites/facilities that may accommodate vulnerable populations in need of daily care
- Prepare an inventory of service providers and agencies that serve vulnerable populations in need of daily care
- Initiate cooperative discussions with service providers to implement programming to support vulnerable populations

ECONOMIC DEVELOPMENT

GOAL

The Fort Pierce Redevelopment Agency shall increase private sector investment and business development within the Community Redevelopment Area.

POLICIES

The Fort Pierce Redevelopment Agency shall evaluate additional regulatory and financial incentives for potential implementation that encourages private sector investment and business development within the Redevelopment Area. Regulatory incentive examples may include but are not limited to: reduced/eliminated parking requirements, reduced open space requirements and increased building height limitations where appropriate; financial incentives may include but are not limited to: tax-increment recapture programs, tax abatement programs, City and County impact fee reductions or moratoriums, and rental subsidies for targeted businesses.

The Fort Pierce Redevelopment Agency shall support the redevelopment of the former H.D. King Power site and other targeted redevelopment sites within the Redevelopment Area.

GOAL

The Fort Pierce Redevelopment Agency shall activate the Waterfront and Fisherman's Wharf Area with supportive uses and amenities.

POLICY

The Fort Pierce Redevelopment Agency shall coordinate with the St. Lucie County Economic Development Council and provide information regarding available sites and facilities that may accommodate or support water-based industries and businesses for potential private-sector recruitment and relocation activities.

GOAL

The Fort Pierce Redevelopment Agency shall support small businesses, start-up businesses and support entrepreneurial activity within the Redevelopment Area.

POLICIES

The Fort Pierce Redevelopment Agency shall coordinate with the St. Lucie County Economic Development Council and provide information regarding available sites and facilities that may accommodate target industry (e.g. agri-tech/nutraceuticals, manufacturing, aviation/ marine/composite materials, information technology/educational services, distribution/ logistics and Life Sciences) development.

The Fort Pierce Redevelopment Agency shall support local job fairs (such as the Lincoln Park Job Fair) and business recruitment activities that are targeted towards Redevelopment Area residents and businesses.

The Fort Pierce Redevelopment Agency shall act as a resource for new minority-owned and operated startups seeking public and private grant opportunities, training, and partnerships with other agencies (e.g. Small Business Development Center).

The Fort Pierce Redevelopment Agency shall facilitate and support quarterly entrepreneurial education and small business training programs hosted by the St. Lucie Economic Development Council (https://youredc.com/), Small Business Development Center (http://www.irscbiz.com/), US Small Business Administration (http://www.sba.gov/fl/south), Corporate Community Training Institute (http://www.irscbiz.com/), Dan K. Richardson Entrepreneurship Development Institute (http://www.irscbiz.com/), the Black Business Investment Fund (http://bbifflorida.com/) and the Florida Virtual Entrepreneur Center (https://flvec.com/) for residents, business owners and operators within the Redevelopment Area.

GOAL

The Fort Pierce Redevelopment Agency shall enhance the Agency's community presence and awareness and develop the area as a regional destination.

POLICIES

The Fort Pierce Redevelopment Agency shall maintain and update its social media presence as part of its annual operational and administrative activities.

The Fort Pierce Redevelopment Agency and the City shall evaluate options and alternatives and develop an area brand (e.g., "Peacock Arts District", "Home to the Highwaymen", "Where Businesses Grow") to distinguish the Fort Pierce Redevelopment Agency and Redevelopment Area from the greater St. Lucie County.

The Fort Pierce Redevelopment Agency and the City shall host a workshop/public meeting with local business owners to devise a cohesive marketing strategy for businesses and events that are in line with the Redevelopment Area's 'brand'.

The Fort Pierce Redevelopment Agency shall use the 'brand' to develop unique features in the Community Redevelopment Area (e.g. wayfinding signs, paver patterns/styles, shade structures, transit stops, amenities, etc.) and incorporate these items into the built environment.

The Fort Pierce Redevelopment Agency shall disseminate information about programs and events on the City's website and social media platforms.

PROJECTS/ACTIVITIES

- Host and facilitate a 'branding/marketing' workshop with local business owners, artists and merchants (2019/2020)
- Develop and refine the Fort Pierce Redevelopment Agency brand (2019/2020)
- Utilize newly-developed 'brand/Images' in updated print materials detailing the Fort Pierce Redevelopment Agency's available programs and services (2020)
- Create and implement a Fort Pierce
- Redevelopment Area Wayfinding Master Plan (2022) and Gateway Master Plan (2022)

COMMUNITY AND CULTURE

GOAL

The Fort Pierce Redevelopment Area will become well known for its arts and cultural activities, amenities and events.

POLICIES

The Fort Pierce Redevelopment Agency shall coordinate with local artists and artistic groups regarding events, activities and performances within the Community Redevelopment Area.

The Fort Pierce Redevelopment Agency shall continue to support the Sunrise and Lincoln Theaters, as well as other current and potential entertainment venues within the Redevelopment Area.

GOALS, POLICIES, AND PROJECTS

The Fort Pierce Redevelopment Agency will support the development of public art, art-related development, and art-related activities and events within the Redevelopment Area.

GOAL

The Fort Pierce Redevelopment Agency shall enhance and develop the Peacock Arts District.



POLICIES

The Fort Pierce Redevelopment Agency shall evaluate and identify for potential acquisition, restoration and redevelopment, abandoned and/or historically-significant structures for potential reuse as community centers, event or performance spaces, rentable commercial kitchens and/or shared work spaces.

The Fort Pierce Redevelopment Agency shall coordinate with the Fort Pierce Planning Department to develop land development regulations that enable and encourage the reuse of commercial, retail and office space within the Peacock Arts District for potential art studios, galleries, performing art venues and restaurants. Potential revisions to the land development regulations may include but are not limited to: expanding the types of uses allowed, reduced parking requirements, and permitting pop-up displays, markets, and other similar, temporary uses.

The Fort Pierce Redevelopment Agency shall coordinate with representatives from the Lincoln Park Neighborhood Association and the Peacock Arts District to evaluate for implementation a 'resident artist' program to encourage artists to live and work within the Peacock Arts District. Program features may include: rental assistance, development or renting of shared cooperative spaces, creation of artist incubators, and the founding of artists' galleries and performance spaces within the Peacock Arts District.

The Fort Pierce Redevelopment Agency shall continue to support the Zora Neale Hurston Trail and the Highwaymen Heritage Trail cultural activities.

The Fort Pierce Redevelopment Agency shall evaluate opportunities to utilize and improve City-owned sites, facilities and public spaces to accommodate and encourage outdoor events, activities, performances and festivals.

The Fort Pierce Redevelopment Agency shall support events that promote investment and economic activity within the Redevelopment Area through local arts, talents, cuisines, traditions, craftsmanship, knowledge, interests, languages, and any other forms of cultural heritage.

GOAL

The Fort Pierce Redevelopment Agency shall celebrate and support historic preservation and cultural heritage activities within the Redevelopment Area.

POLICIES

The Fort Pierce Redevelopment Agency shall evaluate and identify potentially-qualifying historic structures and present their findings to the Fort Pierce Historic Preservation Board for potential participation in the Historic Preservation Tax Exemption program.

The Fort Pierce Redevelopment Agency shall evaluate and identify existing historic structures for potential designation and participation in the City's Historic Preservation programs.
The Fort Pierce Redevelopment Agency will research funding opportunities to create a historic housing restoration grant program to protect historic structures from demolition.

GOAL

The Fort Pierce Redevelopment Agency shall support the law enforcement and social service providers that are located within the Redevelopment Area and that serve residents of the Community Redevelopment Area.

POLICIES

The Fort Pierce Redevelopment Agency shall coordinate with social service providers located in the Community Redevelopment Area (e.g. Boys and Girls Club of St. Lucie, Lincoln Park Head Start, Career Source, etc.) regarding events, activities and potential use of City facilities within the Community Redevelopment Area.

The Fort Pierce Redevelopment Agency will continue to support Community-Oriented Police programs and operations within the Community Redevelopment Area.

INFRASTRUCTURE

GOAL

The Fort Pierce Redevelopment Agency shall connect the Redevelopment Area's cultural and artistic Hubs (Downtown, Marina, Fisherman's' Wharf, Beachside District, Lincoln Park and Peacock Arts Districts) to the Waterfront's artistic and cultural amenities.

POLICY

The Fort Pierce Redevelopment Agency will coordinate with the City's Public Works Department to prioritize and implement multi-purpose paths, bike-lanes, sidewalk and other connections and improvements to provide safe, lighted, pedestrian and non-automobile connections to and from the Downtown Historic Districts, the Lincoln Park and Peacock Arts Districts, the Waterfront and Fisherman's' Wharf Districts, and the Beachside District of the FRPA.

GOAL

The Fort Pierce Redevelopment Agency shall evaluate and prioritize streetscaping and pedestrian safety improvement opportunities throughout the Community Redevelopment Area.

POLICIES

The Fort Pierce Redevelopment Agency shall coordinate with the City's Public Works Department to prioritize pedestrian-related improvements located within the Redevelopment Area such as streetscape projects, trail connections, and sidewalk installations/expansions within the Community Redevelopment Plan and Annual Work Plan and Budget.

The Fort Pierce Redevelopment Agency shall coordinate with the City's Public Works Department to identify, evaluate and prioritize potential locations for streetscape updates and new sidewalk connections and improvements to existing pedestrian ways and paths for inclusion in the Community Redevelopment Agency's Annual Work Plan and Budget.

The Fort Pierce Redevelopment Agency shall, contingent on the availability of funding sources, include at least one streetscape, sidewalk or neighborhood connection improvement project in each years' Annual Work Plan and Budget.

GOAL

The Fort Pierce Redevelopment Agency shall give priority to infrastructure improvements and amenity installation that will facilitate new development and redevelopment projects within the Community Redevelopment Area.

POLICIES

The Fort Pierce Redevelopment Agency shall evaluate using TIF funds generated from specific projects to facilitate the

TIF funds generated from specific projects to facilitate the realization of FPRA Community Redevelopment Plan Goals.

The Fort Pierce Redevelopment Agency shall coordinate with the City's Public Works Department to evaluate and support the potential relocation of the Fort Pierce Wastewater Treatment Plant currently located on Hutchinson Island.

The Fort Pierce Redevelopment Agency shall coordinate with the St. Lucie County TPO to identify, evaluate and recommend corridors to be added to the TPO's Long-Range Transportation Plan (LRTP) for potential multi-modal improvements.

The Fort Pierce Redevelopment Agency shall annually prepare TPO grant applications for funding of identified roadways on the County's LRTP.

GOAL

The Fort Pierce Redevelopment Agency shall assist the City in providing utility and infrastructure improvements that support public events and outdoor activities within the Redevelopment Area.

POLICIES

The Fort Pierce Redevelopment Agency shall, where appropriate, consider using accessible 'festival street' designs and improvements when considering streetscape improvements or retrofits.

The Fort Pierce Redevelopment Agency shall incorporate special event power conduit boxes (i.e. outlet boxes) when evaluating potential streetscape improvements and light pole retrofits or replacements.

The Fort Pierce Redevelopment Agency will evaluate and support the improvement and management of public parking facilities in the South Beach district and other districts of the Redevelopment Area to accommodate special events and outdoor activities.

GOAL

The Fort Pierce Redevelopment Agency shall support the City's efforts to address stormwater issues and localized flooding within the Community Redevelopment Area.

POLICIES

The Fort Pierce Redevelopment Agency shall include stormwater system improvements when designing and constructing streetscape improvements, retrofits and other public improvements.

The Fort Pierce Redevelopment Agency shall coordinate with the Public Works Department and the South Florida Water Management District to identify and prioritize potential stormwater improvements for inclusion in the Redevelopment Agency's Annual Work Plan and Budget.

PUBLIC SPACE/AMENITIES

GOAL

The Fort Pierce Redevelopment Agency shall evaluate and identify opportunities to incorporate additional amenities within public and City owned spaces within the Community Redevelopment Area.

POLICIES

Fort Pierce Redevelopment Agency Staff shall create an inventory and map of all public and City-owned spaces, canals and park facilities within the Redevelopment Area.

The Fort Pierce Redevelopment Agency shall evaluate and identify opportunities, including land acquisition and demolition of derelict structures to create additional green and open spaces within the Community Redevelopment Area.

The Fort Pierce Redevelopment Agency shall coordinate with the South Florida Water Management District to identify opportunities to utilize right-of-way adjacent to water control canals and other facilities for potential use as components of a regional bicycle trails network.

The Fort Pierce Redevelopment Agency shall coordinate with the Public Works Department to support improvements and upgrades to Museum Pointe Park and other local parks located within the Redevelopment Area.

The Fort Pierce Redevelopment Agency will coordinate with the Public Works Department to support improvements and upgrades to the amenities that serve Fisherman's Wharf and The Port.

Fort Pierce Redevelopment Agency Staff shall prepare an inventory and location map of existing pedestrian (benches, shade-stops, water fountains, restrooms, etc.) and bicycle amenities (paths/ trails/route signage, bicycle racks, repair/ air/tool facilities) within all public parks and spaces and City-owned parcels within the Redevelopment Area.

Fort Pierce Redevelopment Agency staff shall include placemaking projects and FPRA-funded amenity maintenance within its Annual Work Plan and Budget.

PROJECTS/ACTIVITIES

- Create an inventory and map of all public parks and spaces, City-owned parcels, and underutilized and/or vacant properties within the Redevelopment Area boundaries that could potentially be utilized as additional recreational, cultural or public amenities.
- Coordinate biannually with the Public Works Department to identify and prioritize parks and recreation-related improvements within the Redevelopment Area for inclusion in the Annual Work Plan and Budget.

GOAL

The Fort Pierce Redevelopment Agency shall support the potential expansion of the Moore's Creek Linear Park by utilizing public and City-owned spaces within the Community Redevelopment Area.

POLICIES

The Fort Pierce redevelopment Agency shall identify public and City-owned spaces within the Redevelopment Area that are west of 15th Street for potential acquisition and inclusion into an expanded Moore's Creek Linear Park.

The Fort Pierce Redevelopment Agency shall evaluate additional state, regional and national grant and funding programs (e.g. Florida Recreation Development Assistance Program (FRDAP), Florida Communities Trust (FCT), Land and Water Conservation Fund (LWCF), Recreational Trail Program (RTP), etc.) to fund the acquisition of additional properties and development of a potential Moore's Creek Linear Park expansion.

PUBLIC HEALTH AND SAFETY

GOAL

The Fort Pierce Redevelopment Agency shall identify and demolish decrepit/unsound structures which contribute to blight and pose safety and health risks to Redevelopment Area visitors and residents.

POLICY

The Fort Pierce Redevelopment Agency shall coordinate with the City's Code Enforcement, Public Works and Police Departments to review the decrepit and unsafe structure inventory to identify structures for demolition.

GOAL

The Fort Pierce Redevelopment Agency shall Improve public safety and perception of safety within the Redevelopment Area.

POLICIES

The Fort Pierce Redevelopment Agency shall support Community-Oriented Policing programs.

The Fort Pierce Redevelopment Agency shall evaluate public safety improvements for applicability within the Community Redevelopment Area that include, but not limited to, additional street lighting, on-demand flashing pedestrian crosswalks (e.g. HAWK Beacons) and emergency call-boxes.

The Fort Pierce Redevelopment Agency, contingent upon available funding, shall include a line item for public safety improvements in the Community Redevelopment Agency's Annual Work Plan and Budget.

GOAL

The Fort Pierce Redevelopment Agency shall reduce the occurrence of abandoned vehicles, illegal dumping and littering within the Redevelopment Area, along with any other forms of blight/hazards.

POLICIES

The Fort Pierce Redevelopment Agency shall coordinate with Fort Pierce's Code Enforcement and Police Departments to identify and address the abandonment of vehicles, illegal dumping and littering within the CRA.

The Fort Pierce Redevelopment Agency shall include a line item, contingent upon available funding, to address the clearance of illegal dumping, litter, and abandoned vehicles in the Community Redevelopment Agency's Annual Work Plan and Budget.

The Fort Pierce Redevelopment Agency in conjunction with other public and private agencies shall continue to support 'Neighborhood Clean-Up' days/events within the Fort Pierce Redevelopment Area.

REGULATORY ENVIRONMENT

GOAL

The Fort Pierce Redevelopment Agency shall coordinate with the City's Planning Department to evaluate current development regulations and identify any potential revisions to applicable regulatory documents deemed necessary to implement the Community Redevelopment Plan.

POLICIES

The Fort Pierce Redevelopment Agency, in coordination with the City's Planning Department, shall evaluate the applicability of one or more zoning overlays to facilitate redevelopment in targeted areas while protecting established neighborhoods within the Community Redevelopment Area.

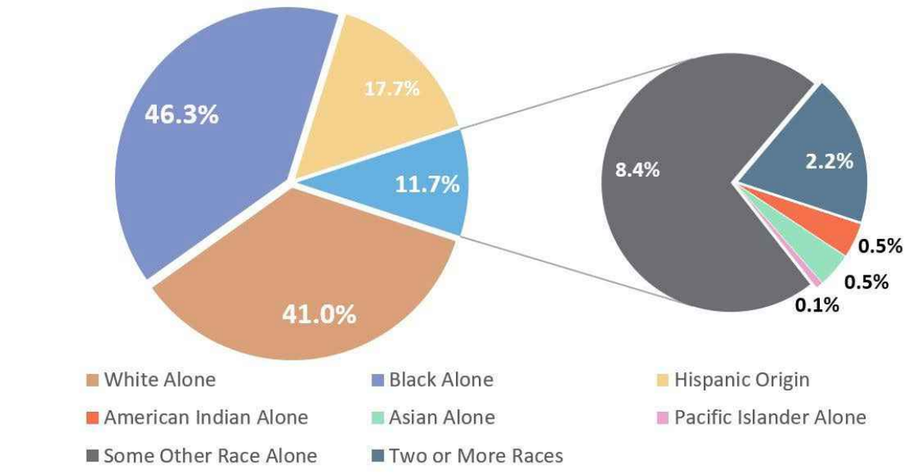
The Fort Pierce Redevelopment Agency will encourage higher density residential and nonresidential development at targeted locations within the Community Redevelopment Area (e.g. the Downtown District, Peacock Arts District, near major transit corridors, and employment centers).

The Fort Pierce Redevelopment Agency, in coordination with the City's Planning Department, will evaluate potential regulatory revisions to Comprehensive Plan and/or ULDC to enable and encourage the redevelopment of targeted sites within the Community Redevelopment Area (e.g. Lincoln Park, Peacock Arts District, Downtown, South Beach, commercial corridors, Avenue D and current/former industrial areas, etc.).

POPULATION

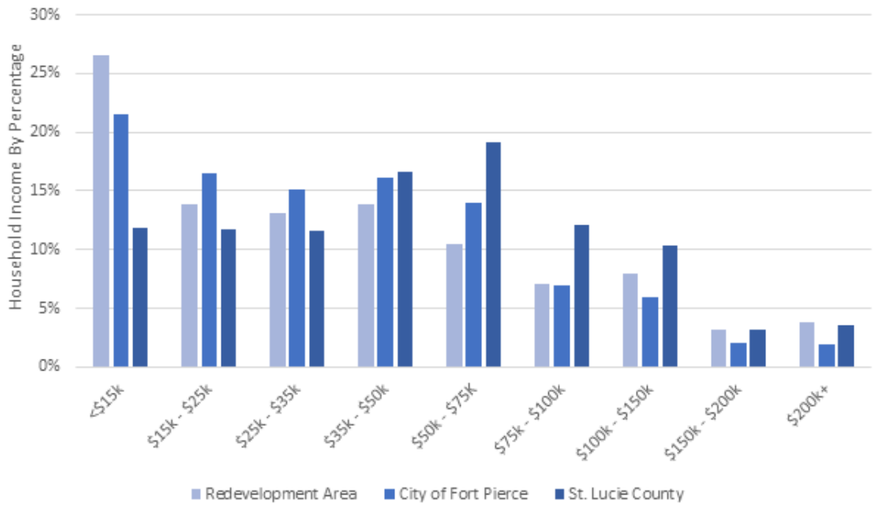
According to data provided by the United States Census Bureau, the City of Fort Pierce Redevelopment Area experienced a slight decline in population (less than one percent) in the decade between 2000 and 2010. Yet, the Bureau also estimated during this same period that the city's total population increased from 40,523 to 41,590 (an increase of 2.63%) and St. Lucie County's population increased from 192,695 to 277,789 (a 44% increase). This differential in population growth only serves to highlight the need for aggressive reinvestment and improvements within the Redevelopment Area to retain and attract residents to the redevelopment area.

As shown in the figure below, the Redevelopment Area community is comprised of a racially-diverse population. The most predominate race in within the Redevelopment Area is black, comprising 47.6% of its total population. This is followed closely behind by white residents, which total 40.7% of the population, followed by members of the community who identify as Hispanic, which contributes to 17.7% of the community's total population. American Indians, Asians, Pacific Islanders, races which identify as 'other', or residents who identify with "Two or More Races' are also found throughout the area as well. The strong racial diversity within the Fort Pierce Redevelopment Area should continue to be both recognized and celebrated in the decades ahead.



U.S. Census Bureau, 2018; ESRI BAO, 2019..

There are approximately 3,934 households in the Fort Pierce Redevelopment Area. Households within this area possesses an average income of $55,901, which exceeds the City's average of $48,634. Yet, the FPRA average is still well below the County's average household income of $66,713. To lower this disparity in income between the Redevelopment Area and the County, the Fort Pierce Redevelopment Agency (FPRA) has provided Goals, Policies, and Projects/Activities which activates the area's existing labor pool, encourages job training, and incentivizes new employment opportunities to locate within the community redevelopment area in Section II of this plan update.



U.S. Census Bureau, 2018; ESRI BAO, 2019..

DEMOGRAPHIC TAPESTRY SEGMENTS

One means of analyzing population data and trends is by using Tapestry Segmentation. Tapestry Segmentation provides an accurate, description of America's neighborhoods— U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition— then further classifies the segments into LifeMode and Urbanization Groups. The resulting top five Tapestry Segments within the Redevelopment Area are Rural Resort Dwellers, City Commons, Valley Growers, Modest Income Homes, and Senior Escapes—all of which only serve to highlight the diversity found within the Redevelopment Area. Whether it be Average Household Size, Median Age, or Median Household Income, the data reveals a community rich with residents from all walks-of-life and backgrounds. These Tapestry Segments are described briefly and shown below and on the following pages.

Tapestry Segments	% of Redevelopment Area	% of US Households
Rural Resort Dwellers	31.2%	1.0%
City Commons	17.4%	0.9%
Valley Growers	13.6%	0.2%
Modest Income Homes	10.7%	1.3%
Senior Escapes	9.1%	0.9%
Subtotal	82.0%	4.3%

ESRI BAO, 2019.





RURAL RESORT DWELLERS

Average Household Size:
2.22

Median Age:
54.1

Median Household Income:
$50,400

Although the Great Recession forced many owners of second homes to sell, Rural Resort Dwellers residents remain an active market, just a bit smaller. These communities are centered in resort areas, many in the Midwest, where the change in seasons supports a variety of outdoor activities. Retirement looms for many of these blue collar, older householders, but workers are postponing retirement or returning to work to maintain their current lifestyles. Workers are traveling further to maintain employment. They are passionate about their hobbies, like freshwater fishing and hunting, but otherwise have

CITY COMMONS

Average Household Size:
2.67

Median Age:
28.5

Median Household Income:
$18,300

This segment is one of Tapestry's youngest markets, primarily comprised of single-parent and single-person households living within large, metro cities. While more than a third have a college degree or spent some time in college, nearly a quarter have not finished high school, which has a profound effect on their economic circumstance. However, that has not dampened their aspiration to strive for the best for themselves and their children.

VALLEY GROWERS

Average Household Size:
3.98

Median Age:
27.4

Median Household Income:
$35,300

Valley Growers is a small, but distinctive market, located almost entirely in the West (primarily in California and Washington). These neighborhoods are home to young, Hispanic families with children and, frequently, multiple generations living in single-family homes. Most residents are Hispanic (mostly of Mexican origin). A third is foreign born; 32% of households are linguistically isolated. This market is all about spending time with family, taking care of family and home, and following the Hispanic heritage. More homes are rented than owned, located in semi rural areas where agriculture dominates. Unemployment is high, and household income is much lower than the US, supplemented by self-employment, home-grown products, and some public assistance. Consumers favor Spanish language media and watching sports on television.

MODEST INCOME HOMES

Average Household Size:
2.56

Median Age:
37.0

Median Household Income:
$23,900

Families in this urban segment may be nontraditional; however, their religious faith and family values guide their modest lifestyles. Many residents are primary caregivers to their elderly family members. Jobs are not always easy to come by, but wages and salary income are still the main sources of income for most households. Reliance on Social Security and public assistance income is necessary to support single-parent and multigenerational families. High poverty rates in this market make it difficult to make ends meet. Nonetheless, rents are relatively low (Index 70), public transportation is available, and Medicaid can assist families in need.

SENIOR ESCAPES

Average Household Size:
2.20

Median Age:
54.6

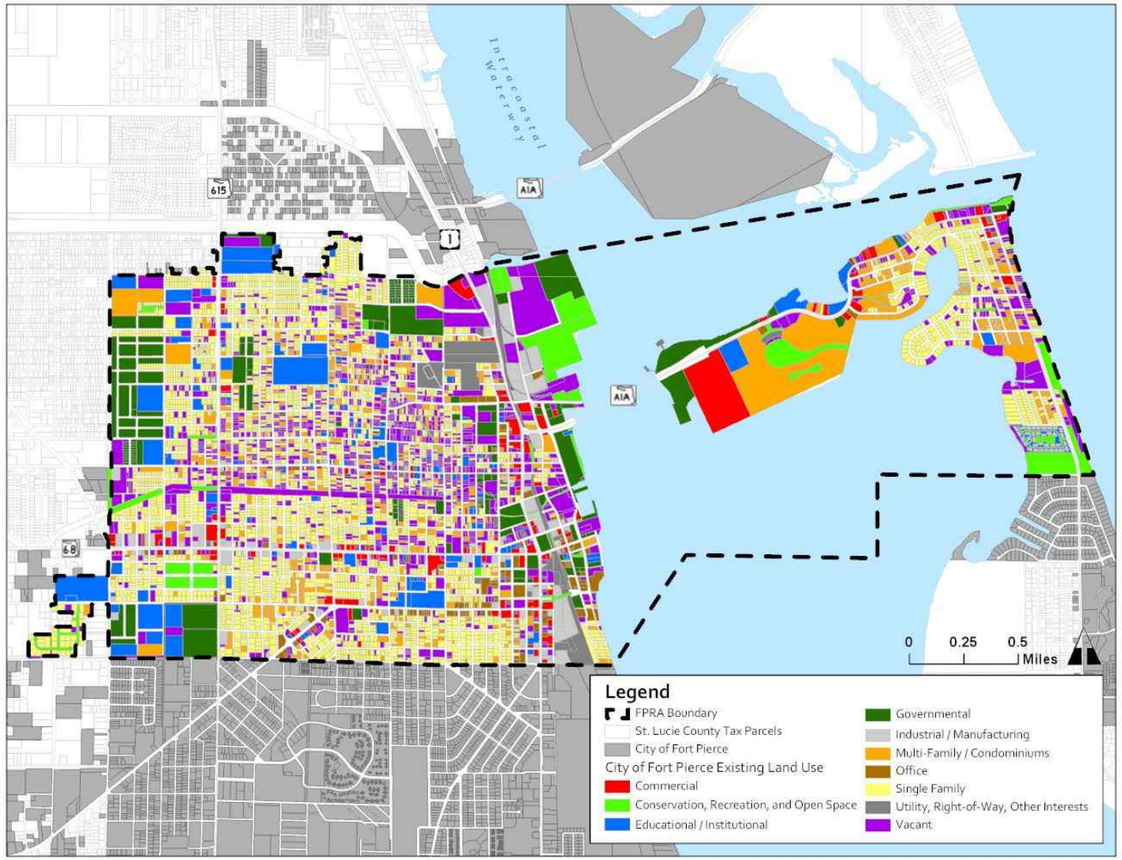
Median Household Income:
$38,700

Senior Escapes neighborhoods are heavily concentrated in the warmer states of Florida, California, and Arizona. These areas are highly seasonal, yet owner occupied. Many homes began as seasonal getaways and now serve as primary residences. Nearly forty percent are mobile homes; over half are single-family dwellings. About half are in unincorporated and more rural areas. Nearly one-fifth of the population is between 65 and 74 years old. Most are white and fairly conservative in their political and religious views. Residents enjoy watching TV, going on cruises, playing trivia games, bicycling, boating, and fishing. They are very conscious of their health and buy specialty foods and dietary supplements.



Existing Land Use

City of Fort Pierce, 2019; St. Lucie County Property Appraiser, 2019



EXISTING LAND USE

As shown in in the figures at left and below, the predominant land uses in the Fort Pierce Redevelopment Area are Single Family, Vacant, and Multi-Family/Condominium which span over 29 percent, 20 percent, and 13 percent of the Redevelopment Area, respectively. There is also a large quantity of public and institutional land within the Redevelopment Area, which includes churches, schools and municipal lands that accounts for nearly 20 percent of the area's total jurisdiction. Existing land uses determine the Redevelopment Area's tax base which then defines the amount of funds available to the FPRA for redevelopment projects. Considering that institutional uses typically do not pay taxes and that vacant land, or lands within no associated structure, generally yield less ad valorem revenue than developed land, there is over 1,000 acres of land within the Redevelopment Area that generates little to no taxable revenue. While institutional uses are unlikely to withdraw from the redevelopment area, the +-512 acres of vacant land present an opportunity to enhance the Redevelopment Area through new development and generate additional tax increment revenue for the FPRA.

Existing Land Use[1]	Acreage[2]	Percent of Total
Commercial	119	05%
Conservation, Recreation, & Open Space	142	06%
Educational / Institutional	225	09%
Governmental	269	10%
Industrial / Manufacturing	104	04%
Multi-Family / Condominium	335	13%
Office	49	02%
Single-Family	748	29%
Utility, Right-of-Way, Other Interests	73	03%
Vacant	512	20%
Total	2,576	100%

Notes:

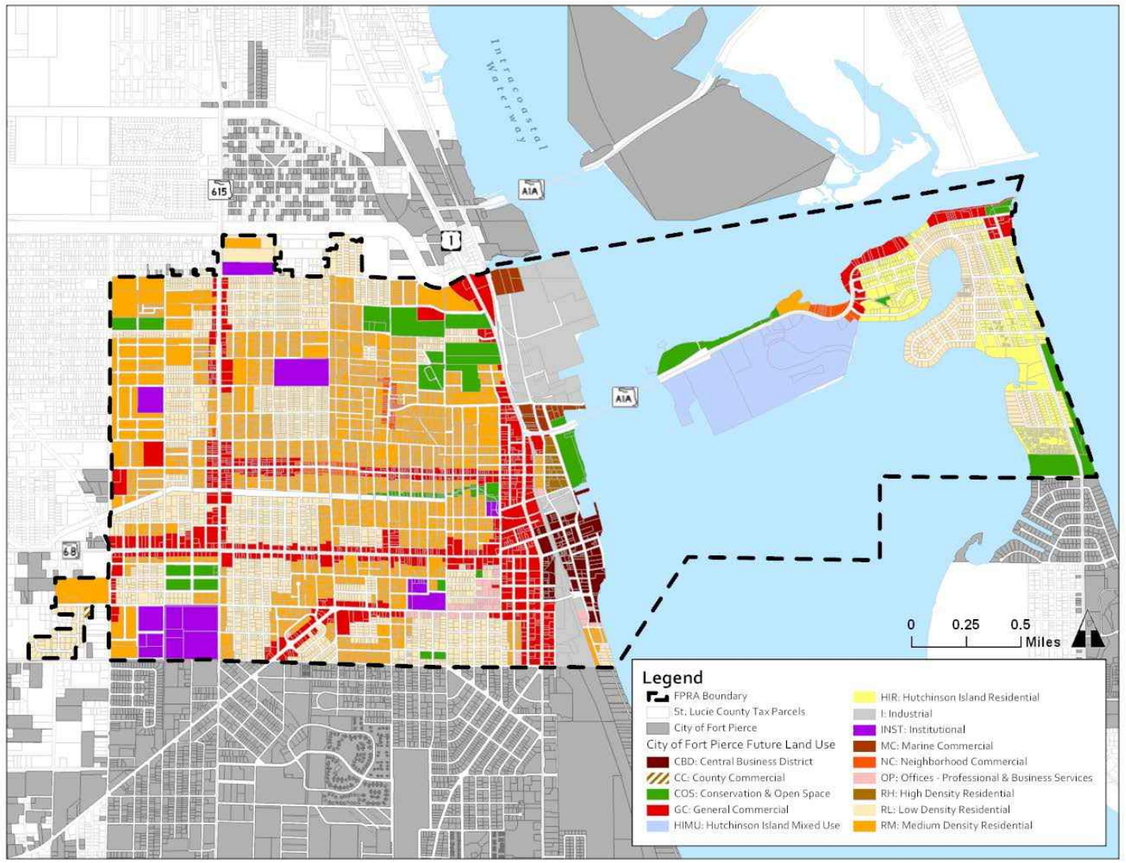
[1]The ELU categories shown above have been summarized from Department of Revenue (DOR) property codes assessed to parcels throughout the Redevelopment Area.

[2]The acreages provided the table were generated based upon Geographic Information Systems (GIS) data available at the parcel level throughout the Redevelopment Area.

City of Fort Pierce, 2019; St. Lucie County Property Appraiser, 2019

Future Land Use

City of Fort Pierce, 2019



FUTURE LAND USE

As shown in the figures at left and below, the predominant land uses in the Fort Pierce Redevelopment Area are Single Family, Vacant, and Multi-Family/Condominium which span over 29 percent, 20 percent, and 13 percent of the Redevelopment Area, respectively. There is also a large quantity of public and institutional land within the Redevelopment Area, which includes churches, schools and municipal lands that accounts for nearly 20 percent of the area's total jurisdiction. Existing land uses determine the Redevelopment Area's tax base which then defines the amount of funds available to the FPRA for redevelopment projects. Considering that institutional uses typically do not pay taxes and that vacant land, or lands within no associated structure, generally yield less ad valorem revenue than developed land, there is over 1,000 acres of land within the Redevelopment Area that generates little to no taxable revenue. While institutional uses are unlikely to withdraw from the redevelopment area, the +-512 acres of vacant land present an opportunity to enhance the Redevelopment Area through new development and generate additional tax increment revenue for the FPRA.

Future Land Use	Acreage[1]	Percent of Total
Central Business District (CBD)	50	02%
County Commercial (CC)	01	> 01%
Conservation & Open Space (COS)	169	07%
General Commercial (GC)	338	13%
Hutchinson Island Mixed Use (HIMU)	170	07%
Hutchinson Island Residential (HIR)	136	05%
Industrial (I)	176	07%
Institutional (INST)	108	04%
Marine Commercial (MC)	21	>01%
Neighborhood Commercial (NC)	22	>01%
Offices – Professional & Business Services (OP)	21	>01%
High Density Residential (RH)	10	>01%
Low Density Residential (RL)	548	22%
Medium Density Residential (RM)	751	30%
Total	2,522	100%

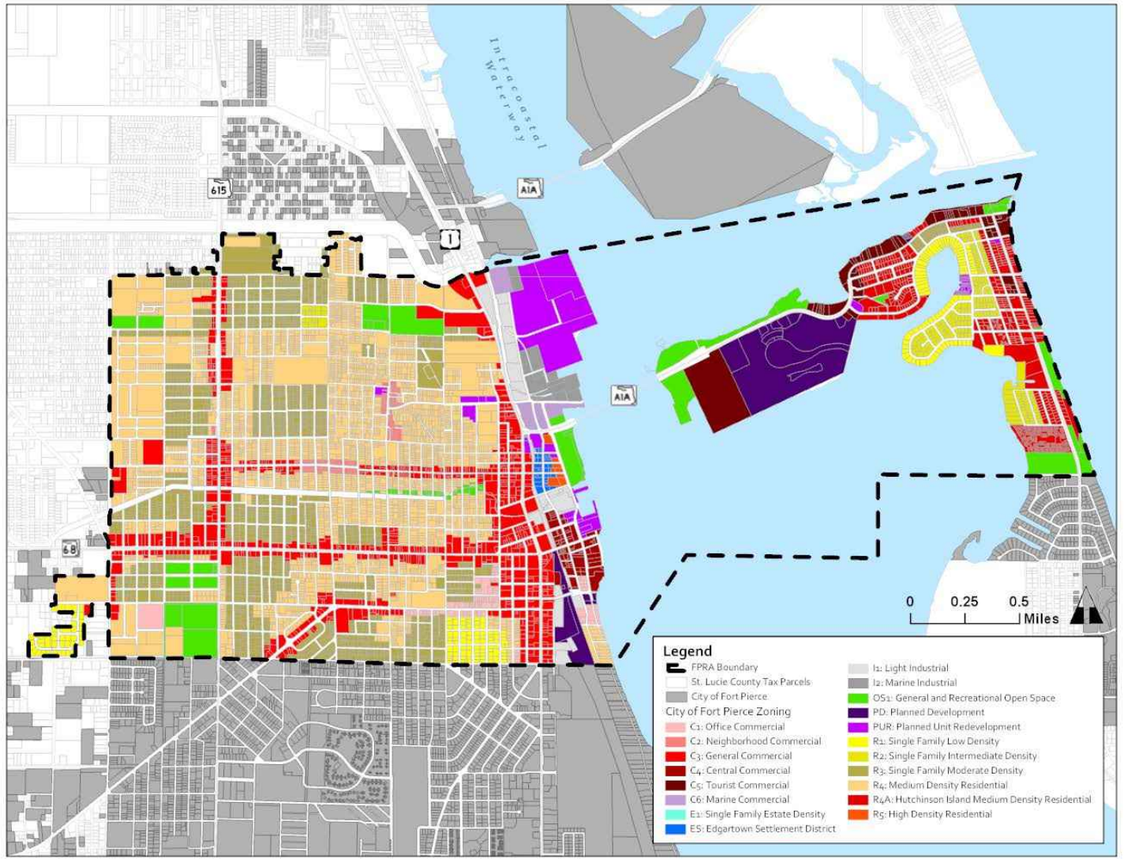
Note:

[1]The total acreage for the study area shown in this table does not match the acreage shown for the ELU in Table IV-II because a small number of parcels were assigned a DOR code but were not given a FLU designation by the City.

City of Fort Pierce, 2019

Zoning

City of Fort Pierce, 2019



ZONING

Just over 60 percent of the Redevelopment Area is zoned for residential activity (E1, R1, R2, R3, R4, R4A, or R5) while lands zoned for commercial activity (C1, C2, C3, C4, C5, or C6) comprise just 20 percent. The figures at left and below identify the total distribution of zoning districts throughout Redevelopment Area.

Zoning	Acreage[1]	Percent of Total
Office Commercial (C1)	31	01%
Neighborhood Commercial (C2)	17	>01%
General Commercial (C3)	322	13%
Central Commercial (C4)	27	01%
Tourist Commercial (C5)	81	03%
Marine Commercial (C6)	18	>01%
Single Family Estate Density (E1)	0	>01%
Edgartown Settlement District (ES)	7	>01%
Light Industrial (I1)	49	02%
Marine Industrial (I2)	27	01%
General and Recreational Open Space (OS1)	167	07%
Planned Development (PD)	140	06%
Planned Unit Redevelopment (PUR)	112	04%
Single Family Low Density (R1)	78	03%
Single Family Intermediate Density (R2)	59	02%
Single Family Moderate Density (R3)	444	18%
Medium Density Residential (R4)	810	32%
Hutchinson Island Medium Density Residential (R4A)	128	05%
High Density Residential (R5)	5	>01%
Total	2,522	100

Note:

[1]The total acreage for the study area shown in this table does not match the acreage shown for the ELU in Table IV-II because a small number of parcels were assigned a DOR code but were not given a FLU designation by the City.

City of Fort Pierce, 2019

POLICIES

HOUSING

When growing a sustainable and prosperous community, the importance of possessing a diverse and stable housing market cannot be overestimated. However, national, state, and local trends have shown that the supply for housing has failed to keep pace with demand since the resolution of the Great Recession. For this reason, the FPRA continues to encourage and provide incentives for developers to increase both the quantity and quality of the area's housing stock through capital projects and programming. The following section identifies the existing condition of the area's regulatory, physical, and historical housing conditions so the FPRA can identify and implement context-sensitive improvements through the Goals, Policies, and Projects/Activities identified in this report.

Regulatory Conditions

Currently, the Redevelopment Area is home to several zoning districts which permit residential uses by right. In fact, the two largest districts within the Redevelopment Area (by acre) are both residential in nature (R3 & R4) and comprise approximately half of the Redevelopment Area's total acreage. However, only a fraction (37%) of these districts (R4, R4A, R5, ES) permit 'missing-middle' housing (e.g. duplexes, triplexes, townhomes) and/or multifamily uses that allow for more affordable dwelling alternatives to traditional single-family homes. Considering that the Redevelopment Area is home to Downtown, Fisherman's Wharf, and South Beach, these uses would complement the increasingly-urban character of these communities. Thus, the updated Redevelopment Plan includes new Goals, Policies, and Projects/Activities to revise existing regulatory documents to permit a greater supply of mid-and-high density housing developments where appropriate.

Legal/Financial Conditions

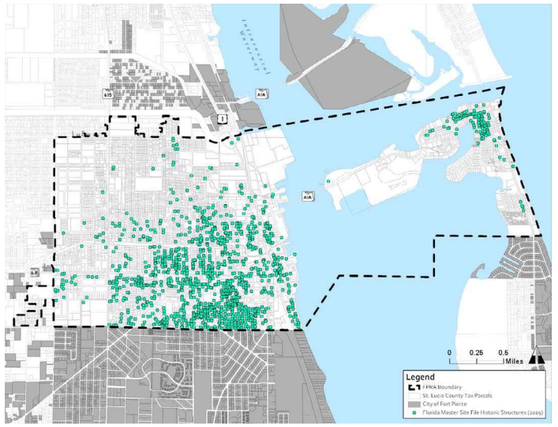
During the community outreach process, area residents frequently cited that legal and financial constraints were two of biggest barriers to purchasing and/or maintaining their homes within the Redevelopment Area. Legally, existing residents of older properties have struggled to reclaim clear titles of their homes, particularly if the property has been passed down for multiple generations. On the financial side, the cost of housing has continued to increase over the past decade and many families can no longer afford to purchase or rent traditional single-family homes within the Redevelopment Area. To combat these issues, a wealth of obtainable Goals, Policies, and Projects/Activities have been added to the updated Redevelopment Plan. These include, but are not limited to, establishing and funding legal and financial counseling programs, incentivizing the production of affordable housing, and identifying sites and service providers to assist financially or fiscally-vulnerable populations locate affordable housing options that meets their needs.

Physical Conditions

The physical condition of area housing appears to directly correlate with its location within the Fort Peirce Redevelopment Area. Presently, examples of visual blight are found in nearly every neighborhood throughout the Redevelopment Area but tends to be concentrated in lower-income neighborhoods. This is evidenced by several properties throughout lower-income communities that are being used as illegal dumping grounds, contain overgrown grass and vegetation, or even possess homes that appear unkempt or abandoned. Alternatively, higher-income communities such as the Peacock Arts District and South Beach frequently possess well-maintained properties and have fewer indicators of blight than their fellow Redevelopment Area residents. To mitigate concentrated conditions of blight and thus, improve the overall physical condition of the Redevelopment Area, targeted and area-wide Goals, Policies, and Projects/Activities have been included within this document that seek to work with area partners, obtain funding, conduct community outreach, and activate area service providers to address local conditions of blight.

Historic Preservation

From the historic Lincoln Park neighborhood in the west to South Beach in the east, the Fort Pierce Redevelopment is rich with history and character. These commodities have largely been preserved, thanks in part to the adoption of the City's historic preservation ordinance in 2001, active membership within the Florida Certified Local Government program, designation of six local historic districts, and continuing to participate locally in tax-exemption programs for historic structures. Additionally, the City is home to many residents who actively contribute to local historic preservation efforts which continue to assist national, state, and local officials identify, recognize, protect, and preserve the area's historic resources. This is best exemplified by the continued growth of the City of Fort Pierce's local register of historic places which includes districts, sites, objects, and structures that exemplify Fort Pierce's historical significance. Many of these structures have also been recognized by the Florida Division of Historic Resources, which has surveyed over 1,300 structures within the Redevelopment Area, as shown in the figure at leFortOne such structure is the Zora Neale Hurston House (1734 Avenue L), which has also been federally-designated as a National Historic Landmark by the United States Department of the Interior in 1991 and is shown below.



Surveyed Structures within the Florida Master Site File

City of Fort Pierce, 2019; Florida Division of Historic Resources, 2019



Zora Neale Hurston House

Google Maps, 2019

SIGNAGE

Although often overlooked in redevelopment discussions, signage continues to play an important role within our communities. Signs can welcome visitors into an area, assist the unfamiliar in navigating city streets, bring attention to thriving local businesses, and even help foster a sense of place and identity. However, when signage within a city is implemented poorly, it can have long-term, destructive impacts. These impacts can include disrupting an area's natural and built environment or even dangerously reducing sightlines on local transportation networks. Thus, maintaining well-implemented signage program will continue to be a priority of the FPRA for the foreseeable future.

Currently, the Redevelopment Area possesses is diverse in sign types that often differ in shape and size from property to property. This diversity can range from pole-mounted neighborhood signs, to wall signs, to ground monument signs shorter than five feet in height, to even freestanding fuel-identification signs exceeding twenty feet in height. Examples of local sign variety found throughout the Redevelopment Area are shown at right.

Signage within the Redevelopment Area is most prominent along major corridors frequently possessing nonresidential uses, such as 25th Street (State Road 615), Orange Avenue (State Road 68), US HWY 1, and Seaway Drive (State Road A1A). As a result, signage within the Redevelopment Area continues to feel unobtrusive to the average passerby and often appears functional and well-maintained (with few exceptions), indicating community pride and economic stability. In efforts to maintain and/or enhance the signage found throughout the area, local signage will continue to be regulated by all related provisions of the Fort Pierce Unified Land Development Code (ULDC). Additionally, helpful wayfinding signage has been posted throughout Downtown and along Avenue D that gives notice and direction to major area landmarks, places, neighborhoods, districts, trails, and roads. Goals, Policies, and Projects/Activities have included in this report which seeks to further develop and enhance the branding efforts already undertaken within the area.











Google Maps, 2019

TRANSPORTATION CONDITIONS

When seeking to improve both the physical and economic sustainability of the community, ensuring the safe and efficient movement of people, goods, and services throughout the Redevelopment Area is of vital importance to the FPRA. Through evaluation and analysis, the condition of existing transportation facilities can be determined, and eventually, improved upon as needed through targeted Goals, Policies, and Projects/Activities. The following is an inventory and discussion of existing transportation facilities within the Redevelopment Area.

Major Corridors

As evidenced by the wealth of existing automobile-oriented infrastructure found throughout the Redevelopment Area, travel along major corridors is primarily dominated by the use of cars. For example, west of the Indian River, the Community Redevelopment Area is home to several wide, multi-lane roadways, including State Road 615 (25th Street), State Road 68 (Orange Avenue), and US HWY 1 (see figure at right). Although each of these segments possess sidewalks along both sides of the street, frequent curb cuts, large block sizes, and general lack of signalized crossings heavily discourages non-motorized forms of travel. While not uncommon in southern communities of this size, roadway networks of this type provide significant travel challenges to those who are unable to afford or operate a personal vehicle.







From Top to Bottom: 25th Street (Facing North), Orange Avenue (Facing East), US-1 (Facing North)

Google Maps, 2019

However, there are several segments of the roadway network which encourages pedestrian activity. For example, Avenue D frequently possesses pedestrian crossings mid-block and at intersections, Orange Avenue in the Downtown features expanded sidewalks to accommodate increased pedestrian traffic, and Seaway Drive has protected sidewalks throughout South Beach. However, many area roadways do not offer pedestrian provisions, nor substantial bus and bicycle facilities that may allow Redevelopment Area residents to travel about their community without the use of a motor vehicle. These issues will be discussed further in the following sections.

To further incentivize pedestrian traffic throughout the Redevelopment Area, Goals, Policies, and Projects/Activities have been included in this document that seek to provide the infrastructure necessary for increased community walkability.

Pedestrian Accommodations

Throughout the past decade, the Fort Pierce Redevelopment Area continues to see significant progress in improving pedestrian connections between neighborhoods and local activity centers. Several completed FPRA projects such as Moore Creek's Linear Park trail (see below), Jetty Park's waterfront walkway, and substantial sidewalk improvements along Seaway Drive have noticeably improved the area's pedestrian realm. Despite the success of these projects, however, this network can continue to be substantially improved via strategically-targeted additions and renovations. These improvements can take the form of new or expanded trails, road diets that increases the size of area sidewalks, and simple infrastructure installations such as safer lighting, security poles, benches, and water fountains. Several Goals, Policies, and Projects/Activities have been included in this plan that seeks to improve the Redevelopment Area's growing pedestrian realm.



Moore's Creek Linear Park Trail

City of Fort Pierce, 2019

Bicycle Accommodations

Despite the general lack of any dedicated bicycle facilities throughout Fort Pierce, the bicycle community continues to thrive within the Redevelopment Area. Research continues to show the large-scale benefits of cultivating a bikeable city through the provision of infrastructure and protections (such as bicycle self-repair facilities, protected lanes, 'sharrow' indicators, bike racks, and/or leaning rails at signalized intersections) for bike riders. These benefits include, but are certainly not limited to, increasing local property values, attracting younger workers, healthier citizens, increasing the visibility of local retailers, and reducing traffic congestion. The Goals, Policies, and Projects/Activities found within this updated report will allow the Agency to take the area's first official steps in making the Fort Pierce Redevelopment Area a more bicycle-friendly community.

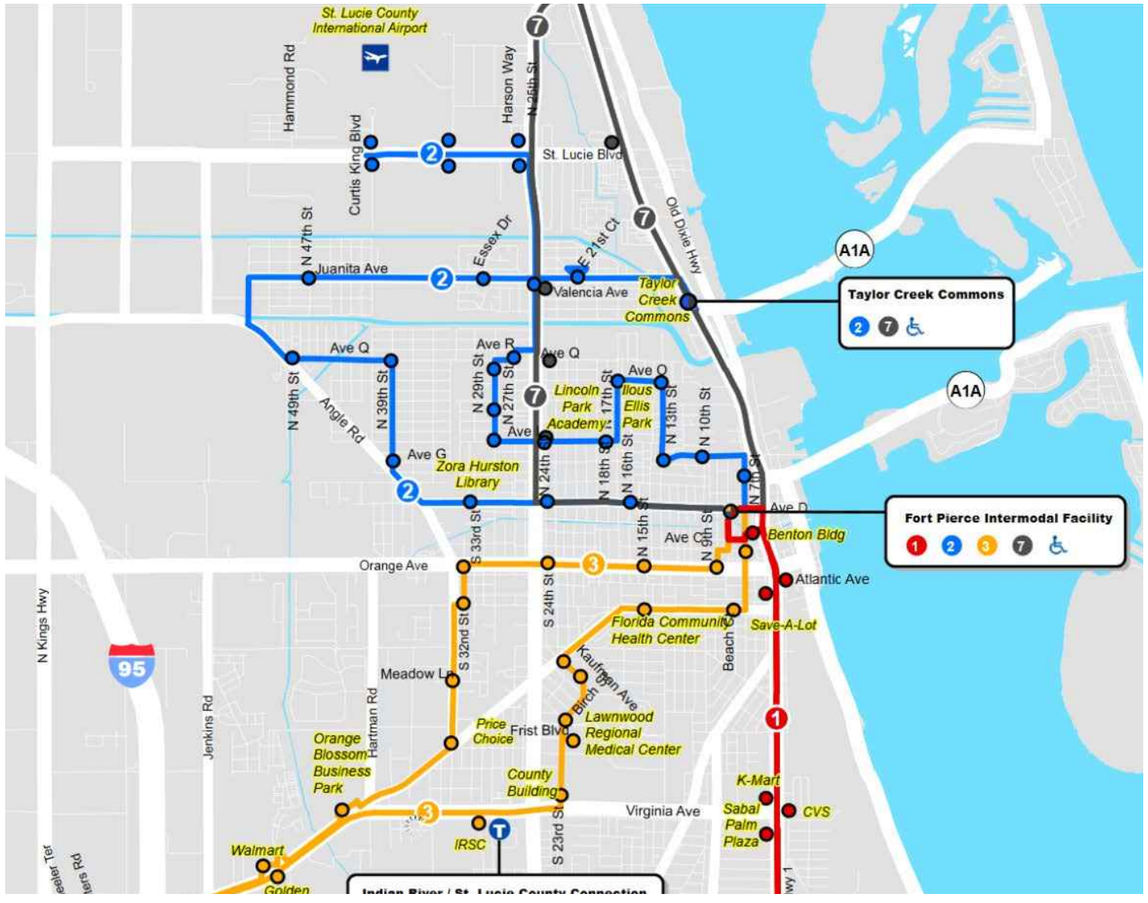


Transit Service

As shown below., transit service via the St. Lucie County Bus System can be found along several major corridors throughout the Redevelopment Area, however, minimal to extensive gaps in coverage exist throughout several neighborhoods—most severely in South Beach, which is currently not serviced by County transit. Local usage of transit is not only constrained by geography, however, as buses typically run once an hour and are generally limited to Monday through Saturday during daytime hours only. Goals, Policies, and Projects/Activities have been included in this plan update to improve community mobility by mitigating gaps in the County's bus service coverage.

St. Lucie County Bus System Map within the Context of Fort Pierce

St. Lucie County, 2019

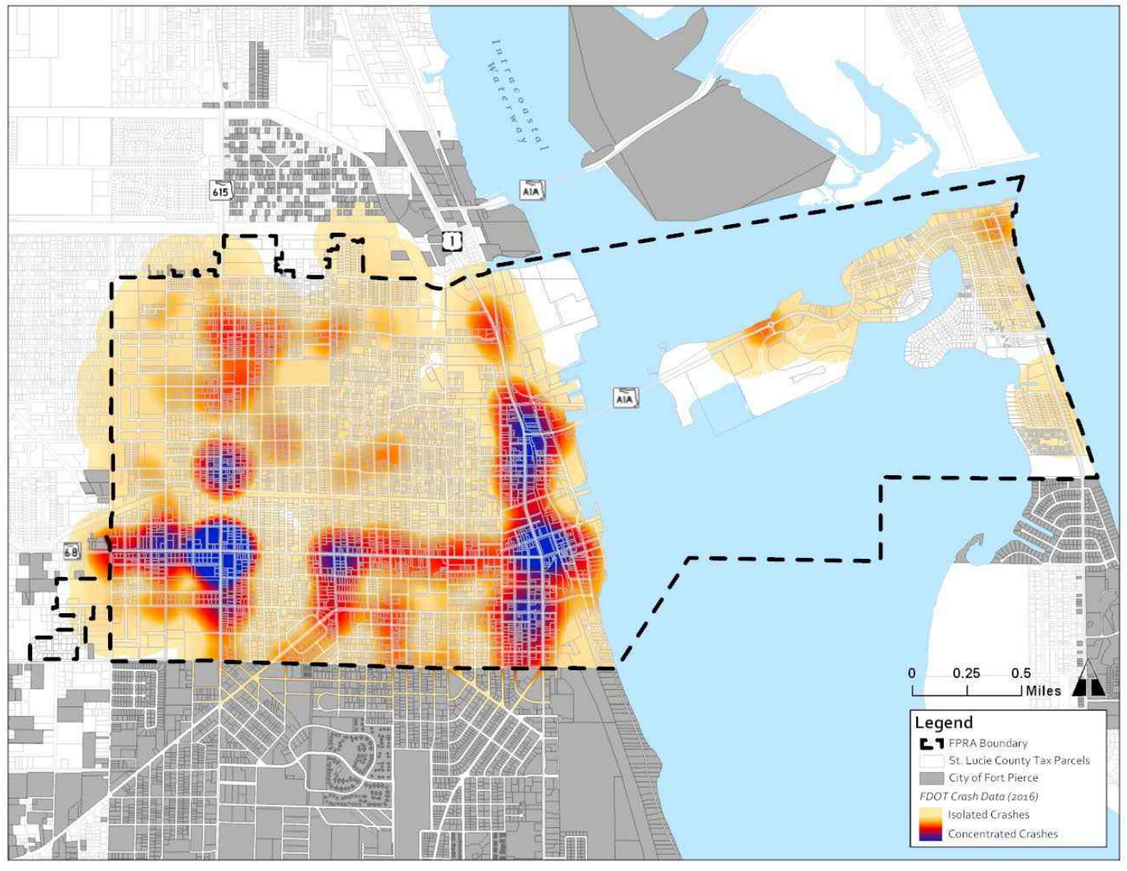


Vehicular Crashes

The Florida Department of Transportation (FDOT) maintains records of all public roadway crashes in the state. Information found within these records include crash locations, dates, agencies involved, roadway conditions, and other helpful data points that can be used to identify and mitigate dangerous roadway conditions. As indicated below, FDOT records indicates a high concentration of crashes along each major roadway corridor within the Redevelopment Area—most noticeably at the intersections of Orange Avenue and 25th Street, Orange Avenue and US 1, and US 1 and Seaway Drive. Each of these intersections stem from multi-lane roads capable of carrying higher volumes of traffic than typical neighborhood roads. Implementing 'complete street' strategies such as limiting the volume of curb cuts, reducing roadway speeds, supporting alternative forms of mobility, and road dieting efforts mentioned in the Goals, Policies, and Projects/Activities of this plan update will allow the FPRA to reduce traffic issues within the Redevelopment Area.

Concentration of Vehicular Crashes

FDOT, 2019



PUBLIC INPUT

COMMUNITY BRIEFING & LISTENING SESSIONS

Due to size and diversity of the neighborhoods found within the Redevelopment Area, it was determined early in the planning process that each major area within the Agency's jurisdiction should have their own Community Briefing & Listening Session discuss the opportunities and challenges facing their community. This resulted in the scheduling of four Community Briefing & Listening Sessions over the course of eight days between July 10 and July 18, 2019. During each Session, the meeting would begin with a quick mapping exercise that asked meeting attendees to identify the location of their home or business within the Redevelopment Area. Once this effort concluded, a brief presentation was given that discussed the purpose of community redevelopment agencies, highlighted select FPRA accomplishments, identified the financial health of the Agency, defined the projected plan update process and timeline, described local neighborhood conditions, and outlined the next steps in the plan update process.





At the end of each presentation, meeting attendees were asked to answer open-ended question about their community on large community question boards—the results of which would be used to inform and develop the updated Goals, Polices, and Projects/Activities included in this document. The following list is comprised of the same five questions posed at each Session:

1. What areas of the Community Redevelopment Area do you visit most often and why?
2. What areas of the Community Redevelopment Area do you visit least often and why?
3. What are perceived challenges for businesses and residents?
4. What are perceived challenges to the neighborhoods in the Redevelopment Area?
5. What amenities do you want to see?

Lincoln Park/Peacock Arts District

The Community Briefing & Listening Session for the Lincoln Park/Peacock Arts District neighborhoods was held on July 10, 2019 from 6:00 to 8:00 PM at the Lincoln Park Main Street building located at 1234 Avenue D. Based upon the comments and answers received during the Question Board exercise, the five most prominent ideas posed by community members were:

1. Incentivize, encourage and support non-residential investment,
2. Improve area safety,
3. Support local art, events, history, and heritage,
4. Encourage a higher and better mix of uses, and
5. Diversify the area's housing stock.



The Port/Fisherman's Wharf

The second Community Briefing & Listening Session regarded the Port/Fisherman's Wharf neighborhoods and was held on July 11, 2019 from 6:00 to 8:00 PM at Old City Hall (315 Avenue A). During the Question Board exercise, meeting attendees mostly spoke to five major ideas for the future of their community:

1. Develop and brand the area as a regional destination,
2. Incentivize increased private investment,
3. Streamline the development review process,
4. Activate the waterfront through supportive uses and amenities, and
5. Increase tangible and intangible connections to Downtown Fort Pierce



Downtown

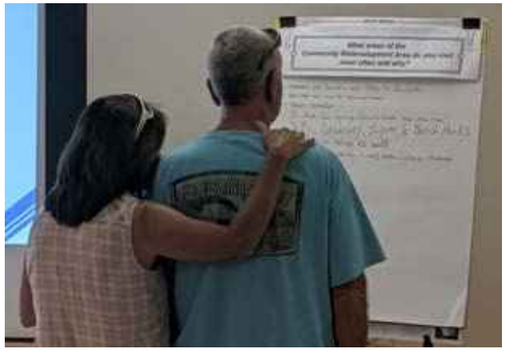
The Community Briefing & Listening Session for the Downtown community was held on July 17, 2019 from 6:00 to 8:00 PM at Old City Hall. Based upon the comments and answers received from meeting attendees, the five most prevalent themes presented throughout the night were:

1. Limit or remove barriers for area development and activities,
2. Improve multi-modal mobility and access,
3. Streamline the development review process,
4. Re-evaluate area parking conditions, and
5. Mitigate the impacts of seasonal population shifts.

South Beach

The final Community Briefing and Listening Session focused on the challenges and opportunities currently facing the South Beach community. The Session was held on July 18, 2019 from 7:00 to 9:00pm at Chapel by the Sea (1717 Gulfstream Avenue). During the meeting, area residents provided invaluable feedback regarding the changes they would like to see implemented within their community. The following list are the most common ideas proposed during the evening.

1. Re-examine government-owned properties for private investment,
2. Encourage multi-modal mobility and access,
3. Improve the quantity and quality of loca amenities,



4. Re-evaluate area parking conditions, and
5. Mitigate the impacts of seasonal population shifts.

COMMUNITY OPEN HOUSE

On July 25th, 2019, an all-day Community Open House was held at the City of Fort Pierce River Walk Center to openly discuss the past, present, and future of the Fort Pierce Redevelopment Area. Once the attendees arrived, visitors were invited to identify where they lived in relation to the Redevelopment Area on a map. After, a presentation was given that detailed the purpose of the community redevelopment agencies, highlighted select FPRA accomplishments, identified the financial health of the Agency, defined the projected plan update process and timeline, analyzed local neighborhood conditions, recapped the four previous Community Briefing & Listening Sessions, and outlined the next steps in the plan update process.

After the presentation, meeting attendees were asked to answer the same question boards presented at each previous Community Briefing & Listening Session. Upon review, the five most common themes/issues mentioned during the Community Open were similar to those identified during the Briefing & Listening Sessions and are listed below:

1. Incentivize increased private investment,
2. Improve the quantity and quality of local amenities,
3. Re-evaluate area parking conditions,
4. Diversify the area's housing stock, and
5. Improve area safety.



ONLINE PRESENCE AND COMMUNITY SURVEY

Every effort was made to ensure that area residents would be able to provide input during every step of the plan update process. One such effort was the creation of FPRAplanupdate.com, an online portal that continues to host a wealth of information related to the project, such as a map of the Redevelopment Area boundary, Open House and Community Briefing & Listening Session schedules, recaps, and photos, helpful links, and presentations. For those who were unable to attend any of the in-person events, an online community survey was also available that allowed visitors to provide their input on the project. Over the course of several months, the survey received more than 175 respondents. The results from each survey question are shown below and on the following pages.

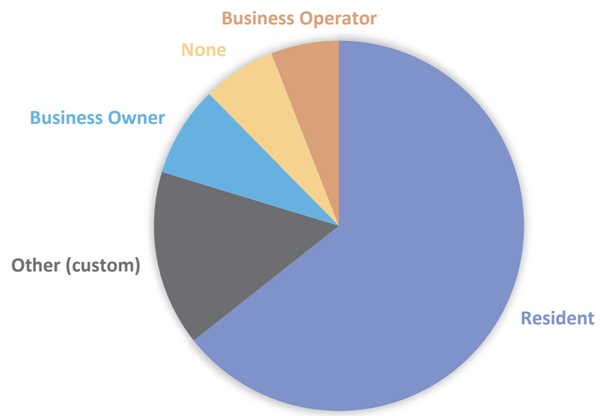



THE FORT PIERCE COMMUNITY REDEVELOPMENT PLAN IS BEING UPDATED!

Over the course of the next six (6) months, the **Fort Pierce Redevelopment Agency (FPRA)** will be collaborating with both public and private partners to update the Community Redevelopment Plan which addresses new and emerging issues and opportunities within the City of Fort Pierce Redevelopment Area.

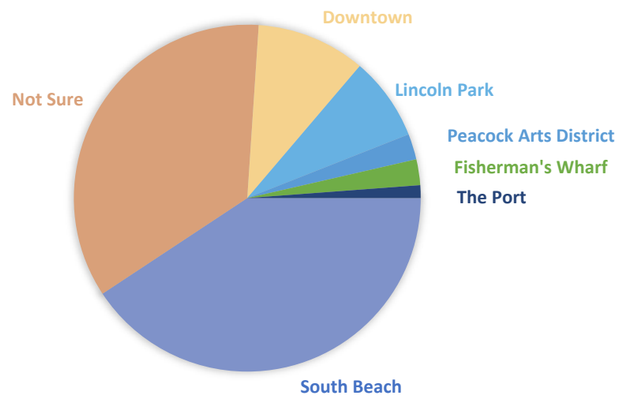
Online Survey Results

Question 1. I am a...



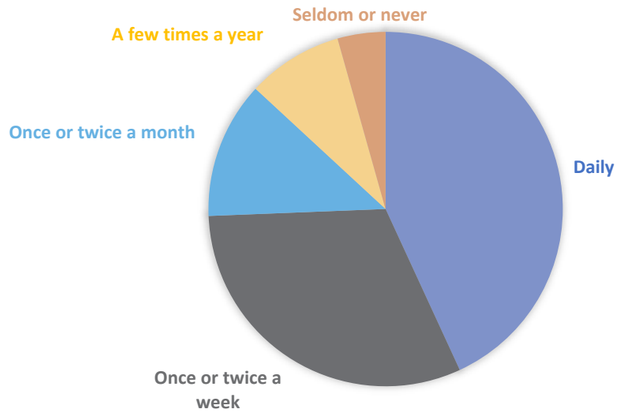
Answer	Responses	Percentage of Total (rounded)
Resident	130	64
Other (custom)	31	15
Business Owner	16	8
None of the above	13	6
Business Operator	12	6
TOTAL:	202	100

Question 2. In what neighborhood is your residence located?



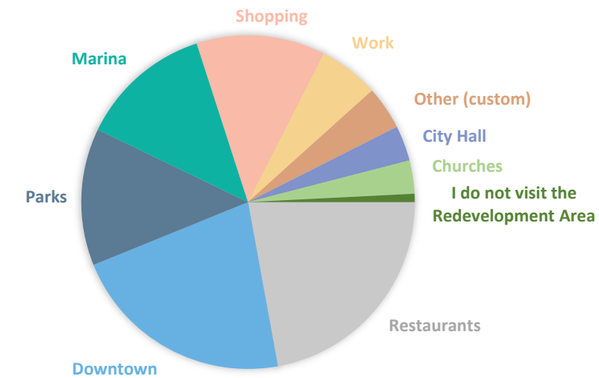
Answer	Responses	Percentage of Total (rounded)
South Beach	68	41
Not sure	59	35
Downtown	17	10
Lincoln Park	13	8
Peacock Arts District	4	2
Fisherman's Wharf	4	2
TOTAL:	167	100

Question 3. How often do you visit the Redevelopment Area?



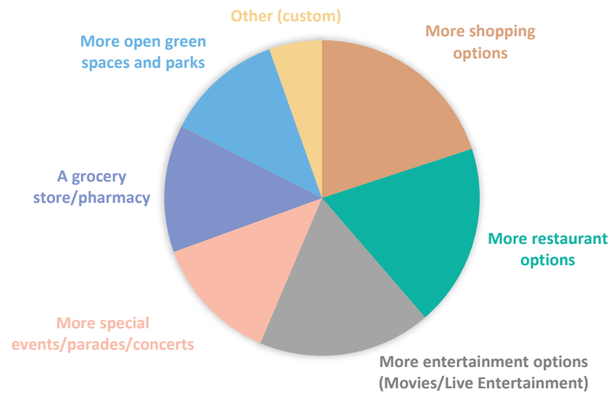
Answer	Responses	Percentage of Total (rounded)
Daily	69	43
Once or twice a week	50	31
Once or twice a month	20	13
A few times a year	14	9
Seldom or never	7	4
TOTAL:	160	100

Question 4. Why do you visit the Redevelopment Area?



Answer	Responses	Percentage of Total (rounded)
Restaurants	110	22
Downtown	108	22
Parks	66	13
Marina	64	13
Shopping	62	13
Work	29	6
Other (custom)	21	4
City Hall	17	3
Churches	16	3
I do not visit the Redevelopment Area	4	1
TOTAL:	497	100

Question 5. What, if anything, would make you visit the Redevelopment Area more often?



Answer	Responses	Percentage of Total (rounded)
More shopping options	81	20
More restaurant options	76	18
More entertainment options (Movies/Live Entertainment)	72	18
More special events/parades/concerts	53	13
A grocery store/pharmacy	53	13
More open green spaces and parks	49	12
Other (custom)	22	5
TOTAL:	406	100

COMMUNITY SURVEY

Question 6. What are the specific types of shopping, restaurants, events, goods, or services you would like to see in the Redevelopment Area?

Top 5 Responses:

1. Fresh Grocery Store
2. Marine-related businesses
3. Parks and green space
4. Retail
5. Restaurant

Question 7. What do you feel are the greatest challenges facing residents in the Redevelopment Area today?

Top 5 Responses:

1. Perception of crime
2. Parking
3. Loss of small-town feel
4. Quality employment options
5. High housing costs

Question 8. What do you feel are the greatest challenges facing businesses in the Redevelopment Area today?

Top 5 Responses:

1. Perception of crime
2. Parking
3. Incentivizing local spending
4. Seasonal population shifts
5. High housing costs

Question 9. What improvements could the businesses in the Redevelopment Area do to make you visit them more often?

Top 5 Responses:

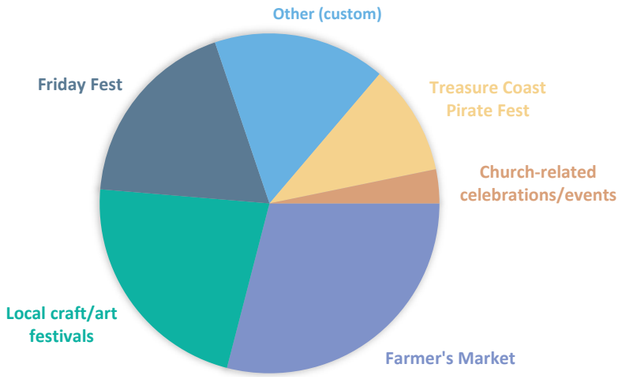
1. Increase commercial variety
2. Address parking issues
3. Extend Downtown business hours
4. Increase the frequency of community events
5. Improve community aesthetics (e.g. landscaping, façade, architecture, etc.)

Question 10. What types of public improvements or amenities would make you visit the Downtown area more often?

Top 5 Responses:

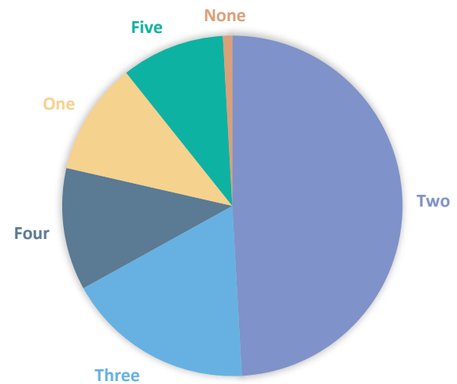
1. More pedestrian Infrastructure (streetlights, benches, tables, green space, etc.)
2. Address local parking issues
3. Entertainment complex and events for kids
4. Affordable retail stores
5. Improve community aesthetics (e.g. landscaping, façade, architecture, etc.)

Question 11. What festivals or events do you attend in the Redevelopment Area?



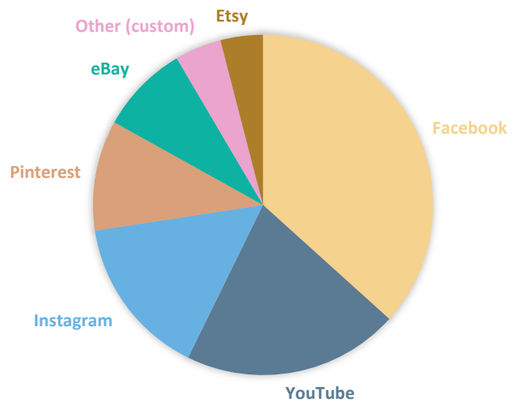
Answer	Responses	Percentage of Total (rounded)
Farmer's Market	99	29
Local craft/art festivals	76	22
Friday Fest	63	18
Other (custom)	56	16
Treasure Coast Pirate Fest	36	11
Church-related celebrations/events	11	3
TOTAL:	341	100

Question 12. How many members live in your household?



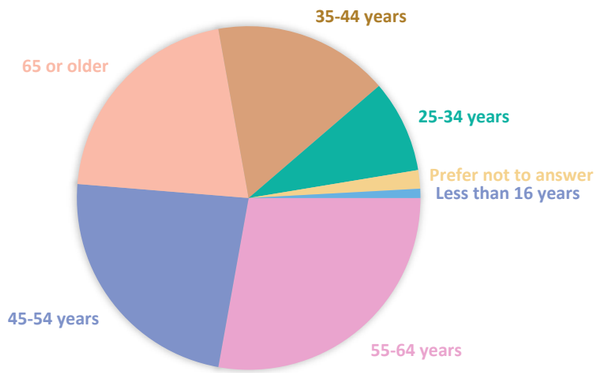
Answer	Responses	Percentage of Total (rounded)
Two	55	49
Three	20	18
Four	13	12
One	12	11
Five	11	10
None	1	1
TOTAL:	122	100

Question 13. Which of the following social media networks or online applications do you regularly use?



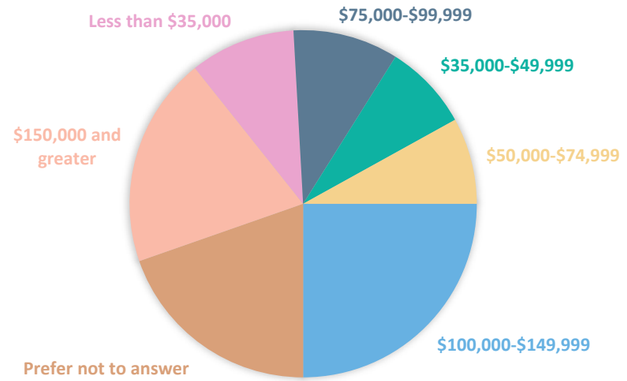
Answer	Responses	Percentage of Total (rounded)
Facebook	91	37
YouTube	51	21
Instagram	38	15
Pinterest	26	10
eBay	21	8
Other (custom)	11	4
Etsy	10	4
TOTAL:	248	100

Question 14. What is your age?



Answer	Responses	Percentage of Total (rounded)
55-64 years	32	28
45-54 years	27	23
65 or older	24	21
35-44 years	19	17
25-34 years	10	9
Prefer not to answer	2	2
Less than 16 years	1	1
TOTAL:	115	100

Question 15. What is your household income?



Answer	Responses	Percentage of Total (rounded)
$100,000-$149,999	28	25
Prefer not to answer	22	20
$150,000 and greater	22	20
Less than $35,000	11	10
$75,000-$99,999	11	10
$35,000-$49,999	9	8
$50,000-$74,999	9	8
TOTAL:	112	100

COST ESTIMATES

Moore's Creek

Item	Units	Unit Cost	Quantity	Total Cost
A. Site Work & Hardscape				
1 Rough Grading	AC	$2,000.00	4	$8,000.00
2 Fine Grading	AC	$2,000.00	4	$8,000.00
3 Rip Rap Boulders (21 locations estimated)	EA	$4,000.00	21	$84,000.00
4 10' Trail (each side)	LF	$40.00	9,400	$376,000.00
5 Roadway Crossing Markings & Signage	EA	$3,100.00	3	$9,300.00
5 Pedestrian Actuated Signal (2 at MLK; solar powered))	AL	$30,000.00	1	$30,000.00
6 Intersection Trailhead Hardscape (pavers and band)	EA	$18,000.00	3	$54,000.00
7 Curb Cut and Pavers	EA	$1,500.00	10	$15,000.00
8 Trail Connections (Dead End Streets)	EA	$10,000.00	15	$150,000.00
Subtotal				**$734,300.00**
B. Site Furnishings & Amenities				
1 Benches	EA	$1,000.00	25	$25,000.00
2 Picnic Tables	EA	$1,200.00	10	$12,000.00
3 Bike Racks	EA	$150.00	25	$3,750.00
4 Litter Receptacles	EA	$1,000.00	40	$40,000.00
5 Drinking Fountains (unchilled)	EA	$2,000.00	3	$6,000.00
6 Vehicular Bollards	EA	$200.00	140	$28,000.00
7 Area Lighting (solar powered, trailheads and neighborhood connections)	EA	$4,500.00	21	$94,500.00
Subtotal				**$209,250.00**
C. Architecture & Structures (One Time Expenditures)				
1 Pedestrian Bridge	AL	$200,000.00	2	$400,000.00
2 Shade Structure (at picnic tables)	EA	$18,000.00	10	$180,000.00
Subtotal				**$911,750.00**
D. Landscaping & Irrigation				
1 Canopy Trees (2 per 50 lf)	EA	$385.00	94	$36,190.00
2 Understory Trees (1 per 100 lf)	EA	$185.00	94	$17,390.00
3 Grasses/Groundcovers (trailheads and coonections)	EA	$2.00	27000	$54,000.00
4 Sod	SF	$0.30	152000	$45,600.00
5 Irrigation	SF	$1.00	179000	$179,000.00
6 Tree Irrigation	EA	$100.00	188	$18,800.00
Subtotal				**$350,980.00**

Combined Subtotal	
Construction Costs	**$2,206,280.00**
Contingencies (20%)	$441,256.00
Contractor Costs (15%)	$330,942.00
Total Construction Costs With Contractor Costs	**$2,978,478.00**
Design Fees (8%)	$238,278.24
Total Project Costs	**$3,216,756.24**

Note: The following pages include opinions of probable construction costs. The opinion of probable construction costs is based upon the conceptual designs presented in this document and is conceptual in nature. Costs do not reflect infrastructure modifications which may or may not be necessary. Costs do not include permitting fees and other miscellaneous costs.

COST ESTIMATES

Orange Avenue Diet

Item	Units	Unit Cost	Quantity	Cost per 100lf
A. Site Work & Hardscape				
1 Sidewalk, Roadway & Curb Demo (24')	SF	$2.00	2400	$4,800.00
2 10' Paver Wetstrip (2-5' strips)	SF	$8.00	1000	$8,000.00
3 10' Sidewalk (4' & 6')	SF	$5.00	1000	$5,000.00
4 12' Cycle Track	SF	$5.00	1200	$6,000.00
5 Striping	LF	$1.00	500	$500.00
Subtotal				**$24,300.00**
B. Site Furnishings & Amenities				
1 Street Lights (80' oc)	EA	$3,500.00	2.5	$8,750.00
2 Tree Grates	EA	$1,500.00	5	$7,500.00
3 Litter Receptacle	EA	$1,200.00	0.25	$300.00
4 Recycling Receptacle	EA	$1,200.00	0.25	$300.00
Subtotal				**$16,850.00**
C. Landscaping & Irrigation				
1 Trees (40' oc)	EA	$600.00	5	$3,000.00
2 Tree Irrigation	EA	$150.00	5	$750.00
Subtotal				**$3,750.00**
Combined Subtotal				
Construction Costs				**$44,900.00**
Contingencies (20%)				$8,980.00
Total Costs Per 100 lf				**$53,880.00**
Costs Per Linear Foot				*$538.80*
Total Construction Costs (Orange Avenue Diet (8,100 lf) x lf costs)				$4,364,280.00
Contractor Costs (15%)				$654,642.00
Total Construction Costs With Contractor Costs				**$5,018,922.00**
Design Fees (8%)				$401,513.76
Total Project Costs				**$5,420,435.76**

Orange Avenue Downtown

Item	Units	Unit Cost	Quantity	Cost per 100lf
A. Site Work & Hardscape				
1 Sidewalk, Roadway & Curb Demo (42')	SF	$2.00	4200	$8,400.00
2 16' Parking Strip (2-8' strips)	SF	$12.00	1600	$19,200.00
3 26' Sidewalk Pavers (13' & 13')	SF	$12.00	2600	$31,200.00
5 Striping	LF	$1.00	200	$200.00
6				$0.00
7				$0.00
8				$0.00
Subtotal				**$59,000.00**
B. Site Furnishings & Amenities				
1 Street Lights (80' oc)	EA	$3,500.00	2.5	$8,750.00
3 Litter Receptacle	EA	$1,200.00	0.25	$300.00
4 Recycling Receptacle	EA	$1,200.00	0.25	$300.00
Subtotal				**$9,350.00**
C. Landscaping & Irrigation				
1 Trees (40' oc)	EA	$600.00	5	$3,000.00
2 Tree Irrigation	EA	$150.00	5	$750.00
3 Planting Strip (8' x 12')	SF	$192.00	5	$960.00
4 Planting Strip Irrigation	SF	$144.00	5	$720.00
Subtotal				**$5,430.00**
Combined Subtotal				
Construction Costs				**$73,780.00**
Contingencies (20%)				$14,756.00
Total Costs Per 100 lf				**$88,536.00**
Costs Per Linear Foot				*$885.36*
Total Construction Costs (Orange Avenue Downtown (1,000 lf) x lf costs)				$885,360.00
Contractor Costs (15%)				$132,804.00
Total Construction Costs With Contractor Costs				**$1,018,164.00**
Design Fees (8%)				$81,453.12
Total Project Costs				**$1,099,617.12**

Martin Luther King Jr. Avenue

Item	Units	Unit Cost	Quantity	Cost per 100lf
A. Site Work & Hardscape				
1 Roadway & Sidewalk Demo	SF	$2.00	2000	$4,000.00
2 10' Paver Wetstrip (2-5' strips)	SF	$8.00	1000	$8,000.00
3 10' Sidewalk (4' & 6')	SF	$5.00	1000	$5,000.00
4 12' Cycle Track	SF	$5.00	1200	$6,000.00
5 Striping	LF	$1.00	600	$600.00
6 Curbing	LF	$22.00	200	$4,400.00
7				$0.00
8				$0.00
Subtotal				**$28,000.00**
B. Site Furnishings & Amenities				
1 Street Lights (80' oc)	EA	$3,500.00	2.5	$8,750.00
2 Tree Grates	EA	$1,500.00	5	$7,500.00
3 Litter Receptacle	EA	$1,200.00	0.25	$300.00
4 Recycling Receptacle	EA	$1,200.00	0.25	$300.00
5 Benches	EA	$1,200.00	0.25	$300.00
Subtotal				**$17,150.00**
C. Landscaping & Irrigation				
1 Trees (40' oc)	EA	$600.00	5	$3,000.00
2 Palms	EA	$1,000.00	0.25	$250.00
3 Understory Trees	EA	$385.00	0.25	$96.25
4 Shrubs and Groundcover	SF	$3.00	100	$300.00
5 Sod	SF	$0.30	1600	$480.00
6 Irrigation	SF	$1.50	1700	$2,550.00
7 Tree Irrigation	EA	$150.00	5	$750.00
Subtotal				**$7,426.25**
Combined Subtotal				
Construction Costs				**$52,576.25**
Contingencies (20%)				$10,515.25
Total Costs Per 100 lf				**$63,091.50**
Costs Per Linear Foot				*$630.92*
Total Construction Costs (Martin Luther King Jr. Avenue (9,200 lf) x lf costs)				$5,804,418.00
Contractor Costs (15%)				$870,662.70
Total Construction Costs With Contractor Costs				**$6,675,080.70**
Design Fees (8%)				$534,006.46
Total Project Costs				**$7,209,087.16**

COST ESTIMATES

Avenue D

Item	Units	Unit Cost	Quantity	Cost per 100lf
A. Site Work & Hardscape				
1 Roadway & Sidewalk Demo	SF	$2.00	1000	$2,000.00
2 8' Paver Wetstrip (2-5' strips)	SF	$8.00	800	$6,400.00
3 12' Sidewalk (6' & 6')	SF	$5.00	1200	$6,000.00
4 Striping	LF	$1.00	600	$600.00
5 Intersection Bulbout Curb	EA	$3,000.00	22	$66,000.00
Subtotal				**$81,000.00**
B. Site Furnishings & Amenities				
1 Street Lights (80' oc)	EA	$3,500.00	2.5	$8,750.00
2 Tree Grates	EA	$1,500.00	5	$7,500.00
3 Litter Receptacle	EA	$1,200.00	0.25	$300.00
4 Recycling Receptacle	EA	$1,200.00	0.25	$300.00
5 Benches	EA	$1,200.00	0.25	$300.00
Subtotal				**$17,150.00**
C. Landscaping & Irrigation				
1 Trees (40' oc)	EA	$600.00	5	$3,000.00
1 Intersection Trees (4 per intersection)	EA	$600.00		$0.00
2 Srhubs and Groundcover (intersction quadrants)	SF	$3.00	800	$2,400.00
4 Irrigation	SF	$1.50	400	$600.00
5 Tree Irrigation	EA	$150.00	5	$750.00
6 Intersection Tree Irrigation	EA	$150.00		$0.00
Subtotal				**$6,750.00**
Combined Subtotal				
Construction Costs				**$104,900.00**
Contingencies (20%)				$20,980.00
Total Costs Per 100 lf				**$125,880.00**
Costs Per Linear Foot				*$1,258.80*
Total Construction Costs (Avenue D (3,300 lf) x lf costs)				$4,154,040.00
Contractor Costs (15%)				$623,106.00
Total Construction Costs With Contractor Costs				**$4,777,146.00**
Design Fees (8%)				$382,171.68
Total Project Costs				**$5,159,317.68**

2nd Street Downtown

Item	Units	Unit Cost	Quantity	Cost per 100lf
A. Site Work & Hardscape				
1 Sidewalk, Roadway & Curb Demo (36')	SF	$2.00	3600	$7,200.00
2 16' Parking Strip (2-8' strips)	SF	$12.00	1600	$19,200.00
3 20' Sidewalk Pavers (10' & 10')	SF	$12.00	2000	$24,000.00
5 Striping	LF	$1.00	200	$200.00
Subtotal				**$50,600.00**
B. Site Furnishings & Amenities				
1 Street Lights (80' oc)	EA	$3,500.00	2.5	$8,750.00
3 Litter Receptacle	EA	$1,200.00	0.25	$300.00
4 Recycling Receptacle	EA	$1,200.00	0.25	$300.00
Subtotal				**$9,350.00**
C. Landscaping & Irrigation				
1 Trees (40' oc)	EA	$600.00	5	$3,000.00
2 Tree Irrigation	EA	$150.00	5	$750.00
3 Planting Strip (8' x 12')	SF	$192.00	5	$960.00
4 Planting Strip Irrigation	SF	$144.00	5	$720.00
Subtotal				**$5,430.00**
Combined Subtotal				
Construction Costs				**$65,380.00**
Contingencies (20%)				$13,076.00
Total Costs Per 100 lf				**$78,456.00**
Costs Per Linear Foot				*$784.56*
Total Construction Costs (2nd Avenue (1,100 lf) x lf costs)				$863,016.00
Contractor Costs (15%)				$129,452.40
Total Construction Costs With Contractor Costs				**$992,468.40**
Design Fees (8%)				$79,397.47
Total Project Costs				**$1,071,865.87**

Avenue H Residential

Item	Units	Unit Cost	Quantity	Cost per 100lf
A. Site Work & Hardscape				
1 Roadway & Sidewalk Demo	SF	$2.00	300	$600.00
2 Pavement	SF	$4.00	400	$1,600.00
3 12' Sidewalk (6' & 6')	SF	$5.00	1200	$6,000.00
4 Striping	LF	$1.00	200	$200.00
5 Curbing	LF	$22.00	200	$4,400.00
9 12' Cycle Track	SF	$4.00	1200	$4,800.00
Subtotal				**$17,600.00**
B. Site Furnishings & Amenities				
1 Street Lights (80' oc)	EA	$3,500.00	2.5	$8,750.00
Subtotal				**$8,750.00**
C. Landscaping & Irrigation				
1 Trees (40' oc)	EA	$600.00	5	$3,000.00
2 Sod	SF	$0.30	200	$60.00
4 Irrigation	SF	$1.50	200	$300.00
5 Tree Irrigation	EA	$150.00	5	$750.00
Subtotal				**$4,110.00**
Combined Subtotal				
Construction Costs				**$30,460.00**
Contingencies (20%)				$6,092.00
Total Costs Per 100 lf				**$36,552.00**
Costs Per Linear Foot				*$365.52*
Total Construction Costs (Avenue H Residential (1,400 lf) x lf costs)				$511,728.00
Contractor Costs (15%)				$76,759.20
Total Construction Costs With Contractor Costs				**$588,487.20**
Design Fees (8%)				$47,078.98
Total Project Costs				**$635,566.18**

Avenue I

	Item	Units	Unit Cost	Quantity	Cost per 100lf
A.	**Site Work & Hardscape**				
1	Sidewalk, Roadway & Curb Demo (7')	SF	$2.00	700	$1,400.00
2	5' Paver Wetstrip (1-5' strip)	SF	$8.00	500	$4,000.00
3	5' Sidewalk (5')	SF	$5.00	500	$2,500.00
4	Striping	LF	$1.00	200	$200.00
	Subtotal				**$8,100.00**
B.	**Site Furnishings & Amenities**				
1	Street Lights (80' oc)	EA	$3,500.00	1.25	$4,375.00
2	Tree Grates	EA	$1,500.00	2.5	$3,750.00
3	Litter Receptacle	EA	$1,200.00	0.25	$300.00
4	Recycling Receptacle	EA	$1,200.00	0.25	$300.00
	Subtotal				**$8,725.00**
C.	**Landscaping & Irrigation**				
1	Trees (40' oc)	EA	$600.00	5	$3,000.00
2	Tree Irrigation	EA	$150.00	5	$750.00
3	Sod	SF	$0.30	500	$150.00
	Subtotal				**$3,900.00**
	Combined Subtotal				
	Construction Costs				**$20,725.00**
	Contingencies (20%)				$4,145.00
	Total Costs Per 100 lf				**$24,870.00**
	Costs Per Linear Foot				*$248.70*
	Total Construction Costs (Avenue I (6,000 lf) x lf costs)				$1,492,200.00
	Contractor Costs (15%)				$223,830.00
	Total Construction Costs With Contractor Costs				**$1,716,030.00**
	Design Fees (8%)				$137,282.40
	Total Project Costs				**$1,853,312.40**

Neighborhood Connector

	Item	Units	Unit Cost	Quantity	Cost per 100lf
A.	**Site Work & Hardscape**				
1	Sidewalk Demo (4')	SF	$2.00	400	$800.00
3	12' Sidewalk (8' & 5')	SF	$5.00	1000	$5,000.00
4	Striping	LF	$1.00	200	$200.00
	Subtotal				**$6,000.00**
B.	**Site Furnishings & Amenities**				
1	Street Lights (80' oc)	EA	$3,500.00	2.5	$8,750.00
3	Litter Receptacle	EA	$1,200.00	0.25	$300.00
4	Recycling Receptacle	EA	$1,200.00	0.25	$300.00
	Subtotal				**$9,350.00**
C.	**Landscaping & Irrigation**				
1	Trees (40' oc)	EA	$600.00	5	$3,000.00
2	Tree Irrigation	EA	$150.00	5	$750.00
3	Sod	SF	$0.30	1000	$300.00
	Subtotal				**$4,050.00**
	Combined Subtotal				
	Construction Costs				**$19,400.00**
	Contingencies (20%)				$3,880.00
	Total Costs Per 100 lf				**$23,280.00**
	Costs Per Linear Foot				**$232.80**

LEGAL DESCRIPTION

DESCRIPTION OF THE FORT PIERCE CRA REDEVELOPMENT AREA

COMMENCE AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 35S, RANGE 41E, ST LUCIE COUNTY, FLORIDA; THENCE RUN NORTHEASTERLY ALONG THE NORTH LINE OF SAID SECTION 7 A DISTANCE OF 230.00 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE SOUTHEASTERLY ALONG THE MEAN HIGH WATER LINE A DISTANCE OF 590.00 FEET MORE OR LESS TO THE NORTH LINE OF BEACH VILLAS ON HUTCHINSON ISLAND, A CONDOMINIUM AND THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE NORTH LINE OF BEACH VILLAS ON HUTCHINSON ISLAND, A CONDOMINIUM, TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD A1A; THENCE SOUTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD A1A TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MELALEUCA DRIVE; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF MELALEUCA DRIVE TO THE WESTERLY RIGHT OF WAY LINE OF A1A; THENCE CONTINUE WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF MELALEUCA DRIVE TO A POINT OF INTERSECTION WITH THE EASTERLY MEAN HIGH WATER LINE OF THE INDIAN RIVER; THENCE CONTINUE WESTERLY ALONG THE WESTERLY EXTENSION OF MELALEUCA DRIVE A DISTANCE OF 7,620.00 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE WEST BANK OF THE INTERCOASTAL WATER WAY; THENCE SOUTHEASTERLY ALONG SAID WEST BANK OF THE INTERCOASTAL WATERWAY A DISTANCE OF 5,100.00 FEET MORE OR LESS TO A POINT 150.00 FEET SOUTH OF THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF GEORGIA AVENUE; THENCE WESTERLY ALONG SAID LINE A DISTANCE OF 4,010.00 FEET MORE OR LESS TO THE WESTERLY MEAN HIGH WATER LINE OF THE INDIAN RIVER; THENCE CONTINUE WESTERLY ALONG THE LINE 150.00 FEET SOUTH OF THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF GEORGIA AVENUE TO THE INTERSECTION OF THE CENTERLINE OF SOUTH 33RD STREET; THENCE NORTHERLY ALONG SAID CENTERLINE OF SOUTH 33RD STREET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ANGLE ROAD; THENCE NORTHERLY ALONG THE CENTERLINE EXTENDED OF SOUTH 33RD STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE CITY OF FT PIERCE CANAL NO. 8C; THENCE NORTHERLY ALONG THE CENTERLINE OF CITY OF FT PIERCE CANAL NO. 8C TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF AVENUE Q EXTENDED WESTERLY; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY OF AVENUE Q EXTENDED WESTERLY, A DISTANCE OF 50.00 FEET MORE OR LESS TO THE EAST RIGHT-OF-WAY LINE OF CITY OF FT PIERCE CANAL NO 8C; THENCE CONTINUE EASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF AVENUE Q A

LEGAL DESCRIPTION

DISTANCE OF 1,245.00 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF NORTH 29TH STREET AND BEING THE CENTERLINE OF AVENUE Q TO THE EAST; THENCE CONTINUE EASTERLY ALONG THE SAID CENTERLINE OF AVENUE Q A DISTANCE OF 104.80 FEET MORE OR LESS TO A POINT WHICH IS THE WEST LINE OF LOT 14 OF BLOCK 7 OF SUNRISE PARK NO. 1 SUBDIVISION EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG THE SAID WEST LINE OF LOT 14 A DISTANCE OF 35.00 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 14 OF SUNRISE PARK 1 SUBDIVISION A DISTANCE OF 125.60 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE EASTERLY ALONG THE NORTH LINE OF LOT 14 AND LOT 15 OF SAID BLOCK 7 OF SUNRISE PARK NO. 1 SUBDIVISION A DISTANCE OF 102.00 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 15 A DISTANCE OF 125.60 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 15 OF BLOCK 7 OF SUNRISE PARK NO. 1 SUBDIVISION EXTENDED SOUTHERLY A DISTANCE OF 35.00 FEET MORE OR LESS TO THE CENTERLINE OF AVENUE Q; THENCE EASTERLY ALONG THE SAID CENTERLINE OF AVENUE Q A DISTANCE OF 509.00 FEET MORE OR LESS TO A POINT WHICH IS THE EAST RIGHT OF WAY LINE OF NORTH 27TH STREET EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE OF NORTH 27TH STREET EXTENDED SOUTHERLY A DISTANCE OF 35.00 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE CONTINUE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF NORTH 27TH STREET A DISTANCE OF 124.80 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 12 OF BLOCK 8 OF SUNRISE PARK NO. 1 SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 12 A DISTANCE OF 50.80 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 12 A DISTANCE OF 124.80 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 12 OF BLOCK 8 OF SUNRISE PARK NO. 1 SUBDIVISION EXTENDED SOUTHERLY A DISTANCE OF 35.00 FEET MORE OR LESS TO THE CENTERLINE OF AVENUE Q; THENCE EASTERLY ALONG THE SAID CENTERLINE OF AVENUE Q A DISTANCE OF 108.00 FEET MORE OR LESS TO A POINT; WHICH IS THE WEST LINE OF LOT 15 OF BLOCK 8 OF SUNRISE PARK NO. 1 EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG THE SAID WEST LINE OF LOT 15 OF BLOCK 8 OF SUNRISE PARK NO. 1 EXTENDED SOUTHERLY A DISTANCE OF 35.00 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 15 OF BLOCK 8 OF SUNRISE PARK 1 SUBDIVISION A DISTANCE OF 124.60 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE EASTERLY ALONG THE NORTH LINE OF LOTS 15, 16, 17, 18, 19, & 20 A DISTANCE OF 324.00 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 20, THENCE

SOUTHERLY ALONG THE EAST LINE OF SAID LOT 20 A DISTANCE OF 124.60 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF LOT 15 EXTENDED SOUTHERLY A DISTANCE OF 35.00 FEET MORE OR LESS TO THE CENTERLINE OF AVENUE Q, THENCE EASTERLY ALONG THE SAID CENTERLINE OF AVENUE Q A DISTANCE OF 158.00 FEET MORE OR LESS TO THE CENTERLINE OF NORTH 25TH STREET, THENCE NORTHERLY ALONG THE SAID CENTERLINE OF NORTH 25TH STREET A DISTANCE OF 600.00 FEET MORE OR LESS TO A POINT; THENCE WEST A DISTANCE OF 150.00 FEET MORE OR LESS TO A POINT; THENCE NORTH A DISTANCE OF 100.00 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF AVENUE S; THENCE EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 150.00 FEET MORE OR LESS TO THE CENTERLINE OF NORTH 25TH STREET; THENCE SOUTH ALONG THE SAID CENTERLINE OF NORTH 25TH STREET A DISTANCE OF 270.00 FEET TO A POINT, WHICH IS THE NORTH LINE OF TRACT 7 OF GARDEN CITY FARMS EXTENDED WESTERLY; THENCE EASTERLY ALONG THE SAID NORTH LINE OF TRACT 7 OF GARDEN CITY FARMS EXTENDED WESTERLY A DISTANCE OF 50.00 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID TRACT OF GARDEN CITY FARMS; THENCE CONTINUE EASTERLY ALONG THE NORTH LINE OF TRACT 7 AND TRACT 8 OF GARDEN CITY FARMS A DISTANCE OF 1,270 FEET MORE OR LESS TO A POINT WHICH IS 30.00 FEET MORE OR LESS WEST OF THE NORTHEAST CORNER OF SAID TRACT 8 OF GARDEN CITY FARMS; THENCE NORTHERLY ALONG A LINE WHICH IS 30.00 FEET MORE OR LESS WEST OF THE EAST LINE OF TRACT 5 OF GARDEN CITY FARMS A DISTANCE OF 330.00 FEET MORE OR LESS TO A POINT WHICH IS 30.00 FEET MORE OR LESS WEST OF THE NORTHEAST CORNER OF SAID TRACT 5 OF GARDEN CITY FARMS; THENCE WESTERLY ALONG THE NORTH LINE OF SAID TRACT 5 OF GARDEN CITY FARMS A DISTANCE OF 335.02 FEET MORE OR LESS TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH AND 325.00 FEET MORE OR LESS EASTERLY OF THE WEST LINE OF TRACT 4 OF GARDEN CITY FARMS A DISTANCE OF 247.41 FEET MORE OR LESS TO A POINT; WHICH IS 75.00 FEET MORE OR LESS SOUTHERLY OF THE NORTH LINE OF TRACT 4 OF GARDEN CITY FARMS; THENCE WESTERLY ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET MORE OR LESS SOUTHERLY OF THE NORTH LINE OF TRACT 4 AND TRACT 3 OF GARDEN CITY FARMS A DISTANCE OF 935.26 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF NORTH 25TH STREET; THENCE NORTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE OF NORTH 25TH STREET A DISTANCE OF 75.00 FEET TO THE NORTHWEST CORNER OF TRACT 3 OF GARDEN CITY FARMS; THENCE EASTERLY ALONG THE NORTH LINE OF TRACT 3 AND TRACT 4 OF GARDEN CITY FARMS A DISTANCE OF 1,270.28 FEET MORE OR LESS TO THE NORTHEAST CORNER OF TRACT 4 OF GARDEN CITY FARMS; THENCE SOUTHERLY ALONG THE EAST LINE OF TRACT 4 OF GARDEN CITY FARMS A DISTANCE 262.00 FEET MORE OR LESS TO A POINT; THENCE EAST A DISTANCE OF 150.00 FEET MORE OR LESS TO A POINT; THENCE SOUTH A DISTANCE OF 292.00 FEET MORE OR

LEGAL DESCRIPTION

LESS TO A POINT; THENCE WEST A DISTANCE OF 150.00 FEET TO THE EAST LINE OF TRACT 5 OF GARDEN CITY FARMS; THENCE SOUTH ALONG THE SAID EAST LINE OF TRACT 5 A DISTANCE OF 75.00 FEET TO A POINT; THENCE EAST A DISTANCE OF 150.00 FEET MORE OR LESS TO A POINT; THENCE SOUTH A DISTANCE OF 75.00 FEET TO A POINT; THENCE WEST A DISTANCE OF 150.00 FEET MORE OR LESS TO THE SAID EAST LINE OF TRACT 5; THENCE SOUTH A DISTANCE OF 136.00 FEET MORE OR LESS TO A POINT; THENCE EAST A DISTANCE OF 150.00 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 150.00 FEET TO A POINT WHICH IS 12.50' SOUTH OF THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE EAST ALONG THE SAID LINE WHICH IS 12.50 SOUTH OF THE NORTH RIGHT OF WAY LINE OF AVENUE Q A DISTANCE OF 88.00 FEET TO A POINT; THENCE NORTH A DISTANCE OF 150.00 FEET MORE OR LESS TO A POINT; THENCE EAST A DISTANCE OF 187.00 FEET MORE OR LESS TO A POINT; THENCE SOUTH A DISTANCE OF 150.00 FEET MORE OR LESS TO A POINT WHICH IS 12.50' SOUTH OF THE SAID NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE EAST ALONG THE SAID LINE 12.50' SOUTH OF THE NORTH RIGHT OF WAY LINE OF AVENUE Q A DISTANCE OF 235.00 FEET MORE OR LESS TO A POINT; WHICH IS THE INTERSECTION OF THE CENTERLINE OF NORTH 19TH STREET EXTENDED NORTHERLY; THENCE CONTINUE EASTERLY ALONG A LINE WHICH IS PARALLEL WITH AND 12.50 FEET MORE OR LESS SOUTHERLY OF THE NORTH RIGHT OF WAY LINE OF AVENUE Q A DISTANCE OF 460.00 FEET MORE OR LESS TO A POINT; THENCE NORTH A DISTANCE OF 250.00 FEET MORE OR LESS TO A POINT; THENCE EAST A DISTANCE OF 200.00 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF NORTH 17TH STREET; THENCE CONTINUE EAST A DISTANCE OF 25.00 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF SAID NORTH 17TH STREET; THENCE NORTH ALONG THE SAID EAST RIGHT OF WAY LINE OF NORTH 17TH STREET A DISTANCE OF 186.00 FEET MORE OR LESS TO A POINT; THENCE WEST A DISTANCE OF 55.00 FEET MORE OR LESS TO THE WEST RIGHT OF WAY OF SAID NORTH 17TH STREET; THENCE CONTINUE WEST ALONG THE SOUTH LINE OF LOT 4 OF BLOCK 12 OF SOMMER & PRICE A DISTANCE OF 135.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 12; THENCE NORTH ALONG THE SAID WEST LINE OF BLOCK 12 A DISTANCE OF 200.00 FEET MORE OR LESS TO THE NORTH LINE OF LOT 1 OF SAID BLOCK 12; THENCE EAST ALONG THE SAID NORTH LINE OF LOT 1 OF BLOCK 12 A DISTANCE OF 135.00 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF NORTH 17TH STREET; THENCE CONTINUE EAST A DISTANCE OF 55.00 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF SAID NORTH 17TH STREET; THENCE NORTH ALONG THE SAID EAST RIGHT OF WAY LINE OF NORTH 17TH STREET A DISTANCE OF 32.50 FEET MORE OR LESS TO A POINT; THENCE EAST A DISTANCE OF 145.00 FEET MORE OR LESS TO THE WEST LINE OF BLOCK 1 OF BLAKELY SUBDIVISION; THENCE NORTH ALONG THE SAID WEST LINE A DISTANCE OF 150.00 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF AVENUE S; THENCE CONTINUE NORTH A DISTANCE OF 50.00 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE S; THENCE WEST ALONG THE SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 135.00 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF NORTH 17TH STREET; THENCE NORTH ALONG THE SAID EAST RIGHT OF WAY LINE A DISTANCE OF 140.00 FEET MORE OR LESS TO A POINT; THENCE EAST A DISTANCE OF 447.25 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT 3 OF BLOCK 3 OF BLAKELY SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 140 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE S; THENCE CONTINUE SOUTH A DISTANCE OF 50.00 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF AVENUE S; THENCE EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 108.26 FEET MORE OR LESS TO A POINT; THENCE CONTINUE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF AVENUE S EXTENDED EAST A DISTANCE OF 66.79 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF NORTH 16TH STREET AND BEING THE SOUTHWEST CORNER OF LOT 8 OF BLOCK 3 OF BLAKELY SUBDIVISION; THENCE NORTHEASTERLY ALONG THE NORTH PROPERTY LINE OF SAID LOT 8 A DISTANCE OF 152.90 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 8 AND BEING THE EAST PROPERTY LINE OF BLOCK 3 OF BLAKELY SUBDIVISION; THENCE SOUTH ALONG THE SAID EAST LINE OF BLOCK 3 A DISTANCE OF 927.73 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q EXCEPTING FROM ABOVE DESCRIPTION BLOCK 1, LOT 3 AND THE NORTH 15.00 FEET OF LOT 22 OF BLOCK 2 OF BLAKELY SUBIDVISION; THENCE CONTINUE SOUTH A DISTANCE OF 22.00 FEET MORE OR LESS TO THE CENTERLINE OF AVENUE Q; THENCE EASTERLY ALONG THE SAID CENTERLINE OF AVENUE Q TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF C. & S.F.F.C.D. CANAL C-25; THENCE CONTINUE EASTERLY ALONG THE CENTERLINE OF AVENUE Q EXTENDED EASTERLY TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY; THENCE NORTHWESTERLY ALONG THE SAID WEST RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY A DISTANCE OF 280.00 FEET MORE OR LESS TO THE CENTERLINE OF C. & S.F.F.C.D. CANAL C-25; THENCE EASTERLY ALONG THE SAID CENTERLINE OF C. & S.F.F.C.D. CANAL C-25 TO THE WEST LINE OF THE INTERCOASTAL WATERWAY; THENCE EASTERLY ALONG THE WESTERLY EXTENSION OF A LINE WHICH IS PARALLEL WITH AND 643 FEET MORE OR LESS SOUTH OF THE NORTH LINE OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST; A DISTANCE OF 5,815 FEET MORE OR LESS TO THE INTERSECTION OF THE CENTERLINE OF THE FT PIERCE INLET CHANNEL; THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF THE FT PIERCE INLET CHANNEL TO THE ATLANTIC OCEAN.

WORKS CITED

Imagery

2nd Street in Fort Pierce.. 19--. Black & white photograph. State Archives of Florida, Florida Memory. Accessed 24 Feb. 2020.<https://www.floridamemory.com/items/show/3203>.

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THE SUNRISE CITY
FORT PIERCE
CITY MANAGER' S OFFICE Florida

July 16, 2020

Howard N. Tipton
County Administrator
Saint Lucie County
2300 Virginia Avenue
Fort Pierce, FL 34982

VIA REGISTERED MAIL

Re: Notice of Proposed Action to Consider Approval of Amended Fort Pierce Community Redevelopment Agency Plan

Dear Mr. Tipton:

Please be advised that the Fort Pierce City Commission will consider the approval of an amended Community Redevelopment Plan on Monday, August 3, 2020 at 6:30 PM in the Commission Chambers located at Fort Pierce City Hall, 100 North US Hwy 1, Fort Pierce, FL 34950. The proposed ordinance is entitled as follows:

AN ORDINANCE OF THE CITY OF FORT PIERCE, ADOPTING THE COMMUNITY REDEVELOPMENT PLAN UPDATE FOR THE FORT PIERCE REDEVELOPMENT AGENCY; PROVIDING FOR AN EXTENSION OF THE COMMUNITY REDEVELOPMENT AGENCY'S OPERATIONAL TIMEFRAME, PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, FLORIDA STATUTES AND PROVIDING FOR AN EFFECTIVE DATE.

A copy of the proposed ordinance will be available for inspection on the City's website at www.cityoffortpierce.com as an item on the August 3, 2020 City Commission meeting agenda. You may appear at the August 3, 2020 meeting to be heard with respect to this proposed ordinance.

If you have any questions or need additional information, please contact me.

Sincerely,

Nicholas C. Mimms, P.E., ICMA-CM
City Manager

NCM:jdr

c: City Clerk

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER' S OFFICE Florida

July 16, 2020

E. Wayne Gent
Superintendent
St. Lucie County Public Schools
9461 Brandywine Lane
Port St. Lucie, FL 34986

VIA REGISTERED MAIL

Re: Notice of Proposed Action to Consider Approval of Amended Fort Pierce Community Redevelopment Agency Plan

Dear Mr. Gent:

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If you have any questions or need additional information, please contact me.

Sincerely,

Nicholas C. Mimms, P.E., ICMA-CM
City Manager

NCM:jdr

c: City Clerk

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER' S OFFICE Florida

July 16, 2020

Chief Nate Spera
St. Lucie County Fire District
5160 NW Milner Drive
Port St. Lucie, FL 34983

VIA REGISTERED MAIL

Re: Notice of Proposed Action to Consider Approval of Amended Fort Pierce Community Redevelopment Agency Plan

Dear Chief Spera:

Please be advised that the Fort Pierce City Commission will consider the approval of an amended Community Redevelopment Plan on Monday, August 3, 2020 at 6:30 PM in the Commission Chambers located at Fort Pierce City Hall, 100 North US Hwy 1, Fort Pierce, FL 34950. The proposed ordinance is entitled as follows:

AN ORDINANCE OF THE CITY OF FORT PIERCE, ADOPTING THE COMMUNITY REDEVELOPMENT PLAN UPDATE FOR THE FORT PIERCE REDEVELOPMENT AGENCY; PROVIDING FOR AN EXTENSION OF THE COMMUNITY REDEVELOPMENT AGENCY'S OPERATIONAL TIMEFRAME, PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, FLORIDA STATUTES AND PROVIDING FOR AN EFFECTIVE DATE.

A copy of the proposed ordinance will be available for inspection on the City's website at www.cityoffortpierce.com as an item on the August 3, 2020 City Commission meeting agenda. You may appear at the August 3, 2020 meeting to be heard with respect to this proposed ordinance.

If you have any questions or need additional information, please contact me.

Sincerely,

Nicholas C. Mimms, P.E., ICMA-CM
City Manager

NCM:jdr

c: City Clerk

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE Florida

July 16, 2020

Drew Bartlett
Executive Director
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406

VIA REGISTERED MAIL

Re: Notice of Proposed Action to Consider Approval of Amended Fort Pierce Community Redevelopment Agency Plan

Dear Mr. Bartlett:

Please be advised that the Fort Pierce City Commission will consider the approval of an amended Community Redevelopment Plan on Monday, August 3, 2020 at 6:30 PM in the Commission Chambers located at Fort Pierce City Hall, 100 North US Hwy 1, Fort Pierce, FL 34950. The proposed ordinance is entitled as follows:

AN ORDINANCE OF THE CITY OF FORT PIERCE, ADOPTING THE COMMUNITY REDEVELOPMENT PLAN UPDATE FOR THE FORT PIERCE REDEVELOPMENT AGENCY; PROVIDING FOR AN EXTENSION OF THE COMMUNITY REDEVELOPMENT AGENCY'S OPERATIONAL TIMEFRAME, PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, FLORIDA STATUTES AND PROVIDING FOR AN EFFECTIVE DATE.

A copy of the proposed ordinance will be available for inspection on the City's website at www.cityoffortpierce.com as an item on the August 3, 2020 City Commission meeting agenda. You may appear at the August 3, 2020 meeting to be heard with respect to this proposed ordinance.

If you have any questions or need additional information, please contact me.

Sincerely,

Nicholas C. Mimms, P.E., ICMA-CM
City Manager

NCM:jdr

c: City Clerk

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER' S OFFICE Florida

July 16, 2020

Mark Crosley
Executive Director
Florida Inland Navigation District
1314 Marcinski Road
Jupiter, FL 33477

VIA REGISTERED MAIL

Re: Notice of Proposed Action to Consider Approval of Amended Fort Pierce Community Redevelopment Agency Plan

Dear Mr. Crosley:

Please be advised that the Fort Pierce City Commission will consider the approval of an amended Community Redevelopment Plan on Monday, August 3, 2020 at 6:30 PM in the Commission Chambers located at Fort Pierce City Hall, 100 North US Hwy 1, Fort Pierce, FL 34950. The proposed ordinance is entitled as follows:

AN ORDINANCE OF THE CITY OF FORT PIERCE, ADOPTING THE COMMUNITY REDEVELOPMENT PLAN UPDATE FOR THE FORT PIERCE REDEVELOPMENT AGENCY; PROVIDING FOR AN EXTENSION OF THE COMMUNITY REDEVELOPMENT AGENCY'S OPERATIONAL TIMEFRAME, PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, FLORIDA STATUTES AND PROVIDING FOR AN EFFECTIVE DATE.

A copy of the proposed ordinance will be available for inspection on the City's website at www.cityoffortpierce.com as an item on the August 3, 2020 City Commission meeting agenda. You may appear at the August 3, 2020 meeting to be heard with respect to this proposed ordinance.

If you have any questions or need additional information, please contact me.

Sincerely,

Nicholas C. Mimms, P.E., ICMA-CM
City Manager .

NCM:jdr

c: City Clerk

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE Florida

July 16, 2020

Sean Boyle
Executive Director
Children's Services Council of St. Lucie County
546 NW University Blvd., #201
Port St. Lucie, FL 34986

VIA REGISTERED MAIL

Re: Notice of Proposed Action to Consider Approval of Amended Fort Pierce Community Redevelopment Agency Plan

Dear Mr. Boyle:

Please be advised that the Fort Pierce City Commission will consider the approval of an amended Community Redevelopment Plan on Monday, August 3, 2020 at 6:30 PM in the Commission Chambers located at Fort Pierce City Hall, 100 North US Hwy 1, Fort Pierce, FL 34950. The proposed ordinance is entitled as follows:

AN ORDINANCE OF THE CITY OF FORT PIERCE, ADOPTING THE COMMUNITY REDEVELOPMENT PLAN UPDATE FOR THE FORT PIERCE REDEVELOPMENT AGENCY; PROVIDING FOR AN EXTENSION OF THE COMMUNITY REDEVELOPMENT AGENCY'S OPERATIONAL TIMEFRAME, PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, FLORIDA STATUTES AND PROVIDING FOR AN EFFECTIVE DATE.

A copy of the proposed ordinance will be available for inspection on the City's website at www.cityoffortpierce.com as an item on the August 3, 2020 City Commission meeting agenda. You may appear at the August 3, 2020 meeting to be heard with respect to this proposed ordinance.

If you have any questions or need additional information, please contact me.

Sincerely,

Nicholas C. Mimms, P.E., ICMA-CM
City Manager

NCM:jdr

c: City Clerk

FPRA RESOLUTION NO. 20-02

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, PURSUANT TO CHAPTER 163, FLORIDA STATUTES, AMENDING THE FORT PIERCE COMMUNITY REDEVELOPMENT PLAN; REAFFIRMING THE FINDING OF THE EXISTENCE OF BLIGHTED AREAS IN THE CITY; **EXTENDING THE IMPLEMENTATION PERIOD OF SAID PLAN**; PROVIDING FOR NOTIFICATION TO THE TAXING AUTHORITIES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida legislature has enacted the Community Redevelopment Act of 1969 (Chapter 163), in order to provide certain redevelopment powers to eligible municipalities; and

WHEREAS, the City Commission of the City of Fort Pierce, Florida conducted a finding of necessity in accordance with Chapter 163, Florida Statutes, to establish the Fort Pierce Redevelopment Agency in 1982 and formally adopted the findings of necessity through City Resolution 82-25; and

WHEREAS, the Fort Pierce Redevelopment Agency was adopted by Ordinance H-239 in 1982 to rehabilitate, conserve, redevelop, or perform activities of a combination thereof; and

WHEREAS, the Fort Pierce Redevelopment Agency prepared and adopted the *Fort Pierce Redevelopment Plan* in 1982 that identified a preferred redevelopment strategy and associated programming and infrastructure improvements to address the documented conditions of blight within the Fort Pierce Redevelopment Area; and,

WHEREAS, the Fort Pierce Redevelopment Agency subsequently identified conditions of blight present adjacent to the original Fort Pierce Redevelopment Area and expanded the Redevelopment Area boundaries to include additional areas within the City in 1995, 1996 and 2000 which area represents the current boundaries of the Fort Pierce Redevelopment Area; and,

WHEREAS, the Fort Pierce Redevelopment Agency authorized updates of the *1982 Fort Pierce Redevelopment Plan* in 1991, 1996 and most recently in 2001, to continue to address the aforementioned conditions of slum and blight; and,

WHEREAS, the Fort Pierce Redevelopment Agency facilitated numerous stakeholder interviews and several community listening sessions in the Downtown Business district, the

Lincoln Park/Peacock Arts district, Fisherman's Wharf/Port district and the South Beach district of the Fort Pierce Redevelopment Area to solicit public input and present the Fort Pierce Redevelopment Plan update to the residents, business owners and operators and general public; and,

WHEREAS, the Fort Pierce Redevelopment Agency hosted a day long Open House Public Workshop on July 25, 2019, to solicit public input and present the Fort Pierce Redevelopment Plan update process to the residents, business owners and operators and general public; and,

WHEREAS, the Fort Pierce Redevelopment Agency created an online informational website that addressed the Community Redevelopment Plan update and provided residents, business owners and operators and the general public an opportunity to provide their input via an online survey; and

WHEREAS, the Fort Pierce Redevelopment Agency has developed the *2020 Fort Pierce Redevelopment Plan* that identifies catalytic public investments, public improvements and strategies to address the aforementioned conditions of slum and blight; and,

WHEREAS, the proposed implementation period for the projects, programs and strategies identified within the *2020 Fort Pierce Redevelopment Plan* is through 2042 and the operational timeframe of the Fort Pierce Redevelopment Agency is to be extended to 2042 to enable the implementation of the programs and projects identified within the *2020 Fort Pierce Redevelopment Plan;* and,

WHEREAS, the Fort Pierce Redevelopment Agency presented the draft *2020 Fort Pierce Redevelopment Plan* to the Fort Pierce Redevelopment Agency at a Public Meeting on January 28, 2020, to present the draft *2020 Fort Pierce Redevelopment Plan* and solicit additional public input and comments from the residents, business owners and operators and general public; and

WHEREAS, the *2020 Fort Pierce Redevelopment Plan* was presented to the Fort Pierce Redevelopment Agency Community Redevelopment Advisory Board, at its May 20, 2020, meeting to present the draft *2020 Fort Pierce Redevelopment Plan* and solicit additional public input and comments from the residents, business owners and operators and general public; and

WHEREAS, the Fort Pierce City Commission has reviewed the *2020 Fort Pierce Redevelopment Plan* and has caused a public notice to be published and a notice mailed to

each taxing authority as required by Section 163.346, Florida Statutes, and a public hearing to be noticed, scheduled and held as required by Subsection 163.361(2), Florida Statutes, to consider the adoption of the *2020 Fort Pierce Redevelopment Plan*.

NOW THEREFORE, BE IT RESOLVED BY THE FORT PIERCE REDEVELOPMENT AGENCY AS FOLLOWS:

SECTION 1. The update of the Fort Pierce Redevelopment Plan has been completed in accordance with Sections 163.361 & 163.362, Florida Statutes.

SECTION 2. There still exists a blighted area or areas in the Fort Pierce Redevelopment Area, and the rehabilitation, conservation, or redevelopment, or a combination thereof of the area so defined is necessary in the interest of the public safety, morals, or welfare of the residents of the City of Fort Pierce.

SECTION 3. The *2020 Fort Pierce Redevelopment Plan* update identifies catalytic public investments, public improvements and strategies to address the aforementioned conditions of slum and blight and provides guidance and direction for the Fort Pierce Redevelopment Agency activities and programs.

SECTION 4. The Fort Pierce Redevelopment Agency adopts the *2020 Fort Pierce Redevelopment Plan* and extends the implementation period for the *2020 Fort Pierce Redevelopment Plan* update through 2042.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 28th day of July 2020.

FORT PIERCE REDEVELOPMENT AGENCY

_____
Linda Hudson
Chairperson

ATTEST:

_____
Linda W. Cox, Agency Secretary

Approved as to Form and Correctness:

_____
Peter J. Sweeney, Esq.
Agency Counsel

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 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.

07/24/2020

Subscribed and sworn to before on July 24, 2020:

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $115.44
Ad No: 0004295833
Customer No: 1330883
PO #:

# of Affidavits 1

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, August 3, 2020 and Monday, August 17, 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. 20-019 - AN ORDINANCE OF THE CITY OF FORT PIERCE, ADOPTING THE COMMUNITY REDEVELOPMENT PLAN UPDATE FOR THE FORT PIERCE REDEVELOPMENT AGENCY; PROVIDING FOR AN EXTENSION OF THE COMMUNITY REDEVELOPMENT AGENCY'S OPERATIONAL TIMEFRAME, PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT.

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

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

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

/s/ Linda W. Cox, City Clerk
Pub: July 24, 2020 TCN 4295833

RECEIVED
JUL 30 2020
FINANCE DEPT.

City Commission Regular Meeting - 6:30 pm **12. g.**

Meeting Date: 08/17/2020

Re: Text Amendment to the Comprehensive Plan Future Land Use Element for the Central Business District Definition

---

SUBJECT:

Legislative Hearing - Ordinance 20-008 amending the City's Comprehensive Plan to include revisions to the Future Land Use Element Subsection B, Commercial, to require the uses within the Central Business District (CBD) to have mixed-uses which may include commercial / retail, allow for single-family residential as part of those mixed-use developments, expand the range of office and retail uses which may be permissible. SECOND READING

SUMMARY:

- The City is proposing a Comprehensive Plan Future Land Use Element amendment to the Central Business District (CBD) land use designation in order to expand upon the residential unit types and commercial uses that will implement the vision for the City's downtown.
- Additionally, the proposed amendment also directly relates to the Future Land Use Map Amendment for property located at 322 North 2nd Street, referred to as the King's Landing site, that is being processed concurrent with the subject petition.
- The King's Landing proposed conceptual development plan was approved pursuant to a development agreement between the City of Fort Pierce/FPRA and the developer, Audubon Development, Inc., associated with a response to an RFQ (RFQ No. 2019-003) that was issued by the City of Fort Pierce and the Fort Pierce Redevelopment Agency (FPRA) in November 2018.

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 20-008
Staff Presentation
Staff Report & Supporting Document

Form Review

Form Started By: Linda Cox Started On: 08/04/2020 11:36 AM
Final Approval Date: 08/04/2020

ORDINANCE NO. 20-008

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE CITY'S COMPREHENSIVE PLAN TO INCLUDE REVISIONS TO THE FUTURE LAND USE ELEMENT SUBSECTION B, COMMERCIAL, TO REQUIRE THE USES WITHIN THE CENTRAL BUSINESS DISTRICT (CBD) TO HAVE MIXED-USES WHICH MAY INCLUDE COMMERCIAL / RETAIL, ALLOW FOR SINGLE-FAMILY RESIDENTIAL AS PART OF THOSE MIXED-USE DEVELOPMENTS, EXPAND THE RANGE OF OFFICE AND RETAIL USES WHICH MAY BE PERMISSIBLE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida regulates local government comprehensive planning through Chapter 163, Florida Statutes, and mandates that local governments adopt and implement comprehensive plans; and

WHEREAS, the City Commission of the City of Fort Pierce in1990 adopted its first Comprehensive Plan, which has been amended from time to time through 2010; and

WHEREAS, Section 163.3187, Florida Statutes, provides for the adoption of small-scale comprehensive plan amendments; and

WHEREAS, the Comprehensive Plan amendment adopted herein involves a use of ten (10) acres or fewer and relates directly to, and is being adopted simultaneously with, City of Fort Pierce Ordinance No. 20-011, which provides for a future land use map amendment; and

WHEREAS, the City of Fort Pierce Planning Board held a public meeting on February 11, 2020, to consider the Comprehensive Plan amendment adopted herein and recommended approval by a vote of 6-0 of the amendment; and

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

SECTION 1. Future Land Use Element, Goal 1 – FUTURE LAND USES, Objective 1.1, Policy 1.1.4(B), Commercial, is hereby amended so that the same shall read as follows:

B. Commercial

Boundary Commercial (BC): The Boundary Commercial designation allows medium intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include general commercial, retail, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.0.

Neighborhood Commercial (NC): The Neighborhood Commercial designation permits lower intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include limited retail and commercial services such as convenience/grocery stores, beauty salons, day care facilities; offices; and multifamily residential. This land use designation allows a maximum density of 10 dwelling units per acre and a maximum FAR of 0.5. Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.

General Commercial (GC): The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Central Business District (CBD): The CBD designation provides for ~~mixed-use high-rise development and single-use or~~ mixed-use development that may include ~~ground floor~~ office~~/retail~~ commercial/retail, ~~beneath~~ and residential ~~apartments and condominiums~~. The CBD is intended to provide for higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums, ~~and~~ apartments, and single family, attached and detached); office, including but not limited to, artist work and sales space; retail including, but not limited to, boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;
- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;
- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation. Single family uses shall only be permitted as a part of an overall mixed-use development which includes office, commercial, artisan, or retail.

Offices – Professional and Business Services (OP): The OP designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20% of the total floor area of the OP future land use designation.

Urban Neighborhood (UN): The Urban Neighborhood designation is characterized by established pedestrian–oriented neighborhoods that allow for low-intensity boutique-scale commercial uses that support the nearby residential uses within the neighborhood; low-intensity workshops for fabrication may be appropriate as an accessory use. Design and performance standards will be based upon adopted individual neighborhood plans. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.2. Residential uses shall comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.

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. 20-008 was duly advertised by title only in the St. Lucie News Tribune on Sunday, July 19, 2020 and on Sunday, August 2, 2020; 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 August 3, 2020; and was duly introduced, read by title only, and passed on second and final reading August 17, 2020, 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 17th day of August, 2020.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

Comprehensive Plan Text Amendment to the Central Business District (CBD)

Proposed Amendment

Central Business District (CBD): The CBD designation **provides for** ~~**mixed-use high-rise development and single-use or**~~ mixed-use development that **may** include ~~**ground floor**~~ office~~**/retail**~~ **commercial/retail,** ~~**beneath**~~ **and** residential ~~**apartments and condominiums**~~. The CBD is intended to provide **for** higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums**,** ~~and~~ apartments**, and single family, attached and detached**); office including**, but not limited to** artist work and sales space; retail including**, but not limited to,** boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities.

Proposed Amendment

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation. Single family uses shall only be permitted as a part of an overall mixed-use development which includes office, commercial, artisan, or retail.

Recommendations

Staff recommends APPROVAL

On February 11, 2020, the Planning Board recommended APPROVAL

CC Recommendations

Possible actions of the City Commission:

- **APPROVE** of the proposed Comprehensive Plan Text Amendment.
    - Staff recommends approval both Ordinance 20-008.
    - Planning Board Recommended Approval
- **DISAPPROVE** of the proposed Comprehensive Plan Text Amendment.

Comprehensive Plan Text Amendment to the Central Business District (CBD)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Brandon C. Creagan, LEED Green Associate, Planner

RE: **Proposed Comprehensive Plan Future Land Use Element Text Amendment**

MEETING DATE: August 3, 2020

STAFF REPORT

The City is proposing a Comprehensive Plan Future Land Use Element amendment to the Central Business District (CBD) land use designation in order to expand upon the residential unit types and commercial uses that will implement the vision for the City's downtown. Additionally, the proposed amendment also directly relates to the Future Land Use Map Amendment for property located at 322 North 2nd Street, referred to as the King's Landing site, that is being processed concurrent with the subject petition.

The King's Landing proposed conceptual development plan was approved pursuant to a development agreement between the City of Fort Pierce/FPRA and the developer, Audubon Development, Inc., associated with a response to an RFQ (RFQ No. 2019-003) that was issued by the City of Fort Pierce and the Fort Pierce Redevelopment Agency (FPRA) in November 2018. While conceptual in nature, the subject plan includes a hotel, condominiums, restaurants, retail, and various residential unit types for ownership and rental occupancy. Pursuant to the development agreement, the City is responsible for amending the Comprehensive Plan to CBD. Staff utilized this planning process to clarify the definition of CBD to ensure implementation of the proposed King's Landing development plan while also proposing language supportive of the current trend in downtown development.

The Technical Review Committee (TRC) reviewed this item on January 16, 2020, and unanimously recommended approval of the proposed changes. The Planning Board acting as the Local Planning Agency at their meeting on February 11, 2020 voted to approve the proposed Comprehensive Plan Text Amendment.

The proposed text amendment is consistent with the City Code and the Comprehensive Plan, staff recommends that the City Commission recommend approval of the request as presented.

Attachment:
Proposed text amendment

ATTACHMENT

The proposed amended text for the Central Business District (CBD) Future Land Use is provided below:

Central Business District (CBD): The CBD designation **provides for** ~~**mixed-use high-rise development and single-use or**~~ mixed-use development that **may** include ~~**ground floor**~~ office~~**/retail**~~ **commercial/retail,** ~~**beneath**~~ **and** residential ~~**apartments and condominiums**~~. The CBD is intended to provide **for** higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums**,** ~~and~~ apartments**, and single family, (attached and detached)**; office including**, but not limited to** artist work and sales space; retail including**, but not limited to,** boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;
- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;
- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation. **Single family uses shall only be permitted as a part of an overall mixed-use development which includes office, commercial, artisan, or retail.**

City Commission Regular Meeting - 6:30 pm **12. h.**

Meeting Date: 08/17/2020

Re: Text Amendment - Chapter 125-187 & 125-318 - Allowed Uses/Home Occupation

---

SUBJECT:

Legislative Hearing - Ordinance 20-009 changing the home occupation use in the Central Commercial (C-4) zoning district from a prohibited use to a conditional use; permitting mixed uses to be constructed as individual buildings or developments in the Central Commercial (C-4) zoning district, both vertically and horizontally; changing duplex, detached house, and townhouse uses in the Central Commercial (C-4) zoning district from prohibited uses to conditional uses; defining the utilization of home occupations located on parcels within the central business district (CBD) Future Land Use designation. SECOND READING

SUMMARY:

- The City is proposing a Zoning Text Amendment to Article III – Basic Zoning Districts, Section 22-22, Allowed Uses, of the City of Fort Pierce Code of Ordinances to encompass the Central Commercial District (C-4) and is proposing that Detached Houses, Duplexes, & Townhouses be permitted as a Conditional Use to facilitate the current trend in downtown living in order to make way for future mixed use developments.
- The Amendment to City Code 22-22 also seeks to strike the word “vertical” from the mixed-use building category to allow for a mix of uses within the same structure, regardless of its location in that structure. This deletion will also identify and define mixed use development within the Use Table.
- The proposed Text Amendment also seeks to change the Home Occupation use in the Central Commercial (C-4) Zoning District from an expressly prohibited use to one where the use may be allowed, subject to Conditional Use approval from the City Commission. Currently, there are residences within the District which are not allowed to have home occupations. This Amendment would allow residences to have a home occupation in a similar manner as other residences in other zoning districts.
- The third component to this proposed Text Amendment is to Section 22-63, Home Occupation, and is directly related to the changes recommended above. The Amendment to this Section seeks to further define the utilization of home occupations located on parcels with a Central Business District (CBD) Future Land Use designation by limiting their ability to be recognized as a mixed-use component of an overall development.
- The City’s Comprehensive Plan mandates that properties in the CBD have certain mixed-use requirements as part of their development program. The proposed Text Amendment looks to allow for home occupations, while still maintaining the integrity and overreaching goals of the CBD.

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:
Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
N/A

Attachments

20-009
Staff Presentation
Staff Report & Supporting Document
Proof of Publication

Form Review

Form Started By: Linda Cox Started On: 08/04/2020 11:36 AM
Final Approval Date: 08/04/2020

ORDINANCE NO. 20-009

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, RELATING TO BASIC ZONING DISTRICTS, ALLOWED USES, AND SUPPLEMENTARY REGULATIONS, CHANGING THE **HOME OCCUPATION** USE IN THE CENTRAL COMMERCIAL (C-4) ZONING DISTRICT FROM A PROHIBITED USE TO A CONDITIONAL USE; PERMITTING MIXED USES TO BE CONSTRUCTED AS INDIVIDUAL BUILDINGS OR DEVELOPMENTS IN THE CENTRAL COMMERCIAL (C-4) ZONING DISTRICT, BOTH VERTICALLY AND HORIZONTALLY; CHANGING DUPLEX, DETACHED HOUSE, AND TOWNHOUSE USES IN THE CENTRAL COMMERCIAL (C-4) ZONING DISTRICT FROM PROHIBITED USES TO CONDITIONAL USES; DEFINING THE UTILIZATION OF HOME OCCUPATIONS LOCATED ON PARCELS WITHIN THE CENTRAL BUSINESS DISTRICT (CBD) FUTURE LAND USE DESIGNATION; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce on November 4, 2013, approved Ordinance L-295 that created Section 125-187 (formerly section 22-22), Allowed Uses; and

WHEREAS, The City Commission of the City of Fort Pierce on July 1, 2002, approved Ordinance K-154 that amended Section 125-318 (formerly section 22-63), Home Occupations; and

WHEREAS, Section 125-318 (formerly section 22-63), defines the rules and regulations for Home Occupations that operate within the City of Fort Pierce; and

WHEREAS, Section 125-187 (formerly section 22-22) has been amended from time to time since it was formally adopted on November 4, 2013, under Ordinance L-295; and

WHEREAS, Section 125-318 (formerly section 22-63) has been amended from time to time since it was formally adopted on June 15, 1981, under Ordinance L-295; and

WHEREAS, uses listed are only allowed in each zoning district in accordance with the Use Table; and

WHEREAS, uses may only be permitted in a zoning district provided that the use will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other City laws; and

WHEREAS, the City of Fort Pierce Planning Board held a public meeting on February 11, 2020, to consider the Land Development Code amendment and recommended approval of the amendment by a vote of 6 to 0; and

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

SECTION 1. Section 125-187 is hereby amended so that the same shall read as follows:

Sec 125-187 – Allowed Uses.

(a) *Uses listed.* Uses listed are allowed in each zoning district in accordance with the Use Table.

(b) *Permitted uses.* Uses identified with a "P" in the Use Table are permitted in the subject zoning district

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
–Community Residential Home, Type 2 (7-14 residents)	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Dormitories, Fraternity and Sorority Houses	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PUBLIC AND CIVIC																							
Community/Cultural (except as noted below)	-	-	-	-	C	C	C	C	C	C	C	P	P	C	C	C	-	-	-	C	-	-	-
–Community Center	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Fraternal Organization/Lodge	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Library or Cultural Exhibit	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Environmental Research and Education Facilities	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Educational Facilities																							
–College or University	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-
–Elementary, Middle or High School	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		P	-	-	-	C	-
Government Facilities (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	C	C
–Post Office	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	C	-	-	-	-	-	-	-
–Safety Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	C
Medical Facilities (except as noted below)	-	-	-	-	C	C	C	-	C	C	-	C	-	C	-	-	-	-	-	-	-	-	-
–Hospital	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
Park and Open Space (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-
– Cemetery/Columbarium/ Mausoleum	C	C	C	C	C	C	-	-	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-
–Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
–Stables or Equestrian Facilities	C	C	C	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-
–Stadium or Arena	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-
Marine-Related Commercial (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	-	-	C	-	C	-	-	C
–Boat and Marine Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	P	-	-	C	-	-	-	-	-
–Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
Office																							
–Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
–Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
–Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
–Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	C	-	-	-	-	-
Overnight Accommodations																							
–Bed & Breakfast	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	-	-	-	-	-	-	-	-
–Dwelling Rental	-	C	C	C	C	C	C	C	C	-	-	-	P	P	-	-	-	-	-	-	-	-	-
–Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
–Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-
–Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
Parking, Commercial	-	-	-	-	-	-	-	C	-	C	C	P	C	C	-	C	-	C	-	-	-	-	-
Retail Sales & Service, Sales-Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	C	P	P	P	P	C	C	-	-	-	-	-	-	-
–Art Gallery	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	C	-	-	-	-	-	-
–Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Office Supplies & Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Personal-Service Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Art Studio	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	C	-	-	-	-	-	-	-

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
–Game and Wildlife Management Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
–Water Dependent Recreation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C
Passenger Terminal																							
–Airport/Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Rail/Bus Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
–Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
–Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
Religious Institution	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	-
Social Service Institution (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	C	C	-	-	-	-	-
–Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	C	-	-	-	-	-	-
Utilities																							
–Minor, other	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C
–Major	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	C	C
–Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C
COMMERCIAL																							
Eating and Drinking Establishments																							
–Brew Pub	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
–Coffee Shop	-	-	-	-	-	-	C	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Bistro	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Café	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurant and Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	C	-	-	C
–Wine/Cigar Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
Entertainment, Indoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	C	-	-	-
–Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Arcade Amusement Center/Amusement Arcade	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Bar or Nightclub	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Entertainment, Outdoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	C	-	-	-
–Batting Cages, Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
–Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	P	-	-	-	-
–Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
–Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	P	P	-	P	-	-	-	-
–Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Research Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
Marine-Related Industrial	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	P	P	P	-	-	-	P
Warehouse & Freight (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
–Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
–Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
Wholesale Trade	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	P	-	-	-	-
Heavy Industrial (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
–Heavy Equipment Sales & Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-
–Service of Heavy Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-
–Processing of Food & Related Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	P	P	P	-	-	-	-
OTHER																							
Aquaculture Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	-	C	C
Community Gardens	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	-	-
Dock/Moorage Facility (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
–Docks for Single Family Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
– Docks for Single Family Homes on canals within Surfside or Jennings Cove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
Navigational Aids	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
–Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	C	-	-	-	-	-	-	-
–Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	C	-	-	-	-	-	-	-
–Check Cashing/Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Educational Service Establishments	-	-	-	-	-	-	-	-	C	C	P	P	P	C	P	P	P	C	C	-	-	-	-
–Laundry & Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
–Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	P	P	P	P	P	-	C	-	-	-	-	-	-	-
–Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
–Personal Improvement Service	-	-	-	-	-	-	C	C	C	P	P	P	P	P	-	C	-	-	-	-	-	-	-
–Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales & Service																							
–Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	C	P
–Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
–Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
–Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	C	P	-	-	-	-	-	-
–Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	P	P	-	-	-	-	-	-
-Marine-Related Repair	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	P	P	-	-	-	-	-
–Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
INDUSTRIAL																							
Artisan	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	P	P	-	P	-	-	-	-
–Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	P	C	-	C	P	P	-	P	-	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
Telecommunication Facility																							
–Antenna Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
–Antenna (on existing structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

SECTION 2. Section 125-318 is hereby amended so that the same shall read as follows:

(a) *Purpose.* This section attempts to recognize the need for people to conduct appropriate small-scale business activities at home. Provisions for home occupations in the section are also intended to achieve compatibility with other permitted uses and the residential character of the neighborhood and ensure that the home occupation is only an accessory use of the property.

(b) *Standards.* All home occupations shall comply with the following standards and shall be evaluated in the issuance of occupational licenses:

(1) No person other than a person who resides in the dwelling unit shall be engaged in the home occupation.

(2) The home occupation shall be an accessory use conducted only within the enclosed living area of the dwelling unit or the garage.

(3) The exterior appearance of the residential dwelling in which the home occupation is located shall not be altered in a manner which would cause the premises to differ from their residential character by the use of colors, materials, construction or lighting.

(4) The home occupation premises shall not be advertised by the use of any signs on the lot on which the occupation takes place which are readily visible from the street.

(5) There shall be no outside storage of any kind related to the home occupation.

(6) The home occupation shall not generate traffic (vehicular or pedestrian), noise, vibration, glare, fumes, odors or electrical interference beyond what normally occurs in the applicable zoning district.

(7) The home occupation will not involve the use of commercial vehicles for delivery of materials to or from the premises except for normal home delivery services.

(8) Parking generated by the conduct of a home occupation shall occur off the street and somewhere other than in a required front yard.

(9) No home occupation shall cause an increase in the use of water, sewer or garbage services so that the combined total use for dwelling and home occupation purposes exceeds the average for residences in the neighborhood.

(10) The home occupation shall not use raw materials for the manufacture of a finished product by special tools and devices that would not normally be found in a home and considered as purely a domestic implement.

(11) No home occupation shall display stock for trade on the premises and no article may be sold or offered for sale except as may be produced on the

premises or utilized in conjunction with the home occupation, the main purpose of which is to provide a service.

(12) A home occupation may not be utilized to meet the mixed-use requirements set forth in the Central Business District Future Land Use designation of the Comprehensive Plan.

(c) *Compliance.* Home occupations existing at the time this section is adopted will comply substantially with the standards of this section on or before January 1, 1982.

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 thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 5. 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. 20-009 was duly advertised by title only in the St. Lucie News Tribune on Sunday, July 19, 2020 and Sunday, August 2, 2020; 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 August 3, 2020; and was duly introduced, read by title only, and passed on second and final reading August 17, 2020, 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 17th day of August, 2020.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

Text Amendment to Chapter 22: Central Commercial (C-4) District, Home Occupations, and Central Business District

Proposed Amendment

- Detached Houses, Duplexes, & Townhouses be permitted as a Conditional Use in C-4 District.
- Strike the word “vertical” from the mixed-use building category.
- Change the Home Occupation use in C-4 from prohibited to be allowed as a Conditional Use.
- Does not allow Home Occupations to be recognized as a mixed-use component of an overall development if in the Central Business District.

Text Changes

Sec. 125-187 - Allowed

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
RESIDENTIAL																							
Household Living																							
–Detached House	P	P	P	P	P	P	P	P	C	C	C	-	P	C	-	-	-	-	-	-	C	-	-
–Duplex	-	-	-	-	-	C	P	P	C	C	C	-	P	C	-	-	-	-	-	-	-	-	-
–Townhouse	-	-	-	-	-	C	P	P	P	C	C	-	P	C	-	-	-	-	-	-	-	-	-
–Multi-Dwelling Building	-	-	-	-	-	C	P	P	P	C	C	C	-	C	C	-	-	-	-	-	-	-	-
–Mobile or Manufactured Home	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Manufactured Home Park or Subdivision	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Mobile Home Park	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–~~Vertical~~ Mixed-Use Building or Development	-	-	-	-	-	-	C	C	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-
Home Occupations (per requirements of Section 22-63)	P	P	P	P	P	P	P	P	P	-	-	-	C	P	-	-	-	-	-	-	-	-	-
Group Living (except as noted below)	-	-	-	-	C	C	C	C	C	C	-	C	C	C	-	-	-	-	-	-	-	-	-
–Community Residential Home, Type 1 (1–6 residents)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Community Residential Home, Type 2 (7-14 residents)	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-

Text Changes

Sec. 125-318. - Home occupations.

(b) Standards. All home occupations shall comply with the following standards and shall be evaluated in the issuance of occupational licenses:

(12) A home occupation may not be utilized to meet the mixed-use requirements set forth in the Central Business District Future Land Use designation of the Comprehensive Plan.

Recommendations

Staff recommends
APPROVAL

On February 11, 2020, the Planning Board recommended APPROVAL

CC Recommendations

Possible actions of the City Commission:

- **APPROVE** of the proposed Comprehensive Plan Text Amendment.
    - Staff recommends approval both Ordinance 20-009.
    - Planning Board Recommended Approval

- **DISAPPROVE** of the proposed Comprehensive Plan Text Amendment.

Text Amendment to Chapter 22: Central Commercial (C-4) District, Home Occupations, and Central Business District

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nick Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Brandon C. Creagan, LEED Green Associate, Planner

RE: Amendment to Chapter 22 - Zoning
Article III – Basic Zoning Districts
Section 125-187 – Allowed Uses & Section 125-318 – Home Occupation

DATE: August 3, 2020

STAFF REPORT

The City is proposing a Zoning Text Amendment to Article III – Basic Zoning Districts, Section 125-187, Allowed Uses, of the City of Fort Pierce Code of Ordinances to encompass the Central Commercial District (C-4) and is proposing that Detached Houses, Duplexes, & Townhouses be permitted as a Conditional Use to facilitate the current trend in downtown living in order to make way for future mixed use developments. The Amendment to City Code 125-187 (formerly section 22-22) also seeks to strike the word "vertical" from the mixed-use building category to allow for a mix of uses within the same structure, regardless of its location in that structure. This deletion will also identify and define mixed use development within the Use Table.

The proposed Text Amendment also seeks to change the Home Occupation use in the Central Commercial (C-4) Zoning District from an expressly prohibited use to one where the use may be allowed, subject to Conditional Use approval from the City Commission. Currently, there are residences within the District which are not allowed to have home occupations. This Amendment would allow residences to have a home occupation in a similar manner as other residences in other zoning districts.

The third component to this proposed Text Amendment is to Section 125-318 (formerly section 22-63), Home Occupation, and is directly related to the changes recommended above. The Amendment to this Section seeks to further define the utilization of home occupations located on parcels with a Central Business District (CBD) Future Land Use designation by limiting their ability to be recognized as a mixed-use component of an overall development. The City's Comprehensive Plan mandates that properties in the CBD have certain mixed-use requirements as part of their development program. The proposed Text Amendment looks to allow for home occupations, while still maintaining the integrity and overreaching goals of the CBD.

The Technical Review Committee (TRC) reviewed this item on January 16, 2020, and unanimously recommended approval of the proposed changes. The Planning Board at their meeting on February 11, 2020 recommended approval of the proposed text amendment changes.

The proposed text amendment is consistent with the City Code and the Comprehensive Plan, staff recommends that the City Commission recommend approval of the request as presented.

Attachment:
Proposed text amendment

Sec. 125-187 - Allowed Uses.

(a) *Uses listed.* Uses listed are allowed in each zoning district in accordance with the Use Table.

(b) *Permitted uses.* Uses identified with a "P" in the Use Table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(c) *Conditional uses.* Uses identified with a "C" in the Use Table are permitted in the subject zoning district, if the city commission after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(d) *Prohibited uses.* Uses identified with a "-" in the Use Table are expressly prohibited.

(e) *Planned Development Zone (PD) and Planned Unit Redevelopment Zone (PUR).* Permitted and conditional uses are identified during the review for all proposed PD and PUR districts.

(f) *Edgartown Settlement (ES) Zoning District.* Permitted, conditional, and accessory uses shall be allowed in the ES District consistent with Section 22-28.1 of this chapter.

(g) *Use table.*

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
RESIDENTIAL																							
Household Living																							
–Detached House	P	P	P	P	P	P	P	P	C	C	C	-	- C	C	-	-	-	-	-	-	C	-	-
–Duplex	-	-	-	-	-	C	P	P	C	C	C	-	- C	C	-	-	-	-	-	-	-	-	-
–Townhouse	-	-	-	-	-	C	P	P	P	C	C	-	- C	C	-	-	-	-	-	-	-	-	-
–Multi-Dwelling Building	-	-	-	-	-	C	P	P	P	C	C	C	-	C	C	-	-	-	-	-	-	-	-
–Mobile or Manufactured Home	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Manufactured Home Park or Subdivision	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Mobile Home Park	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–~~Vertical~~ Mixed-Use Building or Development	-	-	-	-	-	-	C	C	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-
Home Occupations (per requirements of Section 22-63)	P	P	P	P	P	P	P	P	P	-	-	-	- C	P	-	-	-	-	-	-	-	-	-
Group Living (except as noted below)	-	-	-	-	C	C	C	C	C	C	-	C	C	C	-	-	-	-	-	-	-	-	-
–Community Residential Home, Type 1 (1–6 residents)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
–Community Residential Home, Type 2 (7-14 residents)	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Dormitories, Fraternity and Sorority Houses	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PUBLIC AND CIVIC																							
Community/Cultural (except as noted below)	-	-	-	-	C	C	C	C	C	C	C	P	P	C	C	C	-	-	-	C	-	-	-
–Community Center	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Fraternal Organization/Lodge	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Library or Cultural Exhibit	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Environmental Research and Education Facilities	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Educational Facilities																							
–College or University	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-
–Elementary, Middle or High School	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		P	-	-	-	C	-
Government Facilities (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	C	C
–Post Office	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	C	-	-	-	-	-	-	-
–Safety Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	C
Medical Facilities (except as noted below)	-	-	-	-	C	C	C	-	C	C	-	C	-	C	-	-	-	-	-	-	-	-	-
–Hospital	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
Park and Open Space (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-
– Cemetery/Columbarium/ Mausoleum	C	C	C	C	C	C	-	-	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-
–Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	-	-

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
–Game and Wildlife Management Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
–Water Dependent Recreation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C
Passenger Terminal																							
–Airport/Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Rail/Bus Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
–Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
–Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
Religious Institution	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	-
Social Service Institution (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	C	C	-	-	-	-	-
–Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	C	-	-	-	-	-	-
Utilities																							
–Minor, other	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C
–Major	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	C	C
–Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C
COMMERCIAL																							
Eating and Drinking Establishments																							
–Brew Pub	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
–Coffee Shop	-	-	-	-	-	-	C	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Bistro	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Café	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurant and Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	C	-	-	C
–Wine/Cigar Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
Entertainment, Indoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	C	-	-	-
–Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Arcade Amusement Center/Amusement Arcade	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Bar or Nightclub	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Entertainment, Outdoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	C	-	-	-
–Batting Cages, Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
–Stables or Equestrian Facilities	C	C	C	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-
–Stadium or Arena	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-
Marine-Related Commercial (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	-	-	C	-	C	-	-	C
–Boat and Marine Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	P	-	-	C	-	-	-	-	-
–Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
Office																							
–Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
–Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
–Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
–Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	C	-	-	-	-	-
Overnight Accommodations																							
–Bed & Breakfast	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	-	-	-	-	-	-	-	-
–Dwelling Rental	-	C	C	C	C	C	C	C	C	-	-	-	P	P	-	-	-	-	-	-	-	-	-
–Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
–Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-
–Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
Parking, Commercial	-	-	-	-	-	-	-	C	-	C	C	P	C	C	-	C	-	C	-	-	-	-	-
Retail Sales & Service, Sales-Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	C	P	P	P	P	C	C	-	-	-	-	-	-	-
–Art Gallery	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	C	-	-	-	-	-	-
–Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Office Supplies & Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Personal-Service Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Art Studio	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	C	-	-	-	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
–Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	C	-	-	-	-	-	-	-
–Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	C	-	-	-	-	-	-	-
–Check Cashing/Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Educational Service Establishments	-	-	-	-	-	-	-	-	C	C	P	P	P	C	P	P	P	C	C	-	-	-	-
–Laundry & Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
–Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	P	P	P	P	P	-	C	-	-	-	-	-	-	-
–Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
–Personal Improvement Service	-	-	-	-	-	-	C	C	C	P	P	P	P	P	-	C	-	-	-	-	-	-	-
–Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales & Service																							
–Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	C	P
–Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
–Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
–Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	C	P	-	-	-	-	-	-
–Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	P	P	-	-	-	-	-	-
-Marine-Related Repair	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	P	P	-	-	-	-	-
–Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
INDUSTRIAL																							
Artisan	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	P	P	-	P	-	-	-	-
–Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	P	C	-	C	P	P	-	P	-	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
–Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	P	-	-	-	-
–Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
–Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	P	P	-	P	-	-	-	-
–Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Research Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
Marine-Related Industrial	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	P	P	P	-	-	-	P
Warehouse & Freight (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
–Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
–Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
Wholesale Trade	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	P	-	-	-	-
Heavy Industrial (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
–Heavy Equipment Sales & Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-
–Service of Heavy Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-
–Processing of Food & Related Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	P	P	P	-	-	-	-
OTHER																							
Aquaculture Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	-	C	C
Community Gardens	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	-	-
Dock/Moorage Facility (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
–Docks for Single Family Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
– Docks for Single Family Homes on canals within Surfside or Jennings Cove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
Navigational Aids	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
Telecommunication Facility																							
–Antenna Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
–Antenna (on existing structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Sec. 125-318 - Home occupations.

(a) *Purpose.* This section attempts to recognize the need for people to conduct appropriate small-scale business activities at home. Provisions for home occupations in the section are also intended to achieve compatibility with other permitted uses and the residential character of the neighborhood and ensure that the home occupation is only an accessory use of the property.

(b) *Standards.* All home occupations shall comply with the following standards and shall be evaluated in the issuance of occupational licenses:

(1) No person other than a person who resides in the dwelling unit shall be engaged in the home occupation.
(2) The home occupation shall be an accessory use conducted only within the enclosed living area of the dwelling unit or the garage.
(3) The exterior appearance of the residential dwelling in which the home occupation is located shall not be altered in a manner which would cause the premises to differ from their residential character by the use of colors, materials, construction or lighting.
(4) The home occupation premises shall not be advertised by the use of any signs on the lot on which the occupation takes place which are readily visible from the street.
(5) There shall be no outside storage of any kind related to the home occupation.
(6) The home occupation shall not generate traffic (vehicular or pedestrian), noise, vibration, glare, fumes, odors or electrical interference beyond what normally occurs in the applicable zoning district.
(7) The home occupation will not involve the use of commercial vehicles for delivery of materials to or from the premises except for normal home delivery services.
(8) Parking generated by the conduct of a home occupation shall occur off the street and somewhere other than in a required front yard.
(9) No home occupation shall cause an increase in the use of water, sewer or garbage services so that the combined total use for dwelling and home occupation purposes exceeds the average for residences in the neighborhood.
(10) The home occupation shall not use raw materials for the manufacture of a finished product by special tools and devices that would not normally be found in a home and considered as purely a domestic implement.
(11) No home occupation shall display stock for trade on the premises and no article may be sold or offered for sale except as may be produced on the premises or utilized in conjunction with the home occupation, the main purpose of which is to provide a service.
(12) A home occupation may not be utilized to meet the mixed-use requirements set forth in the Central Business District Future Land Use designation of the Comprehensive Plan.

(c) *Compliance.* Home occupations existing at the time this section is adopted will comply substantially with the standards of this section on or before January 1, 1982.

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 LEGALS
100 NORTH US 1
FORT PIERCE FL 34950
ATTN LINDA COX

STATE OF WISCONSIN
COUNTY OF BROWN

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

7/19/2020; 8/2/2020

Subscribed and sworn to before on 2nd day of August, 2020

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires: August 6, 2021

Publication Cost: $630.00
Ad No: GCI0456663
Customer No: 334166
PO#: 20-009 ZONING HEARING 8/3

CITY OF FORT PIERCE TEXT AMENDMENT TO CITY CODE OF ORDINANCES

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Section 166.041(3)(a), procedures for adoption of ordinances and resolutions, of the Florida State Statutes, will on Monday, August 3, 2020, and Monday, August 17, 2020, hold Public Hearings on the enactment of the proposed ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. 1, Fort Pierce, Florida, at their meetings which begin at 6:30 p.m., to consider review and approval of the following:

ORDINANCE NO. 20-009 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, RELATING TO BASIC ZONING DISTRICTS, SECTION 125-187, ALLOWED USES, CHANGING THE HOME OCCUPATION USE IN THE CENTRAL COMMERCIAL (C-4) ZONING DISTRICT FROM A PROHIBITED USE TO A CONDITIONAL USE, PERMITTING MIXED USES TO BE CONSTRUCTED AS INDIVIDUAL BUILDINGS OR DEVELOPMENTS IN THE CENTRAL COMMERCIAL (C-4) ZONING DISTRICT, BOTH VERTICALLY AND HORIZONTALLY, CHANGING DUPLEX, DETACHED HOUSE, AND TOWNHOUSE USES IN THE CENTRAL COMMERCIAL (C-4) ZONING DISTRICT FROM PROHIBITED USES TO CONDITIONAL USE; DEFINING THE UTILIZATION OF HOME OCCUPATIONS LOCATED ON PARCELS WITHIN THE CENTRAL BUSINESS DISTRICT (CBD) FUTURE LAND USE DESIGNATION; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

The proposed ordinance is proposing that Detached Houses, Duplexes, and Townhouses be permitted as a Conditional Use to facilitate the current trend in downtown living in order to make way for future mixed-use developments. It also seeks to strike the word "vertical" from the mixed-use building category to allow for a mix of uses within the same structure and seeks to change the Home Occupation use in the Central Commercial (C-4) Zoning District from an expressly prohibited use to one where the use may be allowed, subject to Conditional Use approval. Finally, the ordinance seeks to further define the utilization of home occupations located on parcels with a Central Business District (CBD) Future Land Use designation by limiting their ability to be recognized as a mixed-use component of an overall development.

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: 7/19/2020 and 8/2/2020

TR-GCI0456663-01

City Commission Regular Meeting - 6:30 pm **12. i.**

Meeting Date: 08/17/2020

Re: Comprehensive Plan Map Amendment - Kings Landing Development - 322 North 2nd Street

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SUBJECT:

Legislative Hearing - Ordinance 20-011 seeking a Future Land Use Map Amendment for eight (8) properties generally located at or near 322 North 2nd Street from Industrial (I) to Central Business District (CBD). SECOND READING

SUMMARY:

- The subject Future Land Use Map Amendment for eight (8) parcels from Industrial (I) to Central Business District (CBD) will provide for land uses that are consistent with the vision for the City of Fort Pierce's downtown while also meeting the requirements of the development agreement for the subject property.
- On November 14, 2018, the City of Fort Pierce and the Fort Pierce Redevelopment Agency issued a Request for Qualifications (RFQ No. 2019-003) to interested and qualified developers to submit a Statement of Qualifications for the redevelopment of several parcels generally known as the former H.D. King Plant site located in the heart of the City's downtown.
- After evaluating the responses submitted in the competitive procurement process in response to RFQ No. 2019-003, the Fort Pierce Redevelopment Agency and Audubon Development, Inc., (Audubon) a Florida corporation entered into a development agreement on December 2, 2019 (see Attachment 1).
- As part of the the agreement between the developer and the City, the City is responsible for processing the Comprehensive Plan Map Amendment.

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 20-011
Staff Presentation
Staff Report
Development Agreement
Public Notification Certification

Form Review

Form Started By: Linda Cox Started On: 08/04/2020 11:36 AM
Final Approval Date: 08/04/2020

ORDINANCE NO. 20-011

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; FUTURE LAND USE MAP AMENDMENT FOR EIGHT (8) PROPERTIES GENERALLY LOCATED AT OR NEAR 322 NORTH 2ND STREET FROM INDUSTRIAL (I) TO CENTRAL BUSINESS DISTRICT (CBD); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND 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 125-136; 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:

Parcel IDs 2410-503-0041-020-4, 2410-503-0043-000-2, 2410-503-0012-010-9, 2410-503-0013-000-3, 2410-503-0019-010-8, 2410-503-0019-000-5, 2410-503-0020-000-5, & 2410-503-0036-010-3

From and after the effective date hereof, the following properties legally described as:

PARCEL A:

BEING A PARCEL OF LAND LYING IN BLOCK “A”, ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND/ STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID MAP OF FORT PIERCE, SAID CORNER BEING THE POINT OF BEGINNING; THENCE NORTH 18°44'11" WEST, ALONG THE WEST LINE OF LOTS 2 AND 1 AND EAST RIGHT-OF-WAY LINE OF SAID 2ND/ STREET A DISTANCE OF 69.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND/ STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE ALONG SAID BULKHEAD THE FOLLOWING (5) COURSES AND DISTANCES: NORTH 56°42'22" EAST, A DISTANCE OF 44.68 FEET; THENCE NORTH 65°10'23" EAST, A DISTANCE OF 179.28 FEET; THENCE NORTH 74°04'13" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 63°51'02" EAST, A DISTANCE OF 224.31 FEET; THENCE NORTH 61°33'56" EAST, A DISTANCE OF 29.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE-WIDTH RIGHT-OF-WAY), AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960; THENCE SOUTH 18°43'54" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 71°18'49" WEST, ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 457.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.266 ACRES (229,381.98 SQUARE FEET), MORE OR LESS.

TOGETHER WITH PARCEL B (NORTH):

BEING A PARCEL OF LAND LYING IN BLOCK "A" AND A PORTION OF LOT 1, BLOCK "B", ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND/ STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 323.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND/ STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE CONTINUE NORTH 32°17'09" WEST, A DISTANCE OF 44.51 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 32°17'09" WEST, DEPARTING SAID CREEK, AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 53.76 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK "B"; THENCE NORTH 18°44'11" WEST, A DISTANCE OF 67.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AVENUE C (FORMERLY KNOWN AS SEMINOLE AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE); THENCE NORTH 71°02'48" EAST, DEPARTING SAID NORTHWEST CORNER AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 304.27 FEET TO THE WEST LINE OF THE EAST 92.7 FEET OF LOT 1 OF BLOCK "A" OF SAID AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°43'54" EAST, A DISTANCE OF 103.40 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING (4) COURSES AND DISTANCES: SOUTH 74°39'15" WEST, A DISTANCE OF 51.85 FEET; THENCE SOUTH 65°37'46" WEST, A DISTANCE OF 181.91 FEET; THENCE SOUTH 70°48'08" WEST, A DISTANCE OF 53.29 FEET; THENCE SOUTH 53°00'56" WEST, A DISTANCE OF 5.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.759 ACRES (33,042.66 SQUARE FEET), MORE OR LESS.

TOGETHER WITH PARCEL C (WEST):

A PARCEL OF LAND BEING LOTS 5 AND 6 OF BLOCK "E", PORTIONS OF LOTS 7 AND 8 OF BLOCK "E", A PORTION OF AVENUE "B" AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 TOGETHER WITH LOT 1 AND THE WEST 3.50 FEET OF LOT 2 OF THE NEW SUBDIVISION BLOCK E OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED SOUTH 71°18'49" WEST, ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK "E" AND ALONG SAID SOUTH LINE, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BLOCK LINE SOUTH 71°25'01" WEST, A DISTANCE OF 8.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION, FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12741+93.7 TO STATION 12796+90.0, DATED SEPTEMBER 5, 1944; THENCE NORTH 18°21'33" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET A POINT ON THE NORTH LINE OF LOT 7, SAID BLOCK "E", SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF AVENUE "B", BEING FORMERLY KNOWN AS TROPICAL AVENUE AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 65.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 71°18'49" WEST, A DISTANCE OF 42.46 FEET; THENCE NORTH 18°49'01" WEST, A DISTANCE OF 65.00 FEET; THENCE NORTH 71°18'49" EAST, A DISTANCE OF 40.00 FEET;THENCE NORTH 18°49'01" WEST, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE ALONG SAID SOUTH TOP OF BANK THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 49°57'34" EAST, A DISTANCE OF 64.50 FEET; THENCE NORTH 33°59'38" EAST, A DISTANCE OF 70.44 FEET; THENCE NORTH 31°08'29" EAST, A DISTANCE OF 82.06 FEET; THENCE NORTH 0°15'54" EAST, A DISTANCE OF 14.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ADJUSTED 2ND/ STREET (A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY); THENCE SOUTH 32°17'09" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 320.88 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2ND/ STREET AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°44'11" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.92 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 146.50 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK "E"; THENCE SOUTH 18°44'11" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID LOT 2, SAID LINE ALSO BEING THE NORTH LINE OF LOT 3, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID NORTH LOT LINE, A DISTANCE OF 3.50 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH 18°44'11" EAST, ALONG THE WEST LINE OF LOTS 3 AND 4 AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET TO A POINT ON A LINE LYING AND BEING 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET, FORMERLY KNOWN AS PALM TERRACE ON THE AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 50.00-FOOT-WIDE RIGHT-OF-WAY; THENCE SOUTH 71°18'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 9, SAID BLOCK "E"; THENCE SOUTH 18°44'11" EAST, ALONG SAID PROLONGATED LINE AND WEST LINE OF LOT 9 A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING.

1. CONTAINING 1.799 ACRES (78,361.87 SQUARE FEET), MORE OR LESS.

said properties being generally located at or near 322 North 2nd Street in Fort Pierce, Florida shall be and the Future Land Use Designation is hereby changed from City of Fort

Pierce Industrial (I) to City of Fort Pierce Central Business District (CBD), as depicted on Exhibit "A," attached hereto and incorporated herein.

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

SECTION 4. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

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

SECTION 6. 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.20-011 was duly advertised accordance with F.S. 163.3184 by display advertising in the St. Lucie News Tribune on July 19, 2020, 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 August 3, 2020; and was duly introduced, read by title only, and passed on second and final reading August 17, 2020, 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 17th day of August, 2020.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

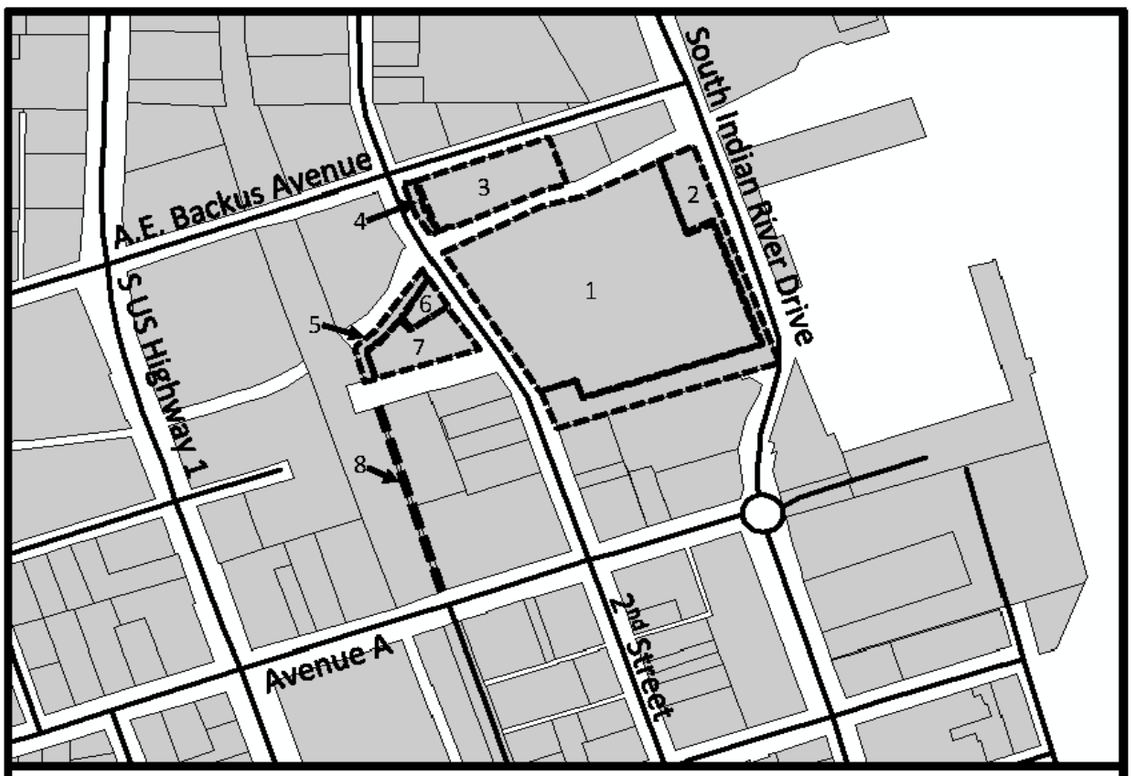
_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A

Proposed Future Land Use

Central Business District, CBD



Parcels IDs **1**: 2410-503-0041-020-4 **2**: 2410-503-0043-000-2 **3**: 2410-503-0012-010-9
4: 2410-503-0013-000-3 **5**: 2410-503-0019-010-8 **6**: 2410-503-0019-000-5
7: 2410-503-0020-000-5 **8**: 2410-503-0036-010-3
Industrial (I) to Central Business District (CBD) 7.38 +/- Acres
Small Scale Future Land Use Map Amendment (Under 10 Acres)

-King's Landing-
Future Land Use Amendment
Zoning Atlas Amendment



322 North 2nd Street

Background

November 14, 2018: the City of Fort Pierce and the Fort Pierce Redevelopment Agency (FPRA) issued a Request for Qualifications (RFQ No. 2019-003) for the redevelopment of several parcels generally known as the former H.D. King Plant site.

December 2, 2019: the City/FPRA and Audubon Development, Inc., (Audubon) entered into a development agreement.

City is responsible for processing a Future Land Use Map Amendment and Rezoning to allow for the mixed-use development.

These City obligations were agreed to as a Condition of Closing on the subject property within 270 days from the effective date of the development agreement.

Conceptual Renderings

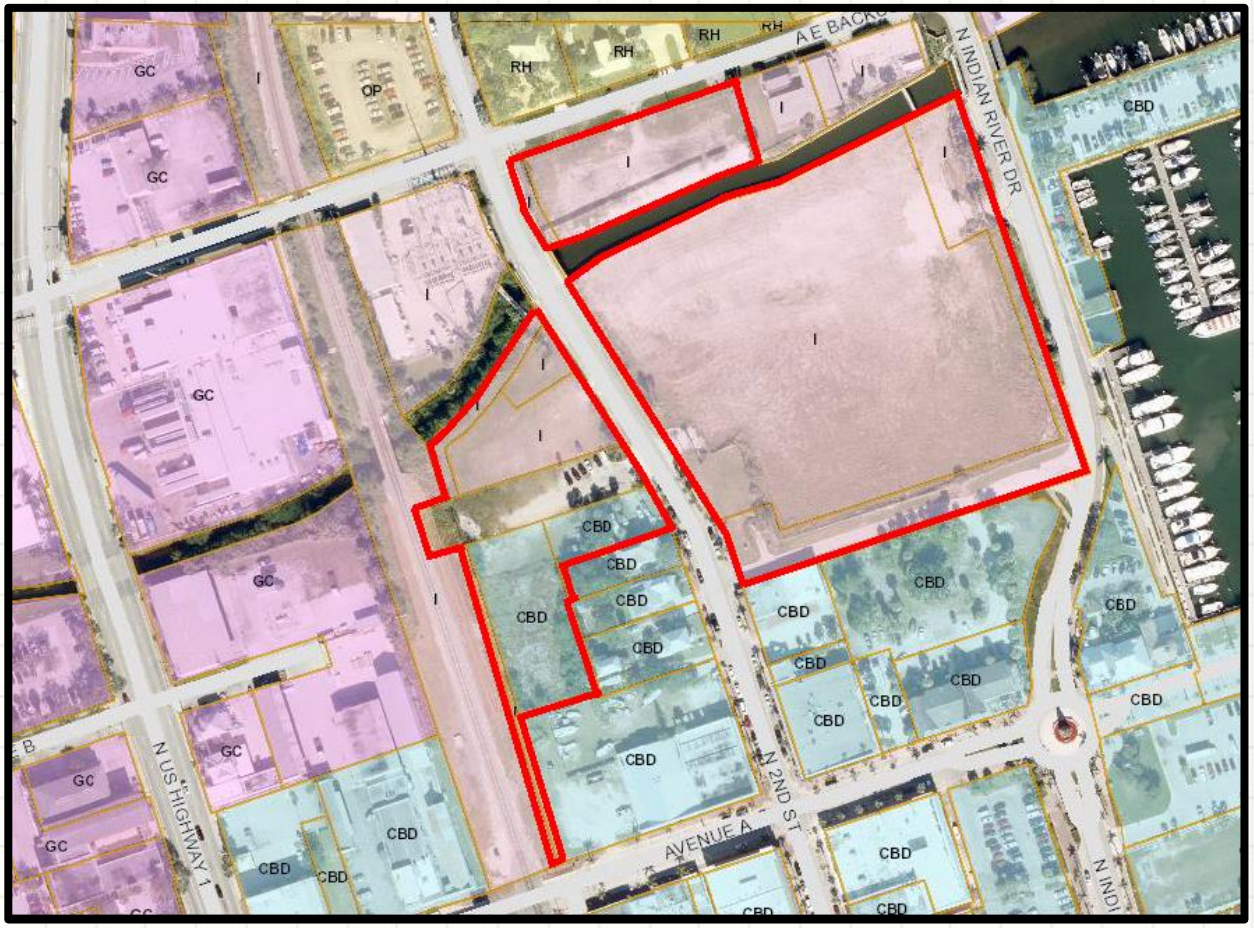








Future Land Use Map Amendment



- Future Land Use Map Amendment from Light Industrial (IL) to Central Business District (CBD).
  - Provides for land uses that are consistent with the downtown.
  - Meets the requirements of the development agreement.

Zoning Atlas Map Amendment



- Rezoning from Light Industrial (I-1) to Planned Development (PD) with an underlying zoning of C-4.
  - Development agreement stipulated specific land uses within a PD master plan.

Requests

Future Land Use Map Amendment from Industrial (I) to Central Business District (CBD)

Zoning Atlas Map Amendment for eight (8) parcels from Light Industrial (I-1) and two (2) parcels from Central Commercial (C-4), to Planned Development (PD), with an underlying zoning of Central Commercial (C-4).

Staff recommends **Approval** of both requests:

- ❑ Consistent with the City Code & the Comprehensive Plan.
- ❑ Does not adversely affect the public health, safety, convenience and general welfare.
- ❑ Is within proximity to key commercial and institutional amenities.
- ❑ Planning Board/Local Planning Agency has recommended approval.

CC Recommendation

Possible actions of the City Commission:

- **APPROVE** of the proposed Future Land Use Amendment & Rezoning with no changes
    - Staff recommends approval of both requests.
    - Planning Board/Local Planning Agency has recommended approval.
- **APPROVE** of the proposed Future Land Use & Rezoning, with changes.
- **DISAPPROVE** of the proposed Future Land Use & Rezoning.

__TWO SEPARATE MOTIONS NEEDED__

-King's Landing-
Future Land Use Amendment
Zoning Atlas Amendment



322 North 2nd Street

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nick Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, LEED Green Associate, Planner
RE:	**Application for Future Land Use Map Amendment** **Application for Zoning Atlas Map Amendment** **Fort Pierce Redevelopment Agency**
BOARD DATE:	August 3, 2020

STAFF REPORT

Property Owner	Fort Pierce Redevelopment Agency 100 North US Highway 1 Fort Pierce, FL 34950
Representative:	W. Lee Dobbins, Esq. Dean, Mead, Minton & Zwemer 1903 S. 25th Street, Suite 200 Fort Pierce, FL 34947
Requested Action:	Approval to change the Future Land Use Map designation for eight (8) parcels from Industrial (I) to Central Business District (CBD) Approval to Rezone eight (8) parcels from Light Industrial (I-1) and two (2) parcels from Central Commercial (C-4) to Planned Development (PD), with an underlying zoning of Central Commercial (C-4).
Site Location:	322 N. 2nd Street
Parcel IDs:	2410-503-0041-020-4 2410-503-0043-000-2 2410-503-0012-010-9 2410-503-0013-000-3 2410-503-0019-010-8 2410-503-0019-000-5 2410-503-0020-000-5 2410-503-0036-010-3 2410-503-0030-000-8 (Rezoning Only) 2410-503-0034-000-6 (Rezoning Only)

Existing Use: Vacant
Parcel Size: 7.38 +/- Acres

Current Future Land Use: Industrial (I)

Current Zoning: Light Industrial (I-1)

Proposed Future Land Use: Central Business District (CBD)

Proposed Zoning: Planned Development (PD) with an underlying zoning of Central Commercial (C-4)

	North	East	South	West
Surrounding FLU:	Residential High (RH) and I-1	CBD	CBD	I and General Commercial (GC)
Surrounding Zoning:	Edgartown Settlement (ES)	Planned Unit Redevelopment (PUR) and C-4	PUR and C-4	General Commercial (C-3), I-1, and C-4

Staff Analysis

Background

On November 14, 2018, the City of Fort Pierce and the Fort Pierce Redevelopment Agency issued a Request for Qualifications (RFQ No. 2019-003) to interested and qualified developers to submit a Statement of Qualifications for the redevelopment of several parcels generally known as the former H.D. King Plant site located in the heart of the City's downtown. Home to the Fort Pierce Utilities Authority's electrical facility since circa 1911, the plant was demolished in 2008 and since that time has undergone years of extensive soil remediation and is ready for redevelopment.

After evaluating the responses submitted in the competitive procurement process in response to RFQ No. 2019-003, the Fort Pierce Redevelopment Agency and Audubon Development, Inc., (Audubon) a Florida corporation entered into a development agreement on December 2, 2019 (see Attachment 1). The proposed development plan is conceptual in nature but included a hotel, condominiums, restaurants, retail, various residential unit types for ownership and rental occupancy. Upon execution, it is the intent of the City to convey the subject property to Audubon to develop in accordance with the terms and conditions set forth in the development agreement. Those conditions include a 120-day due diligence period within which to undertake engineering and other tests, borings, studies, investigations and assessments of and concerning the subject property at Audubon's expense. Additionally, and at no cost or expense to the Audubon Development, the City is responsible for processing a Future Land Use Map Amendment and Rezoning in order to allow for

the proposed mixed-use development. The City is also responding for processing the approval of the abandonment of a portion of the Road right-of-way of Avenue B, which is currently under review by staff and is forthcoming. These City obligations were agreed to as a Condition of Closing on the subject property within 270 days from the effective date of the development agreement. In return, Audubon is required to apply and obtain approval from the City of Fort Pierce for a site plan detailing the specific planned development for the mixed-use project that includes aforementioned uses, as set forth in the development agreement.

Request

The subject Future Land Use Map Amendment from Industrial (I) to Central Business District (CBD) will provide for land uses that are consistent with the vision for the City of Fort Pierce's downtown while also meeting the requirements of the development agreement for the subject property. The CBD Future Land Use Category, as defined in the Future Land Use Element of the City's Comprehensive Plan, calls for mixed use development that is compact and a development pattern that is oriented to the street, defining the streetscape and civic spaces, and designed at a pedestrian scale. The CBD promotes densities and intensities that are conducive to downtown living. As the City's Zoning Map and Land Development Regulations must be consistent with the Future Land Use and accompanying land use category specifications contained in the Future Land Use Element, the subject application also includes a rezoning for eight (8) parcels from Light Industrial (I-1) and two (2) parcels from Central Commercial (C-4) to Planned Development (PD) with an underlying zoning of Central Commercial (C-4).

Concurrent with the subject map amendment, a separate application for a text amendment to the CBD land use category is also being processed that expands upon the residential unit types and commercial uses envisioned for the future of the City's downtown and specific to the subject property.

Future Land Use and Zoning Designation Comparison

The subject property currently has a Future Land Use and Zoning designation that is industrial. This was an appropriate designation when the site was operating as an electrical power plant. Industrial Land Uses are intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses.

As the redevelopment of subject parcels are a vital component to the development pattern envisioned for the downtown, the appropriate land use is CBD with the compatible zoning classification of Central Commercial or C-4. The CBD land use designation regulates the density

and intensity for development, among other things. This land use allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0.

Key characteristics of CBD include:

- Compact and intensive development pattern on a pedestrian scale;
- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development; Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Standards for Review

Pursuant to Chapter 163.3187, F.S., a small-scale development amendment may be adopted under the following conditions:

a) The proposed amendment involves a use of 10 acres or fewer; and
b) The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government's comprehensive plan, but only proposes a land use change to the future land use map for a site-specific small-scale development activity. However, text changes that relate directly to, and are adopted simultaneously with, the small-scale future land use map amendment shall be permissible under this section.

Small scale development amendments adopted pursuant to this section require only one public hearing before the governing board, which shall be the adoption hearing.

Regarding the requested rezoning, pursuant to Article IX, City Code of Ordinances, a proposed change of district or text may be initiated by the city commission, the city planning board or by petition of one or more of the property owners or affected residents within the area proposed to be changed or affected by a change in the district map or text.

The following standards must be satisfied per Section 125-136 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.

(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with and furthers the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is in character and similar with the surrounding area, land uses and zoning designations. Further it is staff's intent to bring forward a proposal to change all properties within the downtown to CBD with an underlying zoning classification to C-4 to provide consistency, compatibility and cohesiveness to the downtown area.

The majority of the subject property is located within the Downtown Business and Entertainment District Overlay that delineates the downtown and defines desirable characteristics of this area that is distinct from the rest of the City. The purpose of this overlay is to:

- Recognize the unique urban character of the downtown; and
- Recognize the unique orientation to the waterfront; and
- Recognize its historic urban design typified by its pedestrian-oriented design and its human-scale development, in order to build on this unique character by encouraging redevelopment in keeping with these recognized values; and to further the downtown's desirability as a place to work, play and live through encouraging a broad variety of urban-scale uses.

Technical Review Committee (TRC)
All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments and there were no comments from the TRC.

Planning Board Recommendation to the Future Land Use and Zoning Atlas Map Amendments
On February 11, 2020, the City of Fort Pierce Planning Board recommended approval of the subject Future Land Use and Zoning Atlas Map amendments.

Public Notification
36 letters were sent out to property owners within 500 feet of the subject property for the Application for Zoning Atlas Map Amendment. An update will be given at the City Commission meeting regarding approvals and disapprovals from property owners.

Staff Recommendation Future Land Use Map Amendment
The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends **APPROVAL**.

Staff Recommendation Zoning Atlas Map Amendment
The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends **APPROVAL**.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4648124 12/03/2019 11:20:20 AM
OR BOOK 4353 PAGE 1200 - 1260 Doc Type: AGR
RECORDING: $520.00

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

AGREEMENT FOR DEVELOPMENT OF KING'S LANDING

THIS AGREEMENT (the "Agreement") is made and entered into as of this 2nd day of December, 2019 (the "Effective Date"), by and between AUDUBON DEVELOPMENT, INC., a Florida corporation ("Audubon"), whose mailing address is P.O. Box 981, Palm Beach, FL 33480, the CITY OF FORT PIERCE, a Florida municipal corporation (hereafter referred to as the "City of Fort Pierce"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950 and the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (the "FPRA") (collectively, the City of Fort Pierce and the FPRA shall be referred to herein as the "City").

W I T N E S S E T H:

WHEREAS, the City of Fort Pierce and the FPRA are the record owners, as their record interests may appear, of fee simple title to the unimproved real property described on **Exhibit "A"**, attached hereto and made a part hereof (the "Real Property"); and

WHEREAS, the City issued a request for proposals ("RFP") requesting that qualified developers submit proposals for the development of the Real Property; and

WHEREAS, after evaluating the responses submitted in the competitive procurement process in response to the City's RFP, the City found that Audubon has submitted the most advantageous proposal; and

WHEREAS, Audubon has proposed the development of a mixed use development on the Real Property referred to as King's Landing, including a hotel, condominiums, restaurants, retail, office, single family residences and apartments, as more generally set forth in the RFP (the "Project"); and

WHEREAS, the City and Audubon both desire to enter into an agreement, allowing Audubon to proceed with obtaining land development approvals more specifically setting forth the master plan and development standards for the Project, providing for the conveyance of the Real Property to Audubon subject to the terms and conditions hereof, and allowing for the construction of the Project on the Real Property in phases, as more specifically set forth herein; and

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and agreements contained herein, and the mutual benefits hereunder, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do covenant and agree as follows:

1. Agreement to Develop. The City agrees to convey the Real Property to Audubon and Audubon agrees to develop the Real Property in accordance with the terms and conditions set forth herein. The term "Property" shall include the Real Property described in **Exhibit "A"**, together with all right, title and interest, if any, of the City in and to (i) any improvements to the Real Property, (ii) any condemnation award relating to the Real Property, and (iii) all easements, rights-of-way and appurtenances benefitting or appurtenant to the Real Property.

2. Due Diligence Period. Audubon, its agents, employees and contractors shall have one-hundred and twenty (120) days from and after the Effective Date (which one-hundred and twenty (120) day period is hereinafter referred to as the "Due Diligence Period") within which to undertake engineering and other tests, borings, studies, investigations and assessments of and concerning the Property, at Audubon's sole cost and expense, as Audubon determines may be necessary or desirable in order to determine and evaluate (i) compliance of the Property with all zoning, environmental and other codes, ordinances, statutes, rules and regulations affecting the same, (ii) soil compaction, drainage and other physical characteristics of the Property, (iii) the feasibility of developing the Property for Audubon's intended use, including preparing draft site plans, drainage plans, utility plans and financial feasibility studies, and (iv) any other matters as shall be deemed by Audubon, in Audubon's sole and absolute discretion, to be necessary for Audubon to determine the feasibility of Audubon proceeding with the development of the Property. The City hereby grants to Audubon, its agents, employees, contractors and engineers, a right of entry upon the Property and any part thereof during the Due Diligence Period for the purposes of assisting such inspections and review, including environmental studies, soil compaction studies, soil borings and other physical inspections, and to show the Property to third parties (including, without limitation, architects, attorneys, insurers, financial institutions and other lenders or investors), and the City hereby agrees to cooperate with Audubon's studies and investigations, as reasonably required. Audubon shall be responsible for prompt payment for such inspections and for repair of damage to and restoration of the Property resulting from such studies and inspections. Audubon shall not subject the Property to any liens in connection with such studies and investigations and Audubon shall immediately discharge any liens which may be recorded against the Property resulting from such studies and investigations. Audubon agrees to indemnify and hold harmless the City from all losses, damages, penalties, attorney's fees and costs arising out of property damage, personal injury or wrongful death caused by Audubon, or Audubon's agents or contractors, in connection with any inspections of the Property. No later than five (5) days after the end of the Due Diligence Period, Audubon may, at Audubon's sole discretion and for any reason, terminate this Agreement by giving written notice thereof to the City, in which event this Agreement shall be terminated, and all rights and liabilities of the parties pursuant to the Agreement shall be terminated. No later than fifteen (15) days after such termination of this Agreement, Audubon shall deliver to the City copies of any reports of studies and investigations procured by Audubon relative to the Property during the Due Diligence Period.

3. Copies of Reports. The City agrees to deliver to Audubon, within five (5) days following the Effective Date of this Agreement, copies of (a) any leases, lease amendments, contracts, licenses, governmental or quasi-governmental permits or permit applications, (b) all reports, studies and investigations (including, without limitation, any environmental, engineering or water quality assessments or reports, title abstracts and policies, permits, surveys and soil tests) and (c) specifically, any information evidencing the removal of the title encumbrance that

provided a right of reverter in favor of the State of Florida, in the possession of the City relating to the Property or any part thereof. The City shall also, upon request by Audubon, provide any information in the possession of the City relating to the remediation of environmental contamination on the Property.

4. Land Development Approvals.

a. City Obligations. The City shall, at no cost or expense to Audubon, be responsible for completing the following tasks:

i. The City shall give its best efforts to support abandoning of the road right-of-way of the section of Avenue B, shown on **Exhibit "B"**, attached hereto and made a part hereof (the "Avenue B Parcel"), it being the intention of the parties hereto that the Avenue B Parcel shall be included in the Property conveyed to Audubon at Closing, for development by Audubon. The City shall be responsible for completing and filing any required applications, paying any filing fees and processing the approval of the foregoing abandonment. The foregoing abandonment of the public right-of-way of the Avenue B Parcel, so that it may be conveyed to Audubon at Closing, shall be a Condition to Closing which, if not completed, may result in the termination of this Agreement as more specifically set forth in Paragraph 4.c below.

ii. The City shall give its best efforts to support amending the Comprehensive Plan of the City of Fort Pierce to change the future land use designation of the Property to Mixed Use Development (MXD). The City shall be responsible for completing and filing any required applications and paying any filing fees associated with processing the approval of the foregoing future land use amendment, both at the City level and at the State level. The foregoing change in the Property's future land use designation to MXD shall be a Condition to Closing which, if not completed, may result in the termination of this Agreement as more specifically set forth in Paragraph 4.c below.

iii. The City shall give its best efforts to support changing the zoning of the Property to Planned Development (PD). (The term "Planned Development" as used in this Agreement shall refer to the Planned Development zoning category as defined in the City of Fort Pierce Zoning Code). The City shall be responsible for completing and filing any required applications and paying any filing fees associated with processing the approval of the foregoing zoning change. The foregoing change of the Property's zoning to Planned Development shall be a Condition to Closing which, if not completed, may result in the termination of this Agreement as more specifically set forth in Paragraph 4.c below.

iv. The Florida Department of Environmental Protection ("FDEP") issued a Conditional Site Rehabilitation Order ("SRCO") dated May 22, 2018 to the City setting forth various conditions relating to the existing environmental contamination on the Property. The SRCO is attached hereto and made a part hereof as **Exhibit "C"**. Paragraph (c) on page 5 of the SRCO states that additional site rehabilitation may be required if the "level of risk is increased" due to "substantial changes in exposure conditions, such as a change in land use from nonresidential to residential use". The City shall provide such information and documents to Audubon relative to the SRCO as Audubon may request in order for Audubon to notify FDEP of the proposed Project. Audubon shall notify FDEP of the proposed Project, and shall obtain

written confirmation from FDEP, in form reasonably satisfactory to Audubon, before the end of the Due Diligence Period, that development of the Project will not require that additional remediation be completed on the Property or that additional restrictions be placed upon the use or development of the Property. The City agrees to cooperate with Audubon's efforts to obtain such written confirmation from FDEP. In the event that FDEP does require additional remediation or additional restrictions not currently set forth in the SRCO, then Audubon and the City shall work in good faith to amend this Agreement to address such remediation and/or conditions. In the event that Audubon and the City do not reach agreement with respect to such amendment to this Agreement, either party shall have the right to terminate this Agreement by giving written notice to the other, in which event all rights and liabilities of the parties pursuant to this Agreement shall be terminated.

b. Audubon Obligations. Audubon shall, at Audubon's sole cost and expense, be responsible for completing the following tasks:

i. Apply to and obtain approval from the City of Fort Pierce of a Planned Development master site plan (the "Site Plan") and development standards for the Property, allowing for a mixed use development, including a hotel, condominiums, restaurants, retail, office and apartments, as more generally set forth in the RFP.

ii. Apply to and obtain approval from the City of Fort Pierce for a subdivision plat (the "Plat") sub-dividing the Property into parcels as may be required in order for Audubon to implement Audubon's development plan for the Project.

iii. Providing the City with financial information responding to the request for additional information set forth in the memo from WTL+a, attached hereto as **Exhibit "D"**.

c. Right to Terminate. If all of the foregoing tasks set forth in Paragraphs 4.a and 4.b above (collectively the "Conditions to Closing") have not been completed within two-hundred and seventy (270) days after the Effective Date, then either party to this Agreement may terminate this Agreement by giving written notice thereof to the other party, in which event this Agreement shall be terminated, and all rights and liabilities of the parties pursuant to the Agreement shall be terminated.

5. Evidence of Title. Within thirty (30) days after the Effective Date, Audubon shall obtain, at Audubon's expense, a Title Insurance Commitment (the "Commitment") for an Owner's Title Insurance Policy (the "Policy") issued by a Florida licensed title insurer (the "Title Company") evidencing that the City of Fort Pierce and/or FPRA are vested with fee simple title to all of the Real Property, free and clear of all liens, encumbrances, exceptions or qualifications whatsoever save and except for: (a) "Permitted Exceptions" as defined hereinbelow; and (b) those exceptions to title which are to be discharged by the City at or before the Closing. The Commitment shall also evidence that upon the execution, delivery and recordation of the Deed to be delivered pursuant to the provisions of this Agreement and the satisfaction of all requirements specified in Schedule B, Section 1 of the Commitment, Audubon shall acquire fee simple title to the Real Property, subject only to the Permitted Exceptions.

Audubon shall have a period of fifteen (15) days after receipt of the Commitment within which to cause the same to be examined and to notify the City in writing of any objections that would render title to the Real Property unmarketable or would prevent development of the Project on the Real Property; provided, however, that in the event of any such notice by Audubon, Audubon shall provide the City with a copy of the Commitment together with Audubon's written objections. The City, upon written notification thereof within such fifteen (15) day period, shall use reasonable diligence to remove, discharge or correct such objections, and shall have a period of sixty (60) days after receipt of notice in which to do so. If the City shall be unable to remove or discharge such objections within the foregoing sixty (60) day period, then Audubon may, within ten (10) days from the expiration of the sixty (60) day period, give notice to terminate this Agreement or agree to accept a conveyance of title at Closing in its then existing condition. If Audubon shall elect to terminate this Agreement, then neither the City nor Audubon shall have any further rights or obligations hereunder. Any items shown in the Commitment which Audubon does not timely object to, or which Audubon agrees to accept, in accordance with this paragraph, shall be deemed to be "Permitted Exceptions." The foregoing notwithstanding, if title defects are in the nature of liens or encumbrances arising by, through or under the City which can be discharged by the payment of money and are liquidated in amount (i.e., not contingent or unliquidated), then Audubon shall have the option to pay and discharge the same at or prior to Closing, in which event, a credit for the cost thereof shall be given to Audubon as part of the adjustments and prorations at the Closing.

Audubon may, prior to the date of Closing, obtain an update of the Commitment, and may reexamine title to the Real Property and deliver to the City written objection to any matter revealed by such title reexamination ("Subsequent Title Defect") other than the Permitted Exceptions. In the event that Audubon gives the City written objection to a Subsequent Title Defect, then the provisions set forth in the foregoing paragraph shall apply from and after the date of Audubon's notice thereof to City.

6. Survey. Within ninety (90) days after the Effective Date, Audubon may, at Audubon's sole cost and expense, have the Property surveyed by a registered Florida surveyor (the "Survey"). Audubon shall have a period of fifteen (15) days after receipt of the Survey within which to cause the same to be examined and to notify the City in writing of any encroachment or any matter which would prevent development of the Project on the Property; provided, however, that in the event of any such notice by Audubon, Audubon shall provide the City with a copy of the Survey together with Audubon's written objections. The Survey objections shall be treated in the same manner as title objections are treated in Paragraph 5 above. Audubon's failure to have the Property timely surveyed in accordance with this paragraph or deliver timely notice of survey objections shall be deemed a waiver of Audubon's rights to object to survey defects as provided in this paragraph.

7. Closing and Conveyance of Property. At Closing (as defined below), the City of Fort Pierce shall first convey its interest in the Property to FPRA, and then FPRA shall convey all of the Property to Audubon. The closing for the conveyance of the Property from FPRA to Audubon (the "Closing") shall be at a date, time and place mutually agreed to by the City and Audubon, but within the municipal limits of the City of Fort Pierce, no earlier than twenty (20) days after the Conditions to Closing, as defined in Paragraph 4 above, have all been satisfied and no later than sixty (60) days after the Conditions to Closing have all been satisfied. At the time

of the Closing hereunder, FPRA shall convey fee simple title to the Property to Audubon by Special Warranty Deed, in the form attached hereto as **Exhibit "E"** (the "Deed"). The consideration for such conveyance of the Property to Audubon is the obligations of Audubon as set forth in this Agreement, and no additional monetary consideration shall be paid from Audubon to the City for the Property. The conveyance of the Property shall be free and clear of all liens, encumbrances, exceptions or qualifications whatsoever, save and except only the following:

a. Ad valorem real property taxes and assessments for the year of closing and subsequent years.

b. Local zoning ordinances and regulations.

c. Permitted Exceptions as defined in Paragraph 5 above.

d. The Reverter as defined in Paragraph 10 below, and as set forth in the Deed.

8. Closing Costs. Audubon shall pay for the cost of: (a) all documentary stamp taxes required to be paid with respect to the Deed and other instruments of conveyance, if any, it being understood that documentary stamp taxes may be due on the market value of the Property as of the date of Closing, (b) the Title Policy, it being understood that the title premium may be based on the market value of the Property as of the date of Closing, (c) all recording fees with respect to those closing documents which are to be recorded (not including, however, the cost of curative title instruments which are to be paid exclusively by the City), (d) any closing costs associated with third party financing, and (e) the Survey. The City shall pay all costs to obtain and record any documents required to cure any title defects or survey defects objected to by Audubon in accordance with Paragraphs 5 and 6 above. Any real property taxes and assessments shall be prorated as of the date of the Closing.

9. Development Timeline. The Project shall be constructed in phases, as such phases are identified in the Phasing Plan attached hereto and made a part hereof as **Exhibit "F"** (the "Phasing Plan"). Audubon shall develop the Phases in accordance with the following (the deadlines set forth in Paragraphs 9.a through 9.e below shall be referred to as the "Development Deadlines"):

a. Phase 1. Audubon shall submit an application for building permit(s) for construction for Phase 1, as defined in the Phasing Plan, no later than one-hundred and twenty (120) days after the date of the Closing. Audubon shall Commence Construction of Phase 1 no later than ninety (90) days after the City issues the building permit(s) for construction of Phase 1. Construction of Phase 1 shall be completed no later than four hundred and twenty (420) days after Commencing Construction of Phase 1. Phase 1 shall include (i) infrastructure improvements serving Phases 1 through 7 of the Project, including street paving, water and sewer facilities and drainage facilities, and (ii) construction of a hotel. Upon completion of the construction of the infrastructure improvements for Phase 1, the streets and all infrastructure improvements within such streets, shall be conveyed to the City, as more specifically set forth in Paragraph 16 below.

b. Phase 2. Audubon shall submit an application for building permit(s) for construction of Phase 2, as defined in the Phasing Plan, no later than one-hundred and twenty (120) days after Commencing Construction of Phase 1. Audubon shall Commence Construction of Phase 2 no later than ninety (90) days after the City issues the building permit(s) for the construction of Phase 2. Construction of Phase 2 shall be completed no later than one (1) year after Commencing Construction of Phase 2.

c. Phase 3. Audubon shall submit an application for building permit(s) for the construction of Phase 3, as defined in the Phasing Plan, no later than one hundred twenty (120) days after Commencing Construction of Phase 2. Audubon shall Commence Construction of Phase 3 no later than ninety (90) days after the City issues the building permit(s) for the construction of Phase 3. Construction of Phase 3 shall be completed no later than one (1) year after Commencing Construction of Phase 3.

d. Phases 4 - 7. Audubon shall submit applications for building permit(s) for the construction of Phases 4, 5, 6, and 7, as defined in the Phasing Plan, no later than three (3) years after Commencing Construction of Phase 1. Audubon shall Commence Construction of Phases 4, 5, 6, and 7, no later than ninety (90) days after the City issues the respective building permit(s) for the construction of Phases 4, 5, 6, and 7. Construction of Phases 4, 5, 6, and 7 shall be completed no later than four (4) years after Commencing Construction of Phase 1.

e. Phase 8. Audubon shall submit an application for building permit(s) for the construction of Phase 8, as defined in the Phasing Plan, no later than five (5) years after Commencing Construction of Phase 1. Audubon shall Commence Construction of Phase 8 no later than ninety (90) days after the City issues the building permit(s) for the construction of Phase 8. Construction of Phase 8 shall be completed no later than six (6) years after Commencing Construction of Phase 1.

f. Commencement of Construction. For the purpose of determining the Development Deadlines set forth in this Paragraph 9, the terms "Commence Construction" or 'Commencing Construction" shall mean beginning substantial physical site work, such as clearing, excavating or grading the Property in preparation for pouring foundations and/or installing utilities, or the installation of best management practices such as silt fences and turbidity barriers.

10. Default.

a. Possibility of Reverter. When the Property is conveyed by the City to Audubon at Closing, the Deed will contain language stating that the City will retain a "possibility of reverter", as more specifically set forth in **Exhibit "E"**, giving the City the right to re-enter and retake the property if Audubon defaults on its obligations set forth in this Agreement (the "Reverter").

b. Release of Reverter from Hotel Parcel. Pursuant to the Site Plan and the Plat, as approved by the City, a separate lot (the "Hotel Parcel") will be created for the development of a hotel within Phase 1 of the Project (the "Hotel"). After the Property is conveyed by the City to Audubon at the Closing, Audubon will sell the Hotel Parcel to a third-

party purchaser (the "Hotel Developer"). Upon the closing of the forgoing sale of the Hotel Parcel to the Hotel Developer, the City will sign an instrument releasing the Hotel Parcel from the encumbrance of the Reverter, which instrument will be recorded in the public record at the time of the closing of the foregoing sale of the Hotel Parcel to the Hotel Developer, so that the Hotel Developer will acquire the Hotel Parcel free and clear of the City's Reverter.

c. Hotel Parcel Escrow. Audubon will deliver to the City One Million Dollars ($1,000,000.00) from the proceeds of the foregoing sale of the Hotel Parcel, which shall be held in escrow by the City and used by Audubon to pay for the cost of constructing infrastructure improvements for the Project on the Property. Such costs of constructing infrastructure improvements shall include Audubon's actual costs to design, construct and/or install utility lines and facilities (including electrical, water, sewer and telecommunications), drainage facilities, roads, sidewalks, street lights and parking, and related excavation, grading and other site work or infrastructure serving all or portions of Phases 1 through 7 of the Project, as set forth in a construction budget to be prepared by Audubon (the "Infrastructure Improvements"). As the Infrastructure Improvements are constructed, Audubon will request monthly draw payments from the City to pay for the cost of constructing the Infrastructure Improvements. With each draw request, Audubon will provide the City with copies of invoices or other documentation reasonably required to substantiate such draw requests. The City shall respond to each such draw request within ten (10) days of receipt, by either approving, denying or requesting additional information with respect to such draw request. Within ten (10) days of approval of the draw request, the City shall deliver such draw payment to Audubon. The parties hereto acknowledge that the foregoing One Million Dollar escrow will not be sufficient to pay the entire cost of the Infrastructure Improvements, and the balance of the cost of such Infrastructure Improvements will be financed with a construction loan obtained by Audubon. The City shall hold the foregoing escrowed funds in a separate interest-bearing account, with all interest to be applied to the foregoing cost of the Infrastructure Improvements. Such funds may not be co-mingled with any other City funds and shall not be diverted, drawn upon or spent by the City for any purpose, other than as set forth in this Agreement. The City shall have sole control over such funds, subject to the requirements of this Agreement. Audubon shall provide the City with an IRS form W-9 at the time of delivery of the escrowed funds to the City.

d. Construction Loan. Audubon will obtain a construction loan (the "Construction Loan") for the construction of (a) Infrastructure Improvements for the Project and (b) the construction of Phases 1 through 7 of the Project (excluding the Hotel). The foregoing Construction Loan will be structured as a single construction loan, with multiple advances for the construction of the Infrastructure Improvements and Phases 1 through 7 of the Project, but the lender will secure this loan with a single mortgage on the entire Property, excluding the Hotel Parcel and Phase 8.

e. Release of Reverter from Future Phases. Upon the closing of the foregoing Construction Loan, the City will (a) review the loan documents to confirm to the City's reasonable satisfaction that the loan is for the construction of the Infrastructure Improvements for the Project and for construction of Phases 1 through 7 of the Project (excluding the Hotel), in accordance with the approved Site Plan for the Project, (b) confirm issuance of the performance bonds for the Infrastructure Improvements and the first vertical Phase of construction (other than the Hotel), as described in Paragraph 10.f below, and (c) sign an instrument releasing all of the

Property from the encumbrance of the Reverter, which instrument will be recorded in the public record at the time of the closing of the Construction Loan, so that none of the Property is encumbered by the Reverter, and the construction lender will acquire a construction mortgage securing the Construction Loan free and clear of the City's Reverter.

f. Performance Bond. Audubon shall obtain a performance bond for the construction of the Infrastructure Improvements that equals or exceeds the estimated cost of such construction (currently estimated to be $2.5 million). Audubon shall also obtain a performance bond for the construction of the first Phase of vertical construction (other than the Hotel) that equals or exceeds the estimated cost of such construction (currently estimated to be $5 million). The City shall be named as an additional obligee on both bonds. As a condition of obtaining a building permit for each of the future Phases of the Project (Phases 2 through 8), Audubon shall obtain a performance bond for each such future Phase, in the amount of the estimated cost of the construction of such Phase, and naming the City as an additional obligee. Each bond shall be in substantially the form attached hereto as **Exhibit "G"**, unless Audubon and the City Attorney mutually agree to a different form. Each bond shall be released at the time that a certificate of occupancy or certificate of completion is issued for the bonded construction project.

g. Default by Audubon. In the event of a default or breach of this Agreement by Audubon the City may proceed at law or in equity to enforce its rights under this Agreement against Audubon, including but not limited to the right of specific performance. In addition, the City may exercise its rights pursuant to the Reverter, as defined above, or its rights pursuant to the performance bonds described in Paragraph 10.f above. In addition to the foregoing, in the event that the Infrastructure Improvements are not completed within four hundred and twenty (420) days after Commencing Construction of Phase 1, then any remaining funds held in escrow pursuant to Paragraph 10(c) ("Hotel Parcel Escrow") shall be forfeited by Audubon to the City as liquidated damages.

h. Default by City. In the event of a default or breach of this Agreement by the City, Audubon may proceed at law or in equity to enforce its rights under this Agreement against the City, including, but not limited to, the right of specific performance.

i. Right to Cure. The foregoing provisions of this Paragraph 10 notwithstanding, neither the City nor Audubon shall be deemed to be in default and/or breach under this Agreement, unless (i) the party alleging such default and/or breach shall have provided written notice of the alleged default and/or breach to the other party, (ii) the alleged defaulting and/or breaching party shall have failed within a period of thirty (30) days after receipt of such notice to cure said default and/or breach and (c) the alleging party is in compliance with the provisions of this Agreement.

11. Successors and Assigns. The terms herein contained shall bind and inure to the benefit of the City and its successors and assigns, and Audubon and its successors and assigns. No assignment of this Agreement by Audubon shall be effective unless and until such assignment shall be approved by the City in writing. The foregoing notwithstanding, Audubon may collaterally assign its rights under this Agreement to any lender providing financing for the development of the Project, and the City shall execute any acknowledgement of such collateral assignment as may be reasonably required by such lender, in a form reasonably acceptable to the

City Attorney.

12. Approval of Third Party Developers. Audubon intends to obtain approval from the City of a subdivision plat, subdividing the Property into several parcels, consistent with the approved Site Plan. Audubon may sell or ground lease some or all of the subdivided parcels to third party developers, or may enter into joint venture agreements with such third party developers, allowing such third party developers to develop such parcels; provided, however, that Audubon shall ensure that any such agreements for the sale, ground lease, or joint ventures with third party developers shall be in writing and be subject to applicable terms and conditions of this Agreement and the conditions of approval and development standards approved by the City pursuant to the Planned Development approval for the Project. If Audubon wishes to enter into an agreement for a sale, ground lease, or joint venture with third party developers, Audubon shall give the City written notice of any such sale, ground lease or joint venture agreement, and shall deliver a copy of such agreement or lease to the City, so that the City may review such agreement and confirm that it is consistent with the development of the Project in accordance with this Agreement and the Site Plan. The City shall have fifteen (15) days from receipt of the foregoing written notice to deliver to Audubon written approval or denial of Audubon's request, and such approval shall not be unreasonably withheld. If the City does not deliver written denial to Audubon within such fifteen (15) day period, the City shall be deemed to have approved such request. Any sale, ground lease or joint venture, to or with an unrelated third party, with respect to a portion of the Property pursuant to this paragraph shall not relieve Audubon of its obligations under this Agreement, and such unrelated third party shall be required to develop same in accordance with the Site Plan and this Agreement. Furthermore, with respect to any sale, ground lease or joint venture, to or with an unrelated third party, with respect to a portion of the Property (excluding the Hotel Parcel) pursuant to this paragraph, the bonding requirements set forth in Paragraph 10.f above shall be required to be satisfied, by the posting of a performance bond by either Audubon or the third-party purchaser, ground lessee or joint venturer. In accordance with Paragraph 10.f, no performance bond shall be required with respect to the construction on the Hotel Parcel.

13. Tax Increment Financing. The FPRA collects certain tax increment revenue ("TIR") from the ad valorem real property taxes paid with respect to property located within the City of Fort Pierce Community Redevelopment Area. Audubon, or the then-owner or owners of the Property as the case may be, shall pay all ad valorem real property taxes, non-ad valorem real property taxes, special assessments and any other taxes on the Property as they become due and within the year in which they are first due. After confirming that such taxes have been paid with respect a parcel of the Property, FPRA shall rebate to the then-owner of the respective parcel of the Property, fifty percent (50%) of all TIR received by FPRA with respect to such parcel of the Property, during each of the first five (5) calendar years (January 1 through December 31) beginning one (1) year after the construction of Phase 1 of the Project has been completed and such Phase 1 improvements have been added to the County tax rolls. (For example, if construction of Phase 1 is completed in 2020 and the value of the Phase 1 improvements has been added to the tax assessed value of the Property for the 2021 calendar year, then the rebate shall apply to years 2022 through 2026). Such rebate payments shall be delivered to each property owner no later than thirty (30) days after FPRA receives from the County Tax Collector the applicable tax increment revenue for such property owner's parcel of the Property. Such rebate payments shall not exceed two hundred thousand dollars ($200,000.00) per year for the

entire Property, and shall not exceed one million dollars ($1,000,000.00) cumulatively for all five (5) years for the entire Property. If calculation of the rebates in any given year would result in a total rebate for the entire Property in excess of either of the forgoing limitations, then any required reduction in the rebates shall be applied in an equal percentage to all affected parcels of the Property. (For example, if the rebates for the entire Property would exceed $200,000 in a given year, because one parcel would otherwise be entitled to a $100,000 rebate and another parcel would otherwise be entitled to a $200,000 rebate, then the rebates for both parcels shall be reduced by 33.33%, resulting in a rebate of $66,666.67 for one parcel and $133,333.33 for the other parcel). The rights and obligations set forth in this Paragraph 13 shall run with the Property and shall benefit and be enforceable by any successor-in-title to Audubon holding title to any portion of the Property.

14. Off Site Drainage. The SRCO (defined in Paragraph 4.a.iv above) and the Declaration of Restrictive Covenants recorded in Official Records Book 4111, Page 1502 of the Public Records of St. Lucie County, impose certain conditions and restrictions on the use and development of the Property. Such conditions and restrictions provide that construction of drainage swales or stormwater retention may only occur in the limited space outside of the groundwater restriction area identified therein. Therefore, the City will support Audubon's construction of off-site drainage and stormwater improvements on City land other than the Property, or within City rights of way, if Audubon determines that such off-site drainage and/or stormwater facilities would be beneficial to the Project, so that stormwater retention requirements for the Project may be met using such off site properties; provided, however, that the City retains sole and absolute discretion to designate such City land or City rights of way as well as the scheduling of Audubon's construction. This paragraph shall not require the City to purchase any land, and any such off site drainage or stormwater improvements shall be constructed at Audubon's sole cost and expense.

15. Moore's Creek/Street Trees. The City will support Audubon's efforts, at Audubon's sole cost and expense, to (a) construct a dock within Moore's Creek and/or a pedestrian bridge over Moore's Creek, and (b) install street trees along City streets adjacent to the Project, as Project amenities. The location of the dock, pedestrian bridge and/or street trees will be subject to review and approval by the City pursuant the process for approving the Planned Development master plan for the Project. Upon completion of construction, the dock within Moore's Creek and/or the pedestrian bridge over Moore's Creek shall become and remain property of the City in perpetuity and the City shall maintain such dock and/or pedestrian bridge. Audubon is expressly prohibited from installing any fencing or gates on such dock and/or pedestrian bridge which vary from such fencing/gates approved by the City, and Audubon is expressly prohibited from imposing any charges, costs, expenses, or similar fees to any member of the public to access or use such dock within Moore's Creek and/or the pedestrian bridge. Upon installation of the street trees, the trees shall become and remain property of the City in perpetuity and the City shall maintain such street trees.

16. Streets and Drainage. Upon completion of construction of the streets within the Property, Audubon shall convey the streets to the City. Such streets shall be public rights-of-way and all improvements within such rights-of-way, including without limitation, streets, sidewalks, street lights, etc., shall become and remain property of the City in perpetuity and the City shall maintain such streets and improvements, subject to any easements for utilities, drainage or

landscaping. Audubon may, at Audubon's option, reserve easements over such road rights-of-way for utilities, drainage facilities and/or landscaping serving or benefitting the Project. The foregoing conveyance of the improved streets to the City shall be subject to any applicable provisions of the City code governing the construction, inspection and conveyance of road improvements to the City. Audubon shall have the right to name the streets within the Property, subject to approval by the City.

17. Force Majure. Neither Audubon nor the City shall be considered in breach of this Agreement to the extent that performance of their respective obligations is prevented by a Force Majeure Event (defined below) that arises after the Effective Date. Deadlines set forth in this Agreement, including the Development Deadlines set forth in Paragraph 9 above, shall be extended by a period of time equal to the period of interruption caused by the Force Majeure Event as provided herein. As used herein, a "Force Majeure Event" shall mean a governmental moratorium, unavailability of utilities (e.g. power or water), fire (including wildfires), explosion or similar casualty, sabotage, theft, vandalism, riot or civil commotion, hurricane, tropical storm, tornado or flooding through no fault of the affected party. Any extension of any date or deadline set forth in this Agreement due to a Force Majeure Event shall be only for the delay in performance that is an actual and direct result of such Force Majeure Event. The party prevented from carrying out its obligations hereunder shall give notice to the other party of a Force Majeure Event as soon as practicable but in no event shall such notice exceed fifteen (15) business days after the Force Majeure Event for which such claim is being made (absent a catastrophic Force Majeure Event affecting both parties to this Agreement).

18. Covenants Running With the Land. The rights, agreements, duties and obligations set forth in this Agreement shall run with the Property and shall be binding upon and benefit the parties hereto as herein specified and their successors, assigns, legal representatives and successors-in-title. Any transferee of any portion of the Property shall automatically be deemed, by acceptance of the title to said property, to have assumed all obligations of this Agreement relating thereto to the extent of its interest in said property. The foregoing notwithstanding, no property owner shall have any liability for any breach of this Agreement by another property owner. A breach of this Agreement by one property owner shall not prevent another property owner from developing its property in compliance with this Agreement and the approved Site Plan. For example, if a property owner completes its construction in compliance with all time periods for the applicable phase of development as set forth in Paragraph 9 above, such property owner shall not be deemed in breach of this Agreement due to the failure of another property owner within the same phase to complete its construction within the applicable time periods for that phase. Furthermore, any successor-in-title shall only have the rights under this Agreement that specifically relate to such property owner's property, unless Audubon specifically assigns additional rights to such property owner.

19. Captions and Paragraph Headings. Captions and paragraph headings contained in this Agreement are for convenience of reference only and in no way define, describe, extend or limit the scope or content of this Agreement nor the intent of any provision hereof.

20. Notices. All notices to be given with respect to this Agreement shall be in writing. Each notice shall be sent by hand delivery, United States certified mail, postage prepaid, return receipt requested or by overnight courier service (e.g FedEx, UPS) to the party to be notified at

the addresses set forth hereinbelow or at such other addresses as the parties shall designate to each other in the manner prescribed for notice herein:

To Audubon:

Audubon Development, Inc.
P.O. Box 981
Palm Beach, FL 33480
Attn: Dale Matteson

With a copy to:

Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Ft. Pierce, FL 34947
Attention: W. Lee Dobbins, Esq.

To City of Fort Pierce:

City of Fort Pierce
City Hall
100 North U.S. 1
Fort Pierce, FL 34950
Attn: City Manager

With a copy to:

City of Fort Pierce
City Hall
100 North U.S. 1
Fort Pierce, FL 34950
Attn: City Attorney

Any notice shall be deemed received on the date of actual receipt or refusal. Changes of address shall be effective when provided in writing to the other party in the manner described herein.

21. Governing Law and Binding Effect. The interpretation and enforcement of this Agreement shall be governed by and construed in accordance with the laws of the State of Florida and shall bind, and the benefits and advantages shall inure to and be enforceable by, Audubon and the City as well as their respective successors and assigns. Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. EACH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL ACTION, PROCEEDING, CAUSE OF ACTION OR COUNTERCLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT,

INCLUDING ANY EXHIBITS ATTACHED TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

22. Survival of Obligations. This Agreement shall survive said Closing and shall not merge with the delivery of the Deed and other closing documents.

23. Integrated Agreement, Waiver and Modifications. This Agreement represents the complete and entire understanding and agreement between and among the parties hereto with regard to all matters involved in this Agreement and supersedes any and all prior or contemporaneous agreements, representations, covenants, or memoranda, whether written or oral, made by any party hereto. This Agreement may not be modified or amended, nor may any provision contained herein be waived, except in writing signed by all parties hereto.

24. Interpretation. The parties hereto acknowledge and agree that this Agreement has been negotiated at arm's length and between parties equally sophisticated and knowledgeable in the matters dealt with in this Agreement, and that each party has been advised by counsel of its choosing with respect hereto. Accordingly, any rule of law or legal decision that would require interpretation of any ambiguities in this Agreement against the party that has drafted it is not applicable and is hereby waived. The terms of this Agreement shall be interpreted in a reasonable manner in order to effect the intent of the parties as set forth herein.

25. Computation of Time. Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays specified in 5 U.S.C. 6103(a). Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. (where the Property is located) of the next business day. Time shall be of the essence as to all dates and times of performance under this Agreement.

26. Counterparts. This Agreement may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax or electronic transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

IN WITNESS WHEREOF, the parties have caused these presents to be executed as of the day and year first above written.

[SIGNATURES ON FOLLOWING PAGES]

WITNESSES:

"Audubon"

AUDUBON DEVELOPMENT, INC., a Florida corporation

Print Name: SUSAN ISREAL

By: _____

Print Name: Dale Matteson

Title: PRESIDENT / CEO

Print Name: PATTY BOOKMAN

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 14 day of Nov, 2019, by Dale Matteson as CEO of AUDUBON DEVELOPMENT, INC., a Florida corporation. Said person did not take an oath and (check one) ☐ is personally known to me, ☑ produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

PATTY A BOOKMAN
Notary Public - State of Florida
Commission # GG 095032
My Comm. Expires Apr 23, 2021
Bonded through National Notary Assn.

Notary Public, State of Florida
Print Name: Patty A. Bookman
Commission #: GG 085032
My Commission Expires: 4/23/21

[SIGNATURES CONTINUE ON FOLLOWING PAGES]

WITNESSES:

Linda W. Cox
Print Name: LINDA W. Cox

Mimi Garcia
Print Name: Miriam Garcia

"City of Fort Pierce":

CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation

By: Linda Hudson
Linda Hudson, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

By: _____
Peter Sweeney, City Attorney

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 2nd day of December, 2019, by LINDA HUDSON, as MAYOR, of CITY OF FORT PIERCE, a Florida municipal corporation. Said person did not take an oath and (check one) ☒ is personally known to me, ☐ produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

Linda W. Cox
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG121327
Expires 9/9/2021

Linda W. Cox
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

WITNESSES:

"FPRA"

FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163

Linda W. Cox
Print Name: Linda W. Cox

Miriam Garcia
Print Name: Miriam Garcia

By: Linda Hudson
Print Name: Linda Hudson
Title: Chairwoman

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 2nd day of December, 2019, by Linda Hudson as Chairwoman of FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did not take an oath and (check one) ☐ is personally known to me, ☐ produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

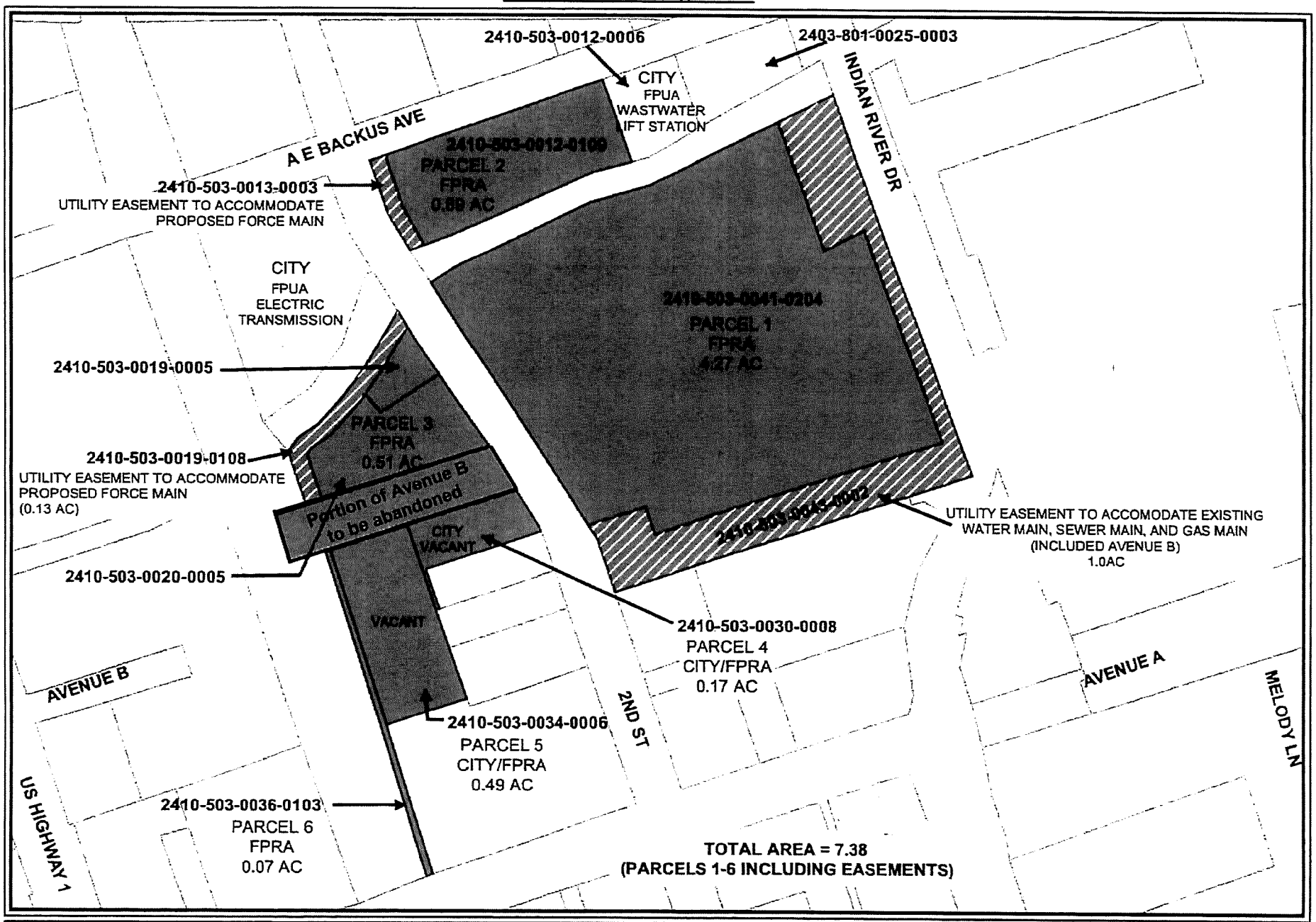
Linda W. Cox
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

Linda W. Cox
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG121327
Expires 9/9/2021

Linda W. Cox
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG121327
Expires 9/9/2021

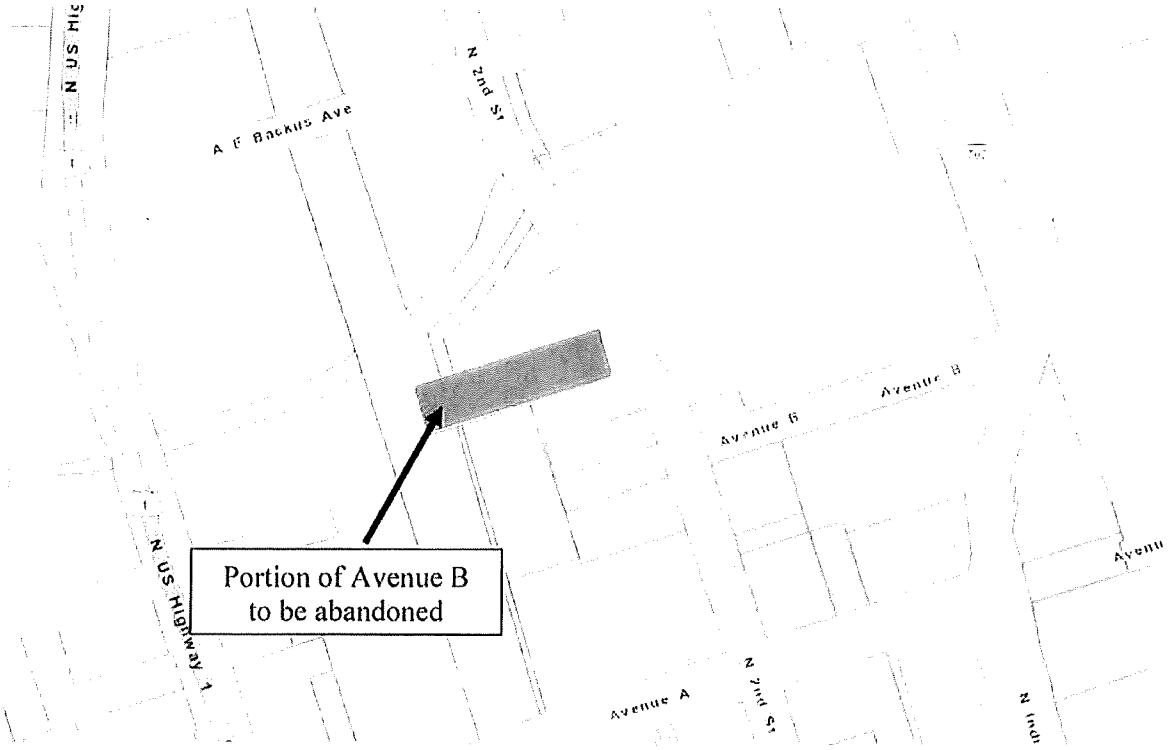
EXHIBIT "A"
The "Property"
Parcels to be Conveyed by the City to Audubon

Parcel 1	2410-503-0041-0204
Parcel 1	2410-503-0043-0002
Parcel 2	2410-503-0012-0109
Parcel 2	2410-503-0013-0003
Parcel 3	2410-503-0020-0005
Parcel 3	2410-503-0019-0005
Parcel 3	2410-503-0019-0108
Parcel 4	2410-503-0030-0008
Parcel 5	2410-503-0034-0006
Parcel 6	2410-503-0036-0103
Abandoned Portion of Avenue B	



FORT PIERCE Florida ENGINEERING DEPARTMENT	DATE: OCT 11, 18 SCALE: 1" = 150'	**PROPOSED DEVELOPMENT AREA SITE 1** APPROXIMATELY 7.38 ACRES	KING PLANT REDEVELOPMENT

EXHIBIT "B"


A F Backus Ave
N 2nd St
N US Highway 1
Avenue B
Avenue A
N 2nd St
Portion of Avenue B
to be abandoned

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Comprehensive Plan Map Amendment - 322 North 2nd Street

NOTICES PROVIDED PURSUANT TO: Florida State Statutes 163.3187(3) & 166.041(3)(a)

NOTICE BY NEWSPAPER: 7-19-2020

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 7/23/2020

City Commission Regular Meeting - 6:30 pm **12. j.**

Meeting Date: 08/17/2020

Re: City Initiated Abandonment - Parcel IDs 2410-503-0041-020-4 and 2410-503-0012-010-9

SUBJECT:

Legislative Hearing - Ordinance 20-017 abandoning all City right-of-way passing through or lying within two parcels of land bound By A.E. Backus Avenue to the north, North Indian River Drive to the east, Avenue B to the south, and North 2nd Street to the west. SECOND READING

SUMMARY:

- This abandonment concerns vacating and abandoning all unopened right-of-way passing through or lying within two parcels identified as Parcel No. 2410-503-0041-020-4 and Parcel No. 2410-503-0012-010-9 within the City of Fort Pierce, Florida as recorded in Plat Book 1, Page 189, of the public records of St. Lucie County, Florida.
- This abandonment does however not include the portion of Avenue B that is contained within Parcel ID 2410-503-0043-000-2 and is approximately 50 feet in width lying between North 2nd Street and North Indian River Drive. This portion of Avenue B will remain for public use.

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

John Andrews, P.E., City Engineer

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Draft Ordinance 20-017
Staff Presentation
Staff Report
Supporting Document

Proof of Publication

Form Review

Form Started By: Linda Cox Started On: 08/04/2020 11:36 AM

Final Approval Date: 08/04/2020

DRAFT ORDINANCE NO. 20-017

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ABANDONING ALL CITY RIGHT-OF-WAY PASSING THROUGH OR LYING WITHIN TWO PARCELS OF LAND BOUND BY A.E. BACKUS AVENUE TO THE NORTH, NORTH INDIAN RIVER DRIVE TO THE EAST, AVENUE B TO THE SOUTH, AND NORTH 2ND STREET TO THE WEST,** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce, pursuant to the Charter and City Code of the City of Fort Pierce, has been requested to vacate and abandon all unopened right-of-way passing through or lying within two parcels identified as Parcel No. 2410-503-0041-020-4 and Parcel No. 2410-503-0012-010-9 within the City of Fort Pierce, Florida as recorded in Plat Book 1, Page 189, public records of St. Lucie County, Florida; and

WHEREAS, unopened right-of-way identified as Pine Street and River Street as shown by Map of Fort Pierce, Brevard County, Florida, recorded in the year of 1888 and shown in the Public Records of St. Lucie County, Florida in Plat Book 1, Page 189, shall be vacated and abandoned. In addition, any other unidentified and unopened right-of-way located within the limits of the two parcels identified above shall be concurrently vacated and abandoned with said right-of-way abandonments.

WHEREAS, the portion of Avenue B that is contained within Parcel No. 2410-503-0043-000-2, and is approximately 50 feet in width lying between North 2nd Street and North Indian River Drive shall not be subject to abandonment with this Ordinance and will remain for public use; and

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

WHEREAS, any existing utility easements shall remain in effect on the property unless the City of Fort Pierce or Fort Pierce Utilities Authority agree that such easements are no longer necessary; 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 the right-of-way described above and shown graphically by Exhibit "A" attached hereto, or any unidentified unopened right-of-way, be and hereby vacated and abandoned.

SECTION 2. Reserving all existing recorded utility easements for the use and benefit of the Fort Pierce Utilities Authority for the installation, maintenance, operation, repair, and replacement of utilities (including, but not limited to, electric, sewer, water, wastewater, or gas), said easements in, under, upon, along, over, and across the above referenced parcels.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining

sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 5. This Ordinance shall be and become effective upon all conditions precedent heretofore described being met and fulfilled.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 20-017 was duly advertised by title only in the St. Lucie News Tribune on July 19, 2020; 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 August 3, 2020; and was duly introduced, read by title only, and passed on second and final reading August 17, 2020 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 17th day of August, 2020.

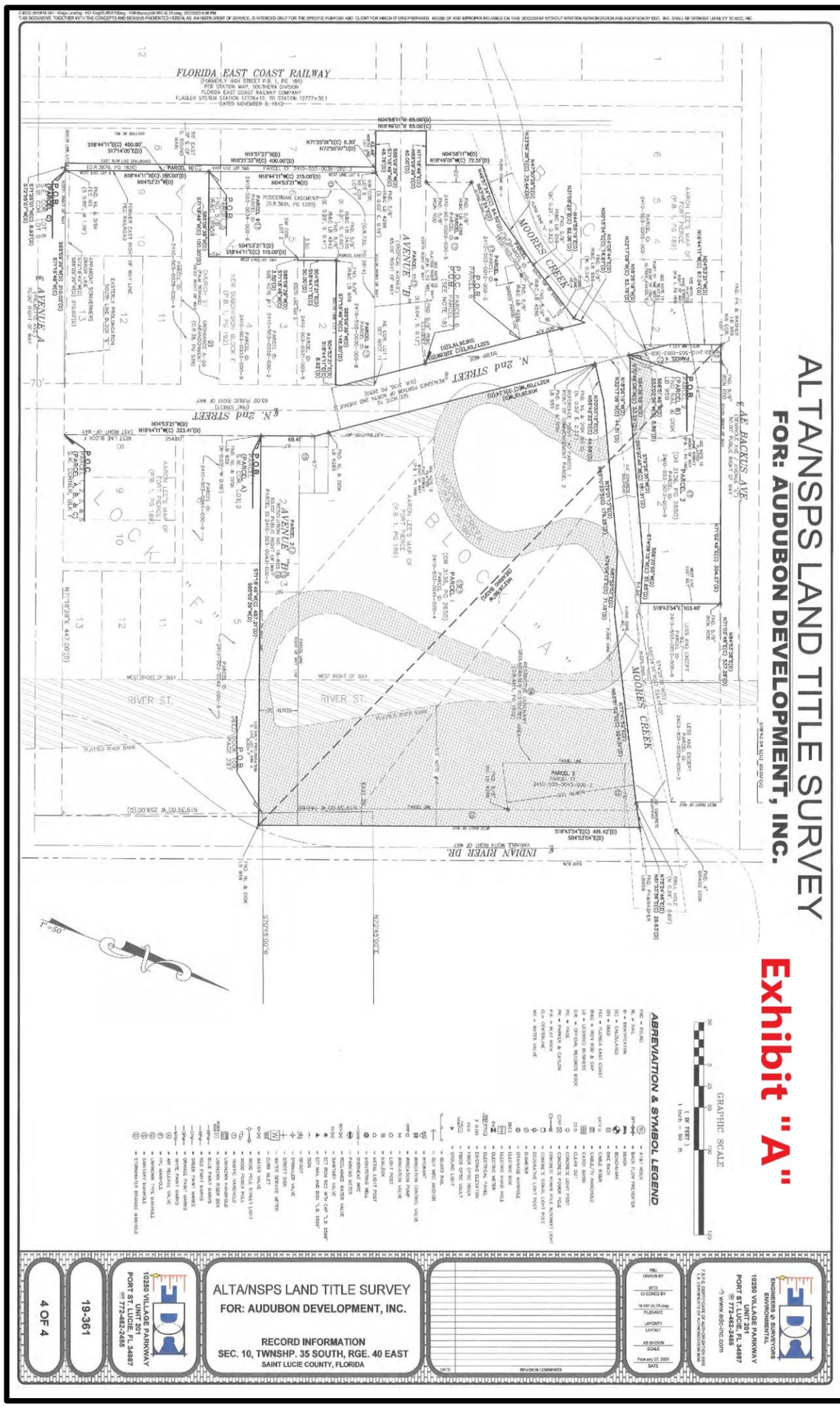
_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST:

(CITY SEAL)

_____
Linda W. Cox
CITY CLERK

EXHIBIT A
Survey of Property and Proposed Abandonments

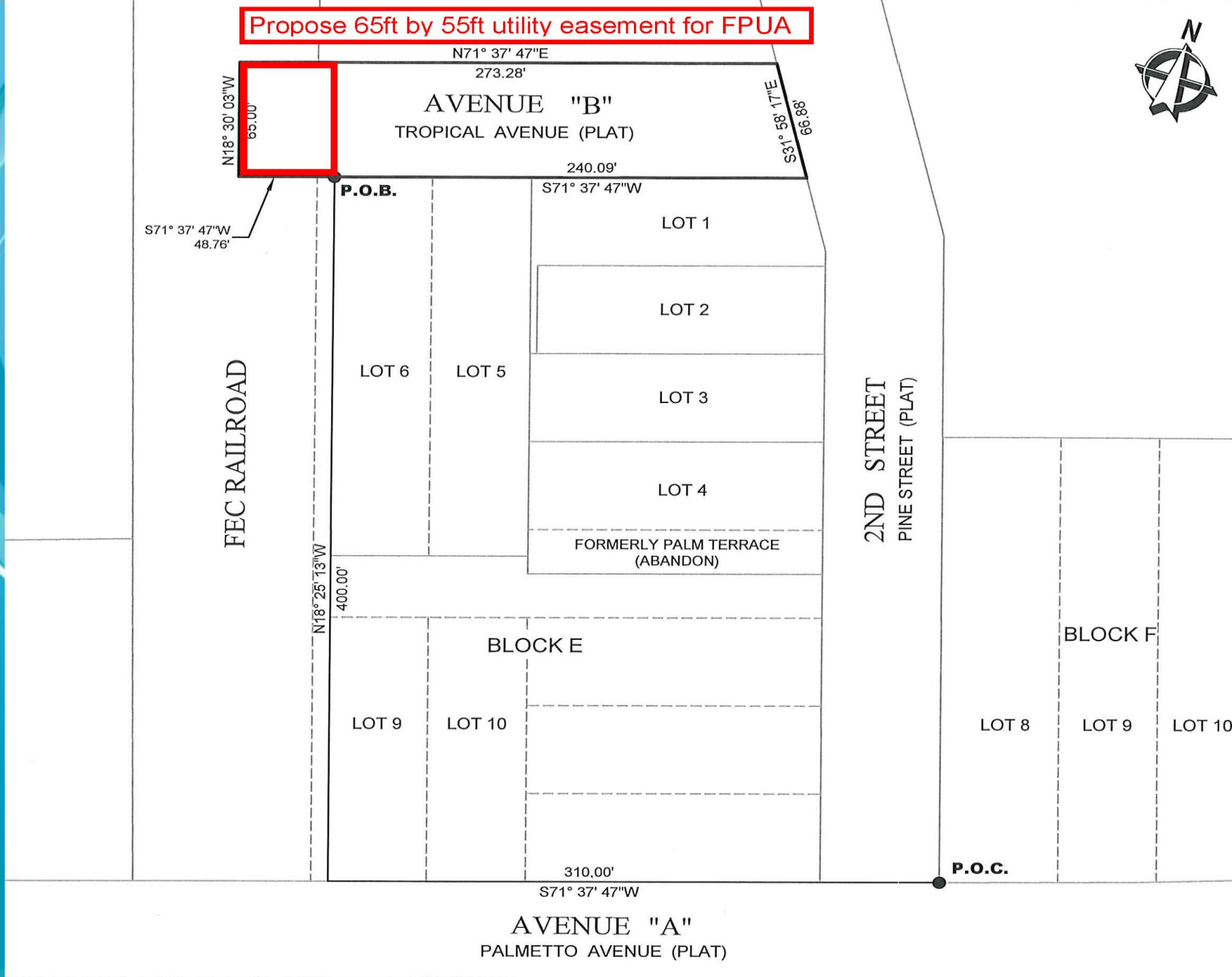


City Initiated Abandonments

Avenue B and
Parcel IDs: 2410-503-0041-020-4
2410-503-0043-000-2

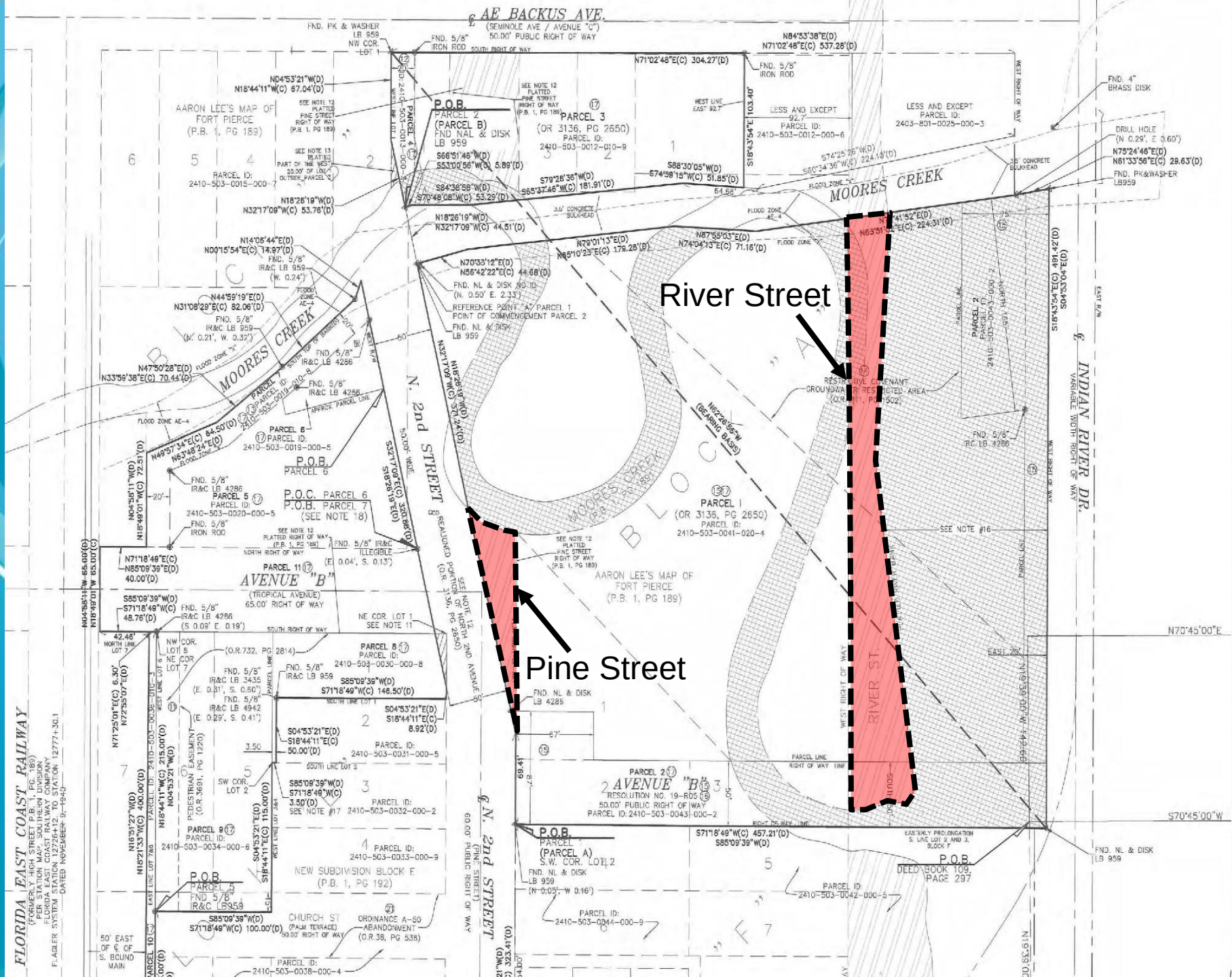
Avenue B


A E BACKUS AVE
N INDIAN RIVER DR
N US HIGHWAY 1
AVENUE A
N 2ND ST
AVENUE A


Propose 65ft by 55ft utility easement for FPUA
N71° 37' 47"E
273.28'
AVENUE "B"
TROPICAL AVENUE (PLAT)
N18° 30' 03"W
65.00'
S31° 58' 17"E
66.88'
240.09'
P.O.B.
S71° 37' 47"W
S71° 37' 47"W
48.76'
LOT 1
LOT 2
LOT 3
LOT 4
FORMERLY PALM TERRACE
(ABANDON)
LOT 6
LOT 5
FEC RAILROAD
2ND STREET
PINE STREET (PLAT)
N18° 25' 13"W
400.00'
BLOCK E
BLOCK F
LOT 9
LOT 10
LOT 8
LOT 9
LOT 10
310.00'
S71° 37' 47"W
P.O.C.
AVENUE "A"
PALMETTO AVENUE (PLAT)
N

Parcel IDs
2410-503-0041-020-4 & 2410-503-0043-000-2




River Street
Pine Street

Staff Recommendation…

Staff is recommending approval of Ordinance 20-017

Staff is recommending approval of Ordinance 20-018 with one condition

1. **The recording of a 65 foot by 55 foot utility easement with the St. Lucie County Clerk of Courts thirty (30) days after the adoption of the abandonment by the City Commission of the City of Fort Pierce, Florida.**

CC Recommendations

Possible actions of the City Commission:

- **APPROVE** of the proposed Abandonments
    - Staff recommends approval both Ordinance 20-017 and 20-018
- **DISAPPROVE** of the proposed Abandonments.

City Initiated Abandonments

Avenue B and
Parcel IDs: 2410-503-0041-020-4
2410-503-0043-000-2

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Brandon C. Creagan, LEED Green Associate Planner, Planner

RE: **Proposed Abandonments for Kings Landing**

BOARD DATE: August 3, 2020

STAFF REPORT

The City is proposing two separate Abandonment requests that have been prepared by the City of Fort Pierce Engineering Department to assist in the development of the Kings Landing property. The first abandonment concerns a portion of Avenue B that is bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west. The Avenue B right-of-way is approximately 65.00 feet wide. Along with this abandonment the Fort Pierce Utilities Authority is requesting the recording of a 65 foot by 55 foot utility easement that will be located on the western end of the property.

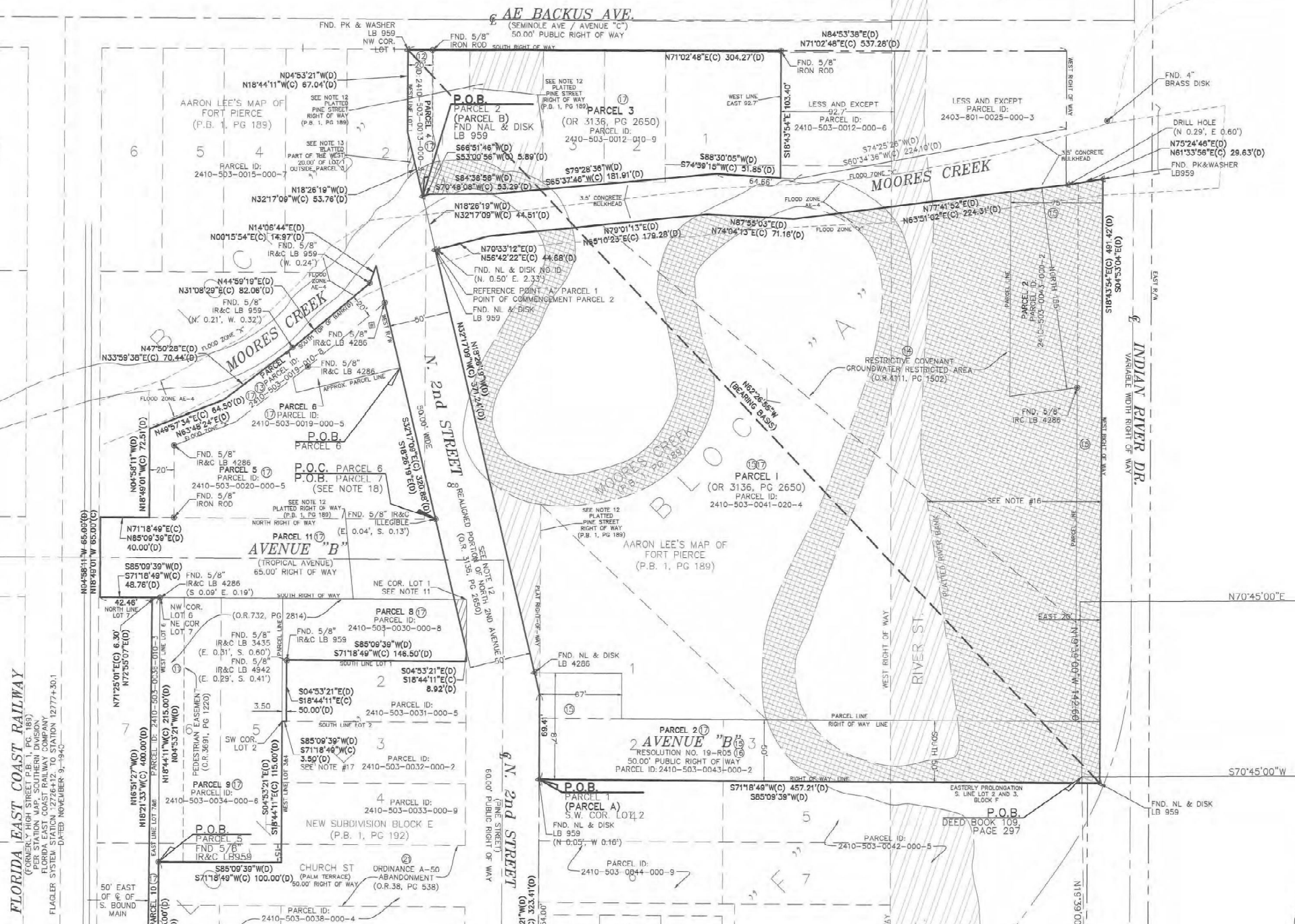
The second abandonment concerns vacating and abandoning all unopened right-of-way passing through or lying within two parcels identified as Parcel No. 2410-503-0041-020-4 and Parcel No. 2410-503-0012-010-9 within the City of Fort Pierce, Florida as recorded in Plat Book 1, Page 189, of the public records of St. Lucie County, Florida. This abandonment does however not include the portion of Avenue B that is contained within Parcel ID 2410-503-0043-000-2 and is approximately 50 feet in width lying between North 2nd Street and North Indian River Drive. This portion of Avenue B will remain for public use.

The King's Landing proposed conceptual development plan was approved pursuant to a development agreement between the City of Fort Pierce/FPRA and the developer, Audubon Development, Inc., associated with a response to an RFQ (RFQ No. 2019-003) that was issued by the City of Fort Pierce and the Fort Pierce Redevelopment Agency (FPRA) in November 2018. While conceptual in nature, the subject plan includes a hotel, condominiums, restaurants, retail, and various residential unit types for ownership and rental occupancy. Pursuant to the development agreement, the City is responsible for abandoning right-of-way to ready the site for development of the project.

The Technical Review Committee (TRC) reviewed this item on February 20, 2020, and unanimously recommended approval of the proposed changes. The Planning Board at their meeting on July 14, 2020 voted unanimously to approve both abandonment requests.

Staff is recommending approval of both proposed abandonments with one condition concerning the abandonment of the portion of Avenue B that is bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west..

1. The recording of a 65 foot by 55 foot utility easement with the St. Lucie County Clerk of Courts ninety (90) days after the adoption of the abandonment by the City Commission of the City of Fort Pierce, Florida.


℄ AE BACKUS AVE.
(SEMINOLE AVE / AVENUE "C")
50.00' PUBLIC RIGHT OF WAY
FND. PK & WASHER LB 959 NW COR. LOT 1
FND. 5/8" IRON ROD SOUTH RIGHT OF WAY
N84°53'38"E(D)
N71°02'48"E(C) 537.28'(D)
N71°02'48"E(C) 304.27'(D)
FND. 5/8" IRON ROD
N04°53'21"W(D)
N18°44'11"W(C) 67.04'(D)
AARON LEE'S MAP OF FORT PIERCE
(P.B. 1, PG 189)
SEE NOTE 12 PLATTED PINE STREET RIGHT OF WAY (P.B. 1, PG 189)
P.O.B.
PARCEL 2
(PARCEL B)
FND NAL & DISK
LB 959
PARCEL 3
(OR 3136, PG 2650)
PARCEL ID:
2410-503-0012-010-9
WEST LINE EAST 92.7'
LESS AND EXCEPT 92.7'
PARCEL ID:
2410-503-0012-000-6
LESS AND EXCEPT
PARCEL ID:
2403-801-0025-000-3
FND. 4" BRASS DISK
DRILL HOLE
(N 0.29', E 0.60')
N75°24'46"E(D)
N61°33'56"E(C) 29.63'(D)
FND. PK&WASHER LB959
SEE NOTE 13 PLATTED
PART OF THE WEST 20.00' OF LOT 1 OUTSIDE PARCEL 3
PARCEL ID:
2410-503-0015-000-7
S66°51'46"W(D)
S53°00'56"W(C) 5.89'(D)
S84°36'58"W(D)
S70°48'08"W(C) 53.29'(D)
S88°30'05"W(D)
S74°59'15"W(C) 51.85'(D)
S79°28'36"W(D)
S65°37'46"W(C) 181.91'(D)
S18°43'54"E 103.40'
S74°25'26"W(D)
S60°34'36"W(C) 224.10'(D)
35' CONCRETE BULKHEAD
64.66'
MOORES CREEK
FLOOD ZONE AE-4
FLOOD ZONE X
N18°26'19"W(D)
N32°17'09"W(C) 53.76'(D)
N18°26'19"W(D)
N32°17'09"W(C) 44.51'(D)
N14°08'44"E(D)
N00°15'54"E(C) 14.97'(D)
FND. 5/8" IR&C LB 959 (W. 0.24')
N79°01'13"E(D)
N65°10'23"E(C) 179.28'(D)
N77°41'52"E(D)
N63°51'02"E(C) 224.31'(D)
N87°55'03"E(D)
N74°04'13"E(C) 71.16'(D)
N70°33'12"E(D)
N56°42'22"E(C) 44.68'(D)
FND. NL & DISK NO ID (N. 0.50' E. 2.33')
REFERENCE POINT "A" PARCEL 1
POINT OF COMMENCEMENT PARCEL 2
FND. NL & DISK LB 959
N44°59'19"E(D)
N31°08'29"E(C) 82.06'(D)
FND. 5/8" IR&C LB 959 (N. 0.21', W. 0.32')
N47°50'28"E(D)
N33°59'38"E(C) 70.44'(D)
FND. 5/8" IR&C LB 4286
SOUTH TOP OF BANK
WEST R/W
50'
N. 2nd STREET
50.00' WIDE
S32°17'09"E(C) 320.88'(D)
S18°26'19"E(D)
BEALIGNED PORTION OF N. 2nd STREET (O.R. 3136, PG 2650)
SEE NOTE 12 PLATTED RIGHT OF WAY
PARCEL 6
PARCEL ID:
2410-503-0019-000-5
P.O.B. PARCEL 6
N49°57'34"E(C) 64.50'(D)
N63°48'24"E(D)
FLOOD ZONE X
FLOOD ZONE AE-4
APPROX. PARCEL LINE
N04°58'11"W 65.00'(D)
N18°49'01"W 65.00'(D)
FND. 5/8" IR&C LB 4286
PARCEL 5
PARCEL ID:
2410-503-0020-000-5
P.O.C. PARCEL 6
P.O.B. PARCEL 7
(SEE NOTE 18)
FND. 5/8" IRON ROD
SEE NOTE 12 PLATTED RIGHT OF WAY (P.B. 1, PG 189)
NORTH RIGHT OF WAY
FND. 5/8" IR&C ILLEGIBLE (E. 0.04', S. 0.13')
PARCEL 11
N71°18'49"E(C)
N85°09'39"E(D)
40.00'(D)
AVENUE "B"
(TROPICAL AVENUE)
65.00' RIGHT OF WAY
S85°09'39"W(D)
S71°18'49"W(C) 48.78'(D)
FND. 5/8" IR&C LB 4286 (S 0.09' E. 0.19')
SOUTH RIGHT OF WAY
NE COR. LOT 1 SEE NOTE 11
42.46'
NORTH LINE LOT 7
NW COR. LOT 6
NE COR. LOT 7
(O.R.732, PG 2814)
PARCEL 8
PARCEL ID:
2410-503-0030-000-8
FND. 5/8" IR&C LB 959
S85°09'39"W(D)
S71°18'49"W(C) 146.50'(D)
SOUTH LINE LOT 1
N71°25'01"E(C) 6.30'
N72°55'07"E(D)
FND. 5/8" IR&C LB 3435 (E. 0.31', S. 0.60')
FND. 5/8" IR&C LB 4942 (E. 0.29', S. 0.41')
WEST LINE LOT 6 PARCEL ID: 2410-503-0038-010-2
PARCEL LINE
S04°53'21"E(D)
S18°44'11"E(C) 8.92'(D)
S04°53'21"E(D)
S18°44'11"E(C) 50.00'(D)
PARCEL ID:
2410-503-0031-000-5
SOUTH LINE LOT 2
3.50
PEDESTRIAN EASEMENT (O.R.3691, PG 1220)
SW COR. LOT 2
S85°09'39"W(D)
S71°18'49"W(C) 3.50'(D)
SEE NOTE #17
PARCEL ID:
2410-503-0032-000-2
N18°44'11"W(C) 215.00'(D)
N04°53'21"W(D)
N16°51'27"W(D)
N18°21'33"W(C) 400.00'(D)
PARCEL 9
PARCEL ID:
2410-503-0034-000-6
S04°53'21"E(D)
S18°44'11"E(C) 115.00'(D)
WEST LINE LOT 3&4
EAST LINE LOT 7&8
NEW SUBDIVISION BLOCK E
(P.B. 1, PG 192)
PARCEL ID:
2410-503-0033-000-9
P.O.B.
PARCEL 5
FND 5/8" IR&C LB959
S85°09'39"W(D)
S71°18'49"W(C) 100.00'(D)
CHURCH ST
(PALM TERRACE)
50.00' RIGHT OF WAY
ORDINANCE A-50 ABANDONMENT (O.R.38, PG 538)
50' EAST OF ℄ OF S. BOUND MAIN
PARCEL ID:
2410-503-0038-000-4
FLORIDA EAST COAST RAILWAY
(FORMERLY HIGH STREET P.B. 1, PG 189)
PER STATION MAP, SOUTHERN DIVISION
FLORIDA EAST COAST RAILWAY COMPANY
FLAGLER SYSTEM STATION 12726+12. TO STATION 12777+30.1
DATED NOVEMBER 9, 1940
℄ N. 2nd STREET
60.00' PUBLIC RIGHT OF WAY (FINE STREET)
N17°39'00"W 323.41'(D)
N17°39'00"W 324.00'
BLOCK "A"
MOORES CREEK
(P.B. 1, PG 189)
PARCEL 1
(OR 3136, PG 2650)
PARCEL ID:
2410-503-0041-020-4
RESTRICTIVE COVENANT GROUNDWATER RESTRICTED AREA (O.R.4111, PG 1502)
N62°26'35"W (BEARING BASIS)
FND. 5/8" IRC LB 4286
SEE NOTE #16
AARON LEE'S MAP OF FORT PIERCE
(P.B. 1, PG 189)
PLATTED RIVER BANK
WEST RIGHT OF WAY
RIVER ST.
EAST 20'
N19°53'00"W 142.66'
N70°45'00"E
S70°45'00"W
PARCEL LINE
RIGHT OF WAY LINE
SOUTH 50'
PARCEL 2
PARCEL ID:
2410-503-0043-000-2
S18°43'54"E(C) 491.42'(D)
S04°53'04"E(D)
℄ INDIAN RIVER DR.
VARIABLE WIDTH RIGHT OF WAY
EAST R/W
WEST RIGHT OF WAY
75'
FND. NL & DISK LB 4286
PARCEL 2
(RESOLUTION NO. 19-R05)
50.00' PUBLIC RIGHT OF WAY
PARCEL ID: 2410-503-0043-000-2
S71°18'49"W(C) 457.21'(D)
S85°09'39"W(D)
EASTERLY PROLONGATION S. LINE LOT 2 AND 3, BLOCK F
P.O.B.
DEED BOOK 109, PAGE 297
FND. NL & DISK LB 959
P.O.B.
PARCEL 1
(PARCEL A)
S.W. COR. LOT 2
FND. NL & DISK LB 959 (N 0.05', W 0.16')
PARCEL ID:
2410-503-0044-000-9
67'
69.41'
78'
50'
N18°39'00"W
BLOCK "F"

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 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.

07/19/2020

Subscribed and sworn to before on July 19, 2020:

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $120.12
Ad No: 0004287353
Customer No: 1330883
PO #: 20-017

# of Affidavits 1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 32-2 of the Code of Ordinances of the City of Fort Pierce, and 166.041 of Florida State Statutes will on Monday, August 3, 2020, and Monday, August 17, 2020, hold Public Hearings on the enactment of the proposed ordinance on first and second reading, 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. 20-017 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ABANDONING ALL CITY RIGHT-OF-WAY PASSING THROUGH OR LYING WITHIN TWO PARCELS OF LAND BOUND BY A.E. BACKUS AVENUE TO THE NORTH, NORTH INDIAN RIVER DRIVE TO THE EAST, AVENUE B TO THE SOUTH, AND NORTH 2ND STREET TO THE WEST, 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 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: 7/19/2020
TCN4287353

City Commission Regular Meeting - 6:30 pm **12. k.**

Meeting Date: 08/17/2020

Re: City Initiated Abandonment - A Portion of Avenue B

SUBJECT:

Legislative Hearing - Ordinance 20-018 abandoning a portion of the Avenue B right-of-way, bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west. SECOND READING

SUMMARY:

- The abandonment concerns a portion of Avenue B that is bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west. The Avenue B right-of-way is approximately 65.00 feet wide.
- Along with this abandonment the Fort Pierce Utilities Authority is requesting the recording of a 65 foot by 55 foot utility easement that will be located on the western end of the property.

RECOMMENDATION:

Approve with one (1) Condition

1. The recording of a 65 foot by 55 foot utility easement with the St. Lucie County Clerk of Courts ninety (90) days after the adoption of the abandonment by the City Commission of the City of Fort Pierce, Florida.

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

John Andrews, P.E., City Engineer

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

20-018 Updated

Staff Presentation

Staff Report

Application & Supporting Documents

Proof of Publication

Form Review

Form Started By: Linda Cox Started On: 08/04/2020 11:36 AM

Final Approval Date: 08/04/2020

ORDINANCE NO. 20-018

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ABANDONING A PORTION OF THE AVENUE B RIGHT-OF-WAY, BOUND BY A.E. BACKUS AVENUE TO THE NORTH; NORTH 2ND STREET TO THE EAST, AVENUE A TO THE SOUTH, AND THE FEC RAILROAD TO THE WEST; BEING APPROXIMATELY 65.00 FEET WIDE;** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce, pursuant to the Charter and City Code of the City of Fort Pierce, has been requested to vacate and abandon a portion of an existing unimproved right-of-way known as Avenue B, bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west, being approximately 65.00 feet wide within the City of Fort Pierce, Florida as recorded in Plat Book 1, Page 189, public records of St. Lucie County, Florida; and

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

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

WHEREAS, the City of Fort Pierce, subject to the conditions precedent set out in this Ordinance as hereafter provided, has agreed to abandon the subject right-of-way upon the performance and happening of said conditions prior to said abandonment becoming effective.

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

SECTION 1. That portion of unimproved right-of-way generally known as Avenue B, bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west within the City of Fort Pierce, Florida (more particularly described as follows), be and hereby is vacated and abandoned, subject to the conditions set forth in this Ordinance, said right-of-way legally described as:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, PROCEED SOUTH 71˚37'47" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A (FORMERLY KNOWN AS PALMETTO AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 65 FOOT WIDE RIGHT-OF-WAY), AND ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK E, AND ALONG WITH THE SOUTH LINE OF BLOCK E, A DISTANCE OF 310.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK E AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION FLORIDA EAST COAST RAILWAY COMPANY; THENCE NORTH 18˚25'13" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND THE SOUTH LINE OF SAID BLOCK E, AND ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF SAID BLOCK E, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 71˚37'47" WEST, ALONG SOUTH RIGHT-OF-WAY LINE OF AVENUE B (FORMERLY KNOWN AS TROPICAL AVENUE) A DISTANCE OF 48.76 FEET; THENCE NORTH 18˚30'03" WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AVENUE B; THENCE NORTH 71˚37'47" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF AVENUE B, A DISTANCE OF 273.28 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET); THENCE SOUTH 31°58'17" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF 2ND STREET, A DISTANCE OF 66.88 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK E; THENCE SOUTH 71°37'47" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVENUE B, A DISTANCE OF 240.09 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF LOT 6, BLOCK E.

CONTAINING APPROXIMATELY (16,927 S.F.) 0.04 ACRES MORE OR LESS

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

SECTION 2. Abandonment of said right-of-way shall be conditioned upon the happening and fulfillment of the following conditions precedent:

1. The recording of a 65 foot by 55 foot utility easement with the St. Lucie County Clerk of Courts ninety (90) days after the adoption of the abandonment by the City Commission of the City of Fort Pierce, Florida.

As depicted on Exhibit "B", attached hereto, and incorporated herein.

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

SECTION 4. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 5. This Ordinance shall be and become effective upon all conditions precedent heretofore described being met and fulfilled.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 20-018 was duly advertised by title only in the St. Lucie News Tribune on July 19, 2020; 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 August 3, 2020; and was duly introduced, read by title only, and passed on second and final reading August 17, 2020 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 17th day of August, 2020.

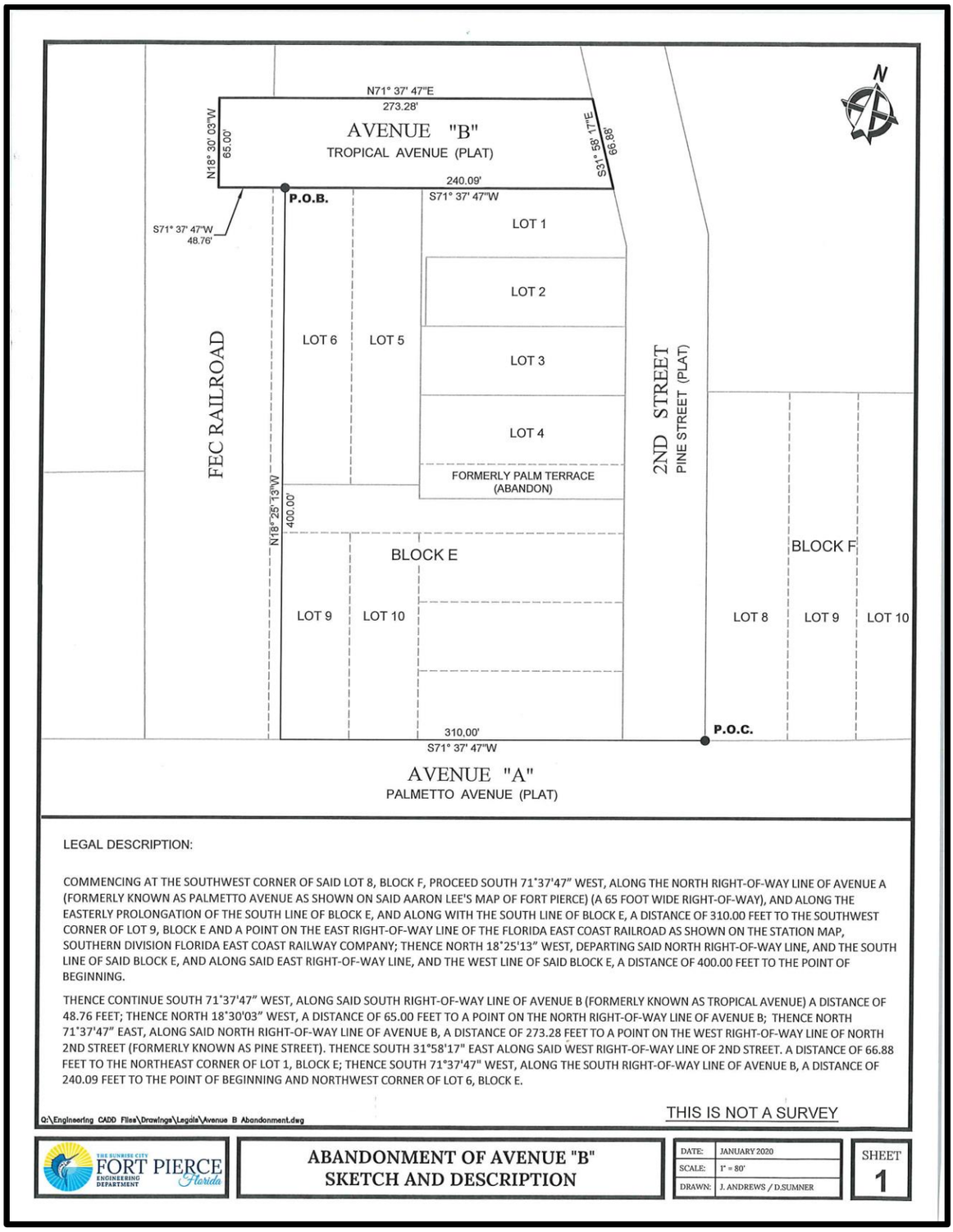
_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST:

(CITY SEAL)

_____
Linda W. Cox
CITY CLERK

EXHIBIT A
Sketch & Legal Description of Subject Property



LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK F, PROCEED SOUTH 71°37'47" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A (FORMERLY KNOWN AS PALMETTO AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 65 FOOT WIDE RIGHT-OF-WAY), AND ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK E, AND ALONG WITH THE SOUTH LINE OF BLOCK E, A DISTANCE OF 310.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK E AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION FLORIDA EAST COAST RAILWAY COMPANY; THENCE NORTH 18°25'13" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND THE SOUTH LINE OF SAID BLOCK E, AND ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF SAID BLOCK E, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 71°37'47" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF AVENUE B (FORMERLY KNOWN AS TROPICAL AVENUE) A DISTANCE OF 48.76 FEET; THENCE NORTH 18°30'03" WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AVENUE B; THENCE NORTH 71°37'47" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF AVENUE B, A DISTANCE OF 273.28 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET). THENCE SOUTH 31°58'17" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF 2ND STREET. A DISTANCE OF 66.88 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK E; THENCE SOUTH 71°37'47" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVENUE B, A DISTANCE OF 240.09 FEET TO THE POINT OF BEGINNING AND NORTHWEST CORNER OF LOT 6, BLOCK E.

THIS IS NOT A SURVEY

Q:\Engineering CADD Files\Drawings\Legals\Avenue B Abandonment.dwg

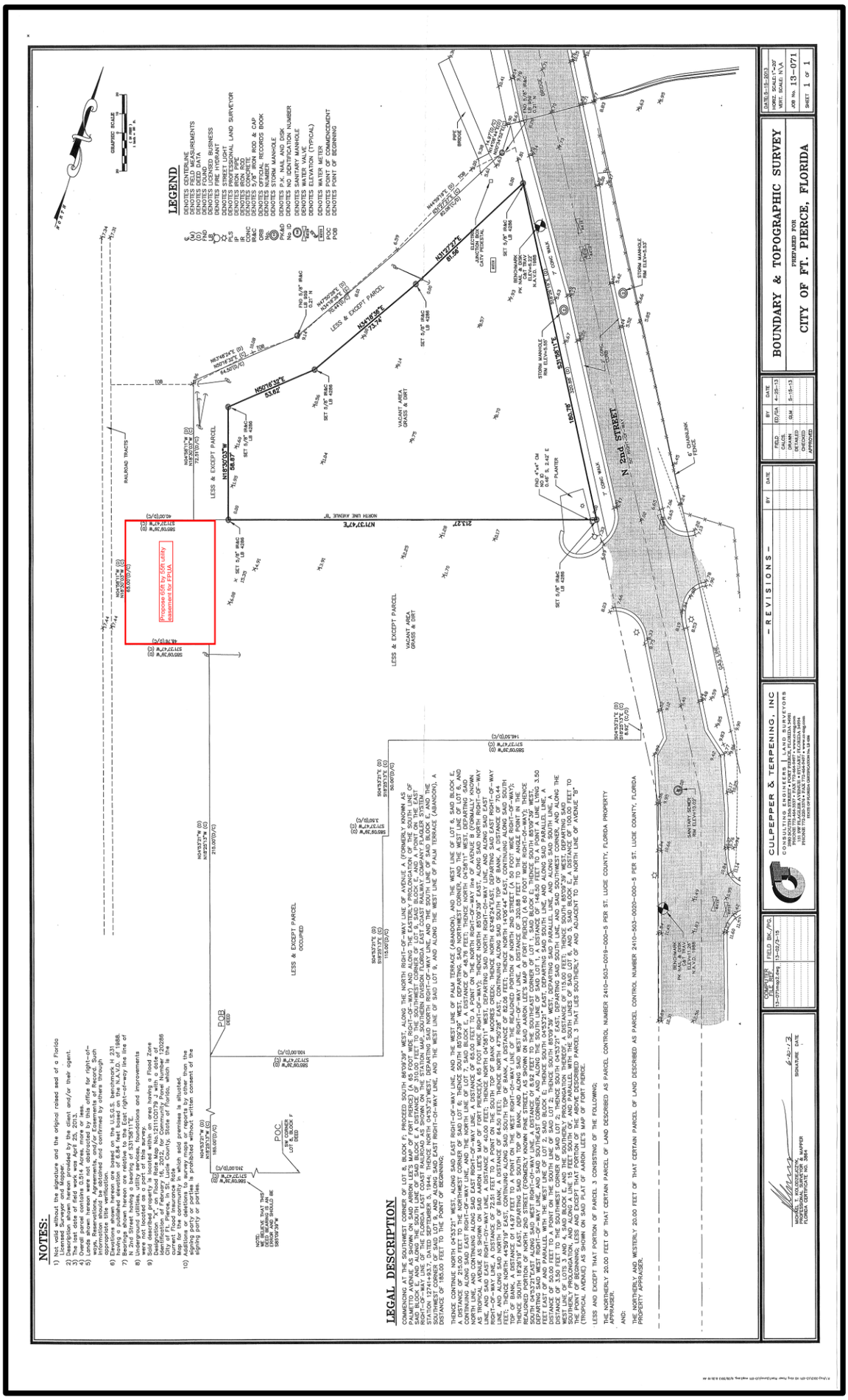
THE SUNRISE CITY FORT PIERCE Florida ENGINEERING DEPARTMENT

ABANDONMENT OF AVENUE "B"
SKETCH AND DESCRIPTION

DATE:	JANUARY 2020
SCALE:	1" = 80'
DRAWN:	J. ANDREWS / D.SUMNER

SHEET 1

EXHIBIT B
Fort Pierce Utilities Authority Proposed Easement

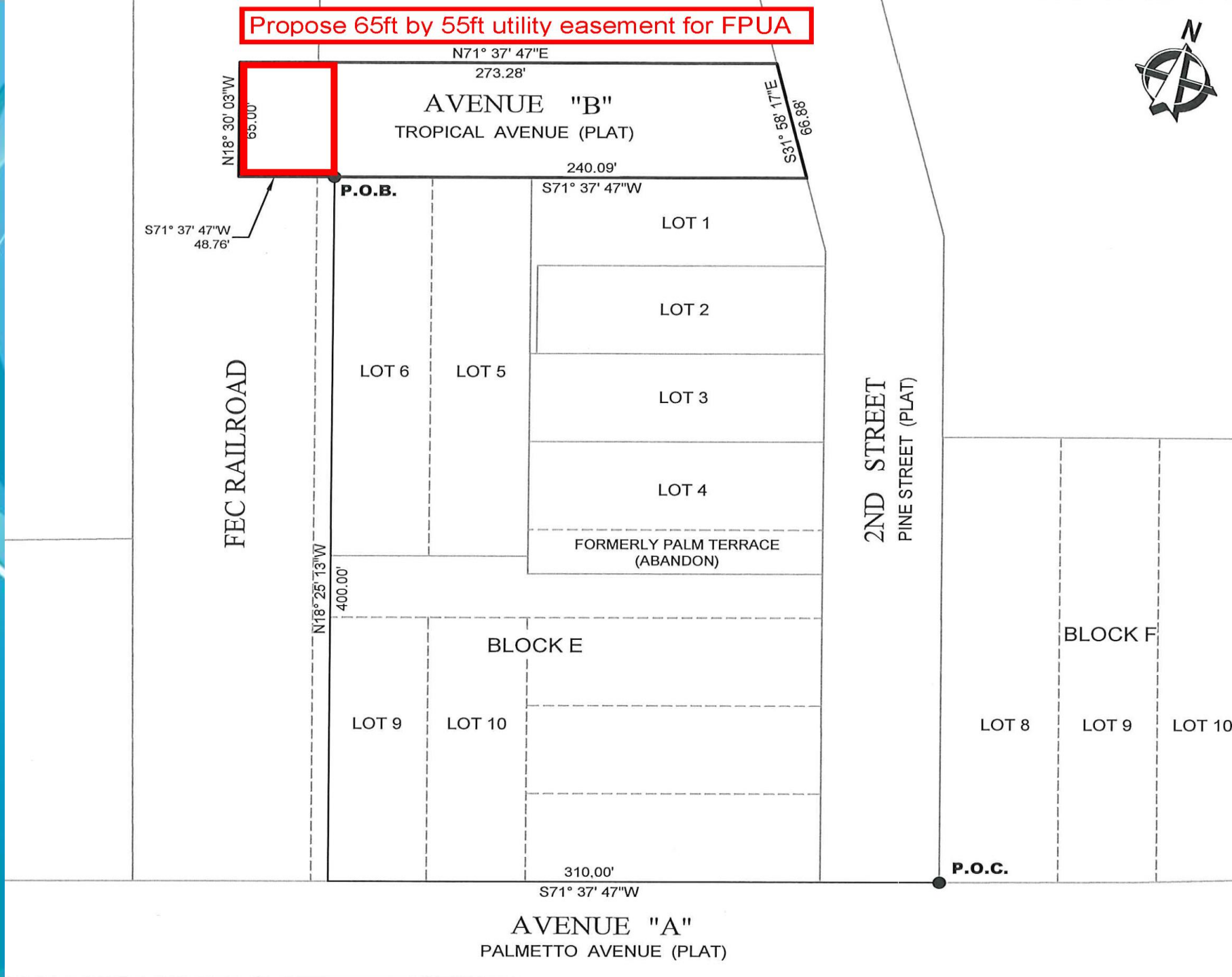


City Initiated Abandonments

Avenue B and
Parcel IDs: 2410-503-0041-020-4
2410-503-0043-000-2

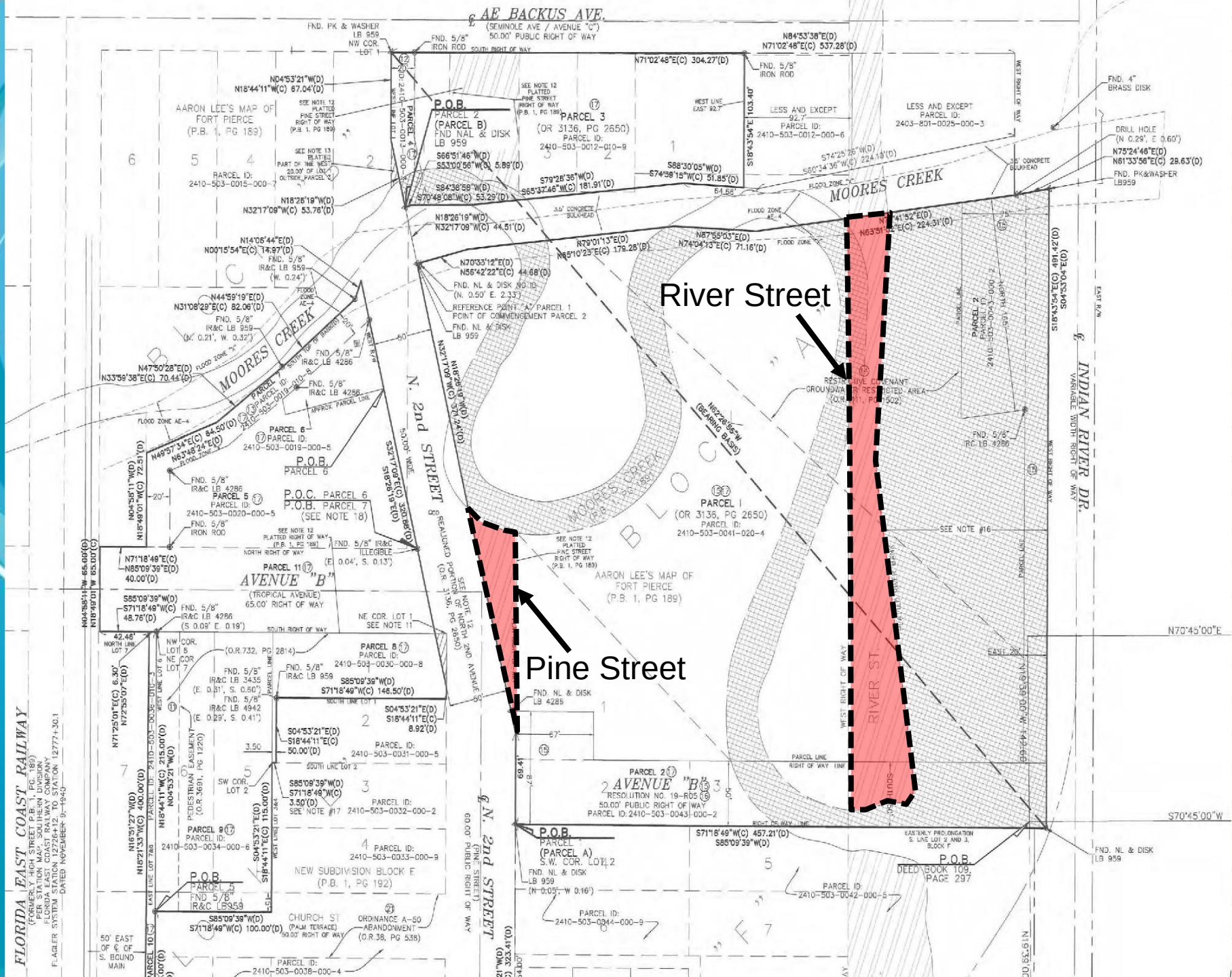
Avenue B


A E BACKUS AVE
N INDIAN RIVER DR
N US HIGHWAY 1
AVENUE A
N 2ND ST
AVENUE A


Propose 65ft by 55ft utility easement for FPUA
N71° 37' 47"E
273.28'
AVENUE "B"
TROPICAL AVENUE (PLAT)
N18° 30' 03"W
65.00'
S31° 58' 17"E
66.88'
240.09'
P.O.B.
S71° 37' 47"W
S71° 37' 47"W
48.76'
LOT 1
LOT 2
LOT 3
LOT 4
FORMERLY PALM TERRACE
(ABANDON)
LOT 6
LOT 5
FEC RAILROAD
2ND STREET
PINE STREET (PLAT)
N18° 25' 13"W
400.00'
BLOCK E
BLOCK F
LOT 9
LOT 10
LOT 8
LOT 9
LOT 10
310.00'
S71° 37' 47"W
P.O.C.
AVENUE "A"
PALMETTO AVENUE (PLAT)
N

Parcel IDs
2410-503-0041-020-4 & 2410-503-0043-000-2




River Street
Pine Street

Staff Recommendation…

Staff is recommending approval of Ordinance 20-017

Staff is recommending approval of Ordinance 20-018 with one condition

1. **The recording of a 65 foot by 55 foot utility easement with the St. Lucie County Clerk of Courts thirty (30) days after the adoption of the abandonment by the City Commission of the City of Fort Pierce, Florida.**

CC Recommendations

Possible actions of the City Commission:

- **APPROVE** of the proposed Abandonments
    - Staff recommends approval both Ordinance 20-017 and 20-018
- **DISAPPROVE** of the proposed Abandonments.

City Initiated Abandonments

Avenue B and
Parcel IDs: 2410-503-0041-020-4
2410-503-0043-000-2

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Brandon C. Creagan, LEED Green Associate Planner, Planner

RE: **Proposed Abandonments for Kings Landing**

BOARD DATE: August 3, 2020

STAFF REPORT

The City is proposing two separate Abandonment requests that have been prepared by the City of Fort Pierce Engineering Department to assist in the development of the Kings Landing property. The first abandonment concerns a portion of Avenue B that is bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west. The Avenue B right-of-way is approximately 65.00 feet wide. Along with this abandonment the Fort Pierce Utilities Authority is requesting the recording of a 65 foot by 55 foot utility easement that will be located on the western end of the property.

The second abandonment concerns vacating and abandoning all unopened right-of-way passing through or lying within two parcels identified as Parcel No. 2410-503-0041-020-4 and Parcel No. 2410-503-0012-010-9 within the City of Fort Pierce, Florida as recorded in Plat Book 1, Page 189, of the public records of St. Lucie County, Florida. This abandonment does however not include the portion of Avenue B that is contained within Parcel ID 2410-503-0043-000-2 and is approximately 50 feet in width lying between North 2nd Street and North Indian River Drive. This portion of Avenue B will remain for public use.

The King's Landing proposed conceptual development plan was approved pursuant to a development agreement between the City of Fort Pierce/FPRA and the developer, Audubon Development, Inc., associated with a response to an RFQ (RFQ No. 2019-003) that was issued by the City of Fort Pierce and the Fort Pierce Redevelopment Agency (FPRA) in November 2018. While conceptual in nature, the subject plan includes a hotel, condominiums, restaurants, retail, and various residential unit types for ownership and rental occupancy. Pursuant to the development agreement, the City is responsible for abandoning right-of-way to ready the site for development of the project.

The Technical Review Committee (TRC) reviewed this item on February 20, 2020, and unanimously recommended approval of the proposed changes. The Planning Board at their meeting on July 14, 2020 voted unanimously to approve both abandonment requests.

Staff is recommending approval of both proposed abandonments with one condition concerning the abandonment of the portion of Avenue B that is bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west..

1. The recording of a 65 foot by 55 foot utility easement with the St. Lucie County Clerk of Courts ninety (90) days after the adoption of the abandonment by the City Commission of the City of Fort Pierce, Florida.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Abandonment

Property address or Location Avenue B right-of-way (2nd Street west to FEC right-of-way)

Parcel ID #(s) N/A

Project description Request abandonment of Avenue B west of 2nd Street to FEC right of way for the development of Kings Landing

City of Fort Pierce	City of Fort Pierce
Property Owner(s)	**Applicant/Representative, Title, Company**
100 N. US 1	100 N. US 1
Street Address	Street Address
Fort Pierce FL 34950	Fort Pierce FL 34950
City State Zip	City State Zip
(772) 467-3773	(772) 467-3773
Phone Number	Phone Number
Jandrews@Cityoffortpierce.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.*

John K Andrews, City Engineer

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY ST. LUCIE

The foregoing instrument was acknowledged before me this 27 day of JANUARY, 20 20

JOHN R. ANDREWS who is personally known to me or has produced _____ as identification.

JULIE ANN BYE
MY COMMISSION # GG 243551
EXPIRES: November 29, 2022
Bonded Thru Notary Public Underwriters

JULIE ANN BYE
MY COMMISSION # GG 243551
EXPIRES: November 29, 2022
Bonded Thru Notary Public Underwriters

Signature of Notary (seal)

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

To Be Completed by Staff

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____Date _____

Comments_____

_____

_____

_____

Intake Date Stamp

ABANDONMENT

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

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

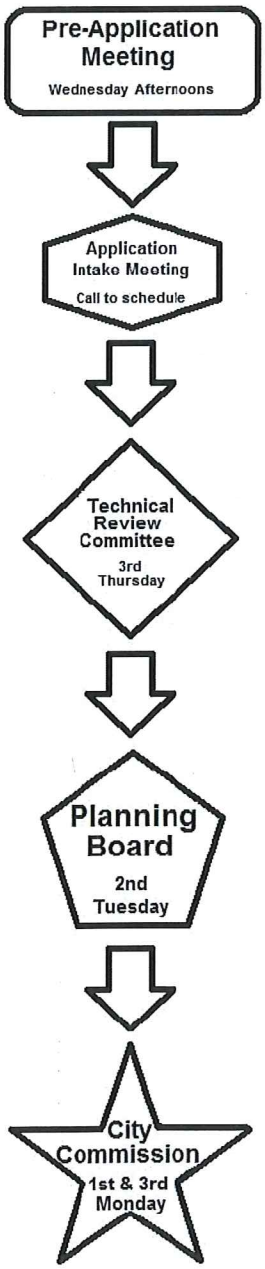
Application Type: Right-of-Way Abandonment

Reason for Abandonment Request: Unopened R/W to be utilized as part of the Kings Landing Development

List any utilities visible or known to exist in the right of way: Water service, overhead electric

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

Application Outlook



NOTES:

1) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
2) Description shown hereon provided by the client and/or their agent.
3) The last date of field work was April 25, 2013.
4) Overall parcel contains 0.514 Acres, more or less.
5) Lands shown hereon were not abstracted by this office for right-of-ways, Reservations, Agreements, and/or Easements of Record. Such information should be obtained and confirmed by others through appropriate title verification.
6) Elevations shown hereon are based on the U.S.G.S. benchmark H 231 having a published elevation of 6.84 feet based on the N.A.V.D. of 1988.
7) Bearings shown hereon are relative to the East right-of-way line line of N 2nd Street having a bearing of S31°58'11"E.
8) Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
9) Said described property is located within an area having a Flood Zone Designation "X", on Flood Rate Map No.12111C0179 J with a date of identification of February 16, 2012, for Community Panel Number 120286 City of Ft. Pierce, in St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
10) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F; PROCEED SOUTH 86°09'39" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A (FORMERLY KNOWN AS PALMETTO AVENUE AS SHOWN ON SAID ARRON LEE'S MAP OF FORT PIERCE) (A 65 FOOT WIDE RIGHT-OF-WAY) AND ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID BLOCK E, AND ALONG THE SOUTH LINE OF SAID BLOCK E A DISTANCE OF 310.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, SAID BLOCK E, AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12741+93.7, DATED SEPTEMBER 5, 1944; THENCE NORTH 04°53'21"WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND THE SOUTH LINE OF SAID BLOCK E, AND THE SOUTHWEST CORNER OF SAID LOT 9, AND ALONG SAID EAST RIGHT-Of-WAY LINE, AND THE WEST LINE OF SAID LOT 9, AND ALONG THE WEST LINE OF PALM TERRACE (ABANDON), A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING;

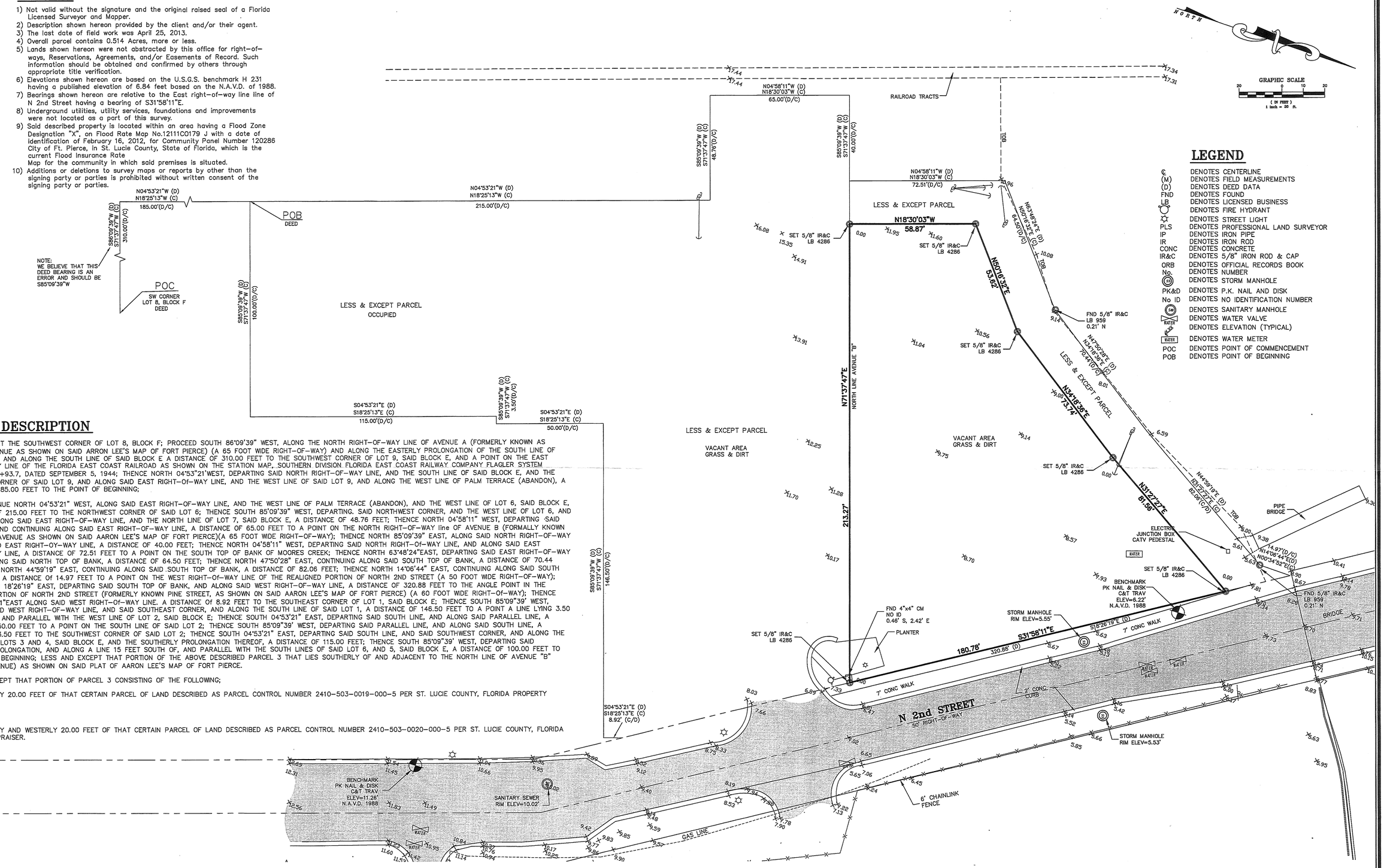
THENCE CONTINUE NORTH 04°53'21" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF PALM TERRACE (ABANDON), AND THE WEST LINE OF LOT 6, SAID BLOCK E, A DISTANCE OF 215.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 85°09'39" WEST, DEPARTING. SAID NORTHWEST CORNER, AND THE WEST LINE OF LOT 6, AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE NORTH LINE OF LOT 7, SAID BLOCK E, A DISTANCE OF 48.76 FEET; THENCE NORTH 04°58'11" WEST, DEPARTING SAID NORTH LINE, AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY line OF AVENUE B (FORMALLY KNOWN AS TROPICAL AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE)(A 65 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 85°09'39" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, AND SAID EAST RIGHT-OY-WAY LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 04°58'11" WEST, DEPARTING SAID NORTH RIGHT-Of-WAY LINE, AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE NORTH 63°48'24"EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, AND ALONG SAID NORTH TOP OF BANK, A DISTANCE OF 64.50 FEET; THENCE NORTH 47°50'28" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK, A DISTANCE OF 70.44 FEET; THENCE NORTH 44°59'19" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK, A DISTANCE OF 82.06 FEET; THENCE NORTH 14°06'44" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK, A DISTANCE Of 14.97 FEET TO A POINT ON THE WEST RIGHT-Of-WAY LINE OF THE REALIGNED PORTION OF NORTH 2ND STREET (A 50 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 18°26'19" EAST, DEPARTING SAID SOUTH TOP OF BANK, AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 320.88 FEET TO THE ANGLE POINT IN THE REALIGNED PORTION OF NORTH 2ND STREET (FORMERLY KNOWN PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 60 FOOT WIDE RIGHT-Of-WAY); THENCE SOUTH 04°53'21"EAST ALONG SAID WEST RIGHT-Of-WAY LINE. A DISTANCE Of 8.92 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK E; THENCE SOUTH 85°09'39' WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND SAID SOUTHEAST CORNER, AND ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 146.50 FEET TO A POINT A LINE LYING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK E; THENCE SOUTH 04°53'21" EAST, DEPARTING SAID SOUTH LINE, AND ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 85°09'39' WEST, DEPARTING SAID PARALLEL LINE, AND ALONG SAID SOUTH LINE, A DISTANCE OF 3.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 04°53'21" EAST, DEPARTING SAID SOUTH LINE, AND SAID SOUTHWEST CORNER, AND ALONG THE WEST LINE OF LOTS 3 AND 4, SAID BLOCK E, AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET; THENCE SOUTH 85°09'39' WEST, DEPARTING SAID SOUTHERLY PROLONGATION, AND ALONG A LINE 15 FEET SOUTH OF, AND PARALLEL WITH THE SOUTH LINES OF SAID LOT 6, AND 5, SAID BLOCK E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL 3 THAT LIES SOUTHERLY OF AND ADJACENT TO THE NORTH LINE OF AVENUE "B" (TROPICAL AVENUE) AS SHOWN ON SAID PLAT OF AARON LEE'S MAP OF FORT PIERCE.

LESS AND EXCEPT THAT PORTION OF PARCEL 3 CONSISTING OF THE FOLLOWING;

THE NORTHERLY 20.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0019-000-5 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

AND:

THE NORTHERLY AND WESTERLY 20.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0020-000-5 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.



COMPUTER FILE REF.	FIELD BK./PG.
13-071map2.dwg	13-02/3-15

MICHAEL T. KOLODZIEJCZYK, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 3864
6-20-13
SIGNATURE DATE

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -	BY	DATE

	BY	DATE
FIELD	ED/GA	4-25-13
CALCS.		
DRAWN	GLM	5-15-13
DETAILED		
CHECKED		
APPROVED		

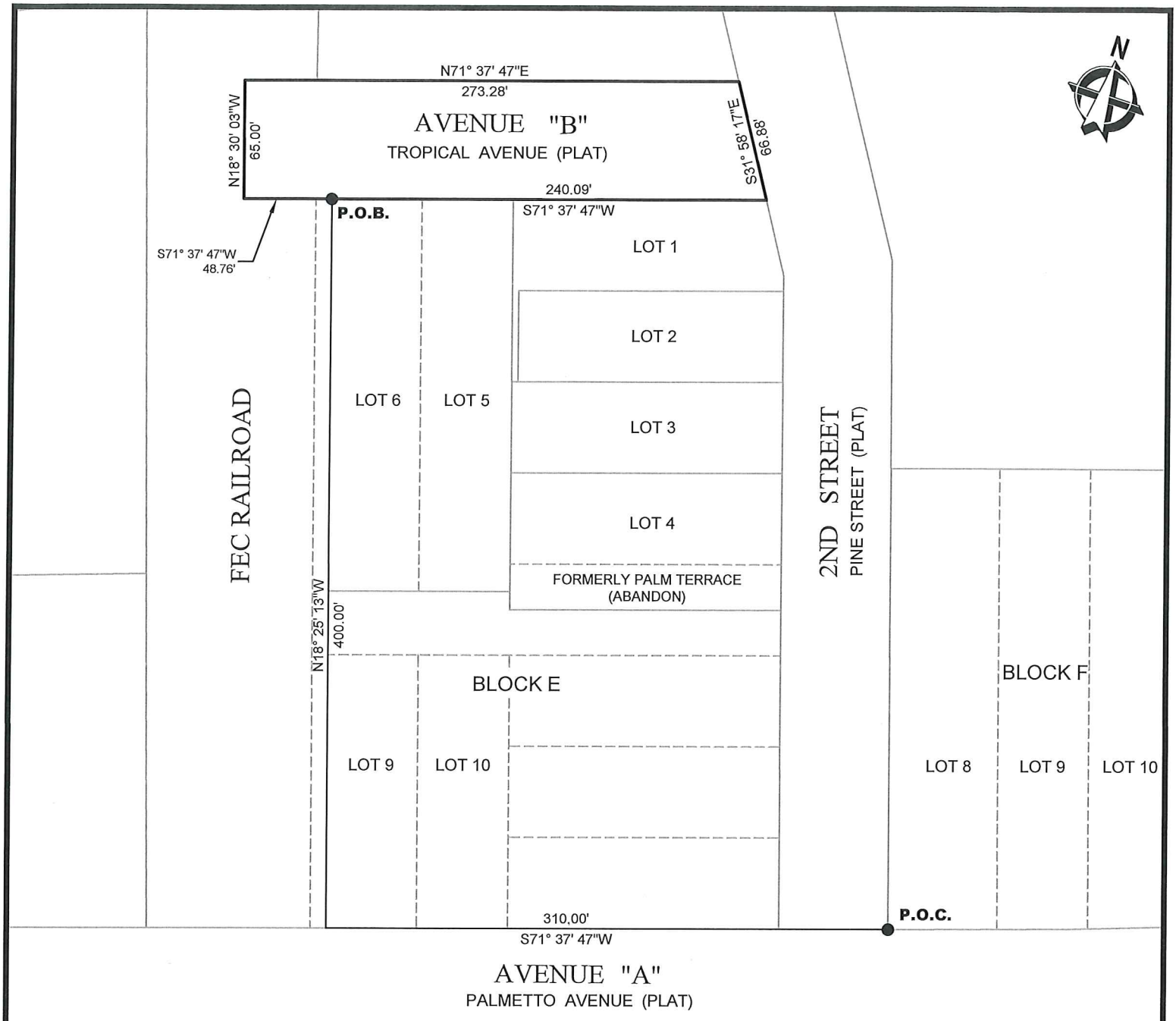
BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR

CITY OF FT. PIERCE, FLORIDA

DATE: 5-15-2013
HORIZ. SCALE: 1"=20'
VERT. SCALE: N\A
JOB No. 13-071
SHEET 1 OF 1

P:\Proj\2013\13-071 HD Ring Power Plant\Survey\13-071 map2.dwg, 6/20/2013 8:35:19 AM



LEGAL DESCRIPTION:

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THENCE CONTINUE SOUTH 71°37'47" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF AVENUE B (FORMERLY KNOWN AS TROPICAL AVENUE) A DISTANCE OF 48.76 FEET; THENCE NORTH 18°30'03" WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AVENUE B; THENCE NORTH 71°37'47" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF AVENUE B, A DISTANCE OF 273.28 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET). THENCE SOUTH 31°58'17" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF 2ND STREET. A DISTANCE OF 66.88 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK E; THENCE SOUTH 71°37'47" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVENUE B, A DISTANCE OF 240.09 FEET TO THE POINT OF BEGINNING AND NORTHWEST CORNER OF LOT 6, BLOCK E.

THIS IS NOT A SURVEY

Q:\Engineering CADD Files\Drawings\Legals\Avenue B Abandonment.dwg

THE SUNRISE CITY FORT PIERCE Florida ENGINEERING DEPARTMENT

ABANDONMENT OF AVENUE "B" SKETCH AND DESCRIPTION

DATE:	JANUARY 2020
SCALE:	1" = 80'
DRAWN:	J. ANDREWS / D.SUMNER

SHEET 1

NOTES:

1) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
2) Description shown hereon provided by the client and/or their agent.
3) The last date of field work was April 25, 2013.
4) Overall parcel contains 0.514 Acres, more or less.
5) Lands shown hereon were not abstracted by this office for right-of-ways, Reservations, Agreements, and/or Easements of Record. Such information should be obtained and confirmed by others through appropriate title verification.
6) Elevations shown hereon are based on the U.S.G.S. benchmark H 231 having a published elevation of 6.84 feet based on the N.A.V.D. of 1988.
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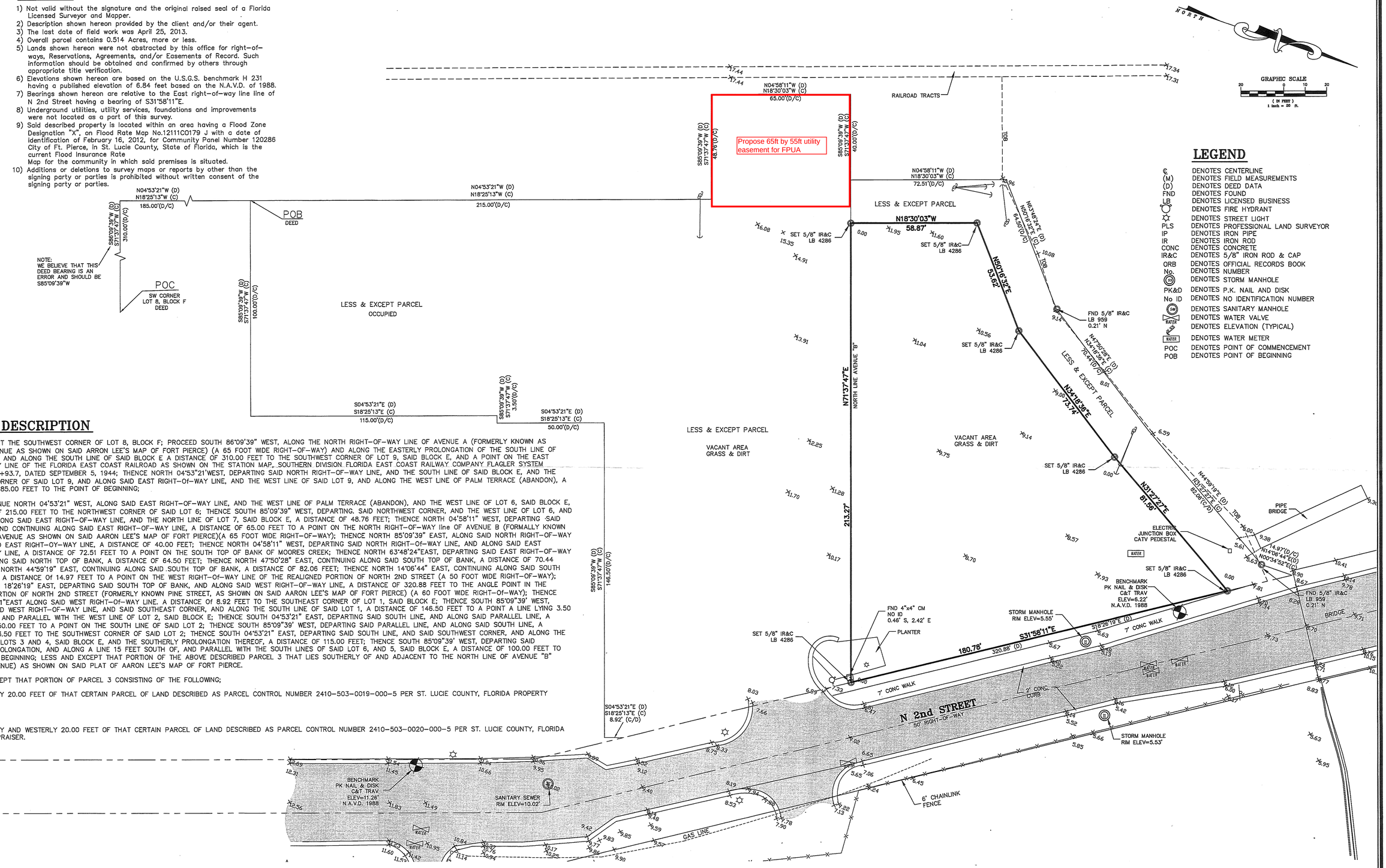
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LESS AND EXCEPT THAT PORTION OF PARCEL 3 CONSISTING OF THE FOLLOWING;

THE NORTHERLY 20.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0019-000-5 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

AND:

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LEGEND

℄	DENOTES CENTERLINE
(M)	DENOTES FIELD MEASUREMENTS
(D)	DENOTES DEED DATA
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
	DENOTES FIRE HYDRANT
	DENOTES STREET LIGHT
PLS	DENOTES PROFESSIONAL LAND SURVEYOR
IP	DENOTES IRON PIPE
IR	DENOTES IRON ROD
CONC	DENOTES CONCRETE
IR&C	DENOTES 5/8" IRON ROD & CAP
ORB	DENOTES OFFICIAL RECORDS BOOK
No.	DENOTES NUMBER
	DENOTES STORM MANHOLE
PK&D	DENOTES P.K. NAIL AND DISK
No ID	DENOTES NO IDENTIFICATION NUMBER
	DENOTES SANITARY MANHOLE
WATER	DENOTES WATER VALVE
	DENOTES ELEVATION (TYPICAL)
WATER	DENOTES WATER METER
POC	DENOTES POINT OF COMMENCEMENT
POB	DENOTES POINT OF BEGINNING

MICHAEL T. KOLODZIEJCZYK,
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 3864

6-20-13
SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
13-071map2.dwg	13-02/3-15

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -	BY	DATE

	BY	DATE
FIELD	ED/GA	4-25-13
CALCS.		
DRAWN	GLM	5-15-13
DETAILED		
CHECKED		
APPROVED		

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR

CITY OF FT. PIERCE, FLORIDA

DATE: 5-15-2013
HORIZ. SCALE: 1"=20'
VERT. SCALE: N\A
JOB No. 13-071
SHEET 1 OF 1

P:\Proj\2013\13-071 HD Ring Power Pitch\Survey\13-071 map2.dwg, 6/20/2013 8:35:19 AM



LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK F, PROCEED SOUTH 71˚37'47" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A (FORMERLY KNOWN AS PALMETTO AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 65 FOOT WIDE RIGHT-OF-WAY), AND ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK E, AND ALONG WITH THE SOUTH LINE OF BLOCK E, A DISTANCE OF 310.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK E AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION FLORIDA EAST COAST RAILWAY COMPANY; THENCE NORTH 18˚25'13" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND THE SOUTH LINE OF SAID BLOCK E, AND ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF SAID BLOCK E, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

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THIS IS NOT A SURVEY

Q:\Engineering CADD Files\Drawings\Legals\Avenue B Abandonment.dwg

THE SUNRISE CITY FORT PIERCE Florida ENGINEERING DEPARTMENT

ABANDONMENT OF AVENUE "B" SKETCH AND DESCRIPTION

DATE:	JANUARY 2020
SCALE:	1" = 80'
DRAWN:	J. ANDREWS / D.SUMNER

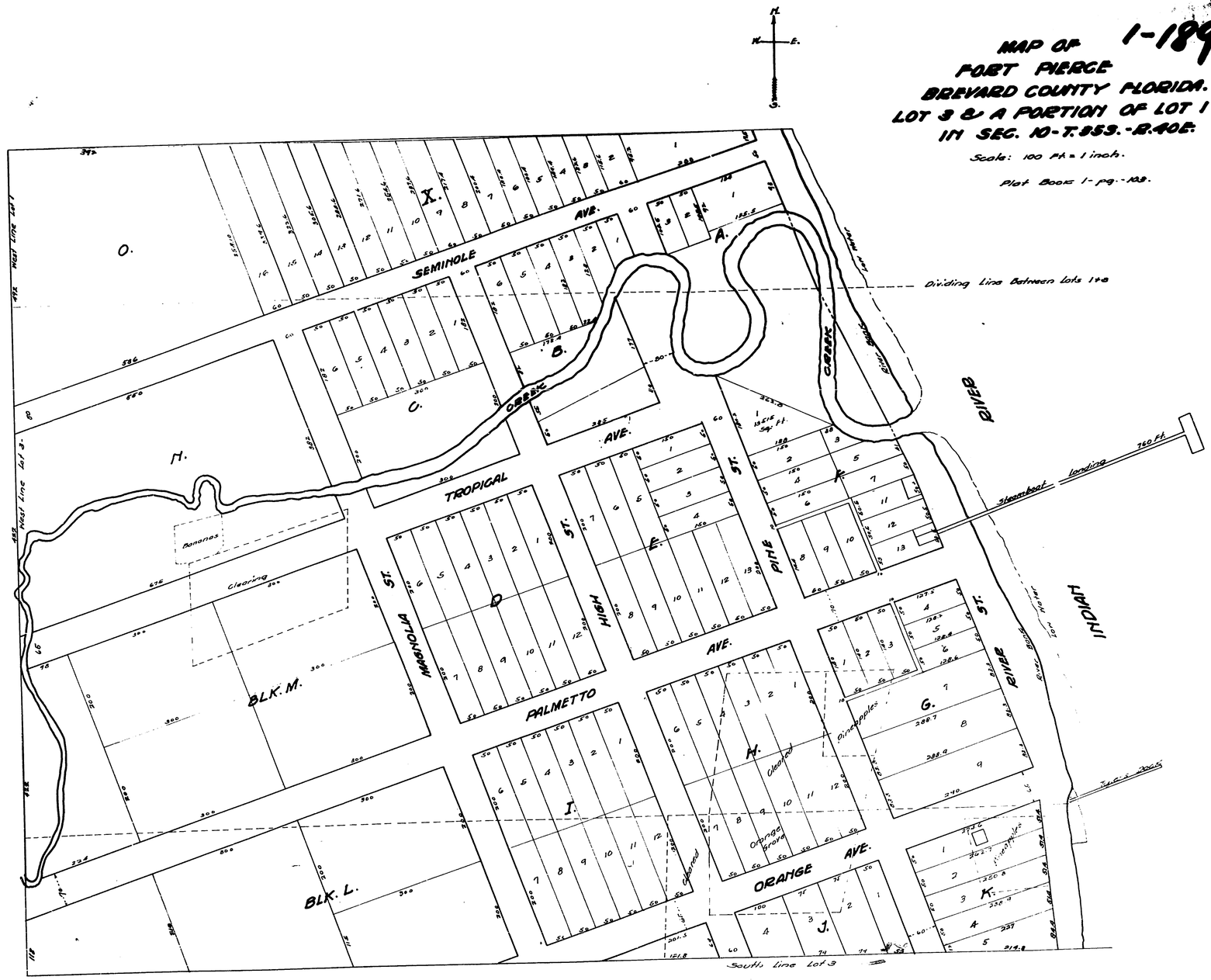
SHEET 1

1-189

MAP OF FORT PIERCE BREVARD COUNTY FLORIDA. LOT 3 & A PORTION OF LOT 1- IN SEC. 10-T.35S.-R.40E.

Scale: 100 Ft = 1 inch.

Plat Book 1- pg.-189.



Transcribed from the Original by J.O. Frias. Co. Surveyor.

Filed 10th June 1888 by Florida Canning Co. Julius Tyler - Trees

A.A. Stewart Clerk-Ct-Ct.

1-189

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 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.

07/19/2020

Subscribed and sworn to before on July 19, 2020:

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $120.12
Ad No: 0004287340
Customer No: 1330883
PO #: 20-018

# of Affidavits 1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 32-2 of the Code of Ordinances of the City of Fort Pierce, and 166.041 of Florida State Statutes will on Monday, August 3, 2020, and Monday, August 17, 2020, hold Public Hearings on the enactment of the proposed ordinance on first and second reading, 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. 20-018 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ABANDONING A PORTION OF THE AVENUE B RIGHT-OF-WAY, BOUND BY A.E. BACKUS AVENUE TO THE NORTH; NORTH 2ND STREET TO THE EAST, AVENUE A TO THE SOUTH, AND THE FEC RAILROAD TO THE WEST; BEING APPROXIMATELY 65.00 FEET WIDE; 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 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: 7/19/2020
TCN4287340

City Commission Regular Meeting - 6:30 pm **12. I.**

Meeting Date: 08/17/2020

Re: Zoning Atlas Map Amendment - Kings Landing Development - 322 North 2nd Street

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SUBJECT:

Legislative Hearing - Ordinance 20-012 rezoning ten (10) properties generally located at or near 322 North 2nd Street from Light Industrial (I-1) for eight (8) parcels and Central Commercial (C-4) for two (2) parcels to Planned Development (PD). SECOND READING

SUMMARY:

- The subject application includes a rezoning for eight (8) parcels from Light Industrial (I-1) and two (2) parcels from Central Commercial (C-4) to Planned Development (PD) with an underlying zoning of Central Commercial (C-4).
- On November 14, 2018, the City of Fort Pierce and the Fort Pierce Redevelopment Agency issued a Request for Qualifications (RFQ No. 2019-003) to interested and qualified developers to submit a Statement of Qualifications for the redevelopment of several parcels generally known as the former H.D. King Plant site located in the heart of the City's downtown.
- After evaluating the responses submitted in the competitive procurement process in response to RFQ No. 2019-003, the Fort Pierce Redevelopment Agency and Audubon Development, Inc., (Audubon) a Florida corporation entered into a development agreement on December 2, 2019 (see Attachment 1).
- As part of the the agreeemnt between the developer and the City, the City is responsible for processing the Zoning Atlas Map Amendment.

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 20-012
Staff Presentation
Staff Report
Development Agreement
Affidavit of Notification & Mailing
Public Notification Certification
Proof of Publication

Form Review

Form Started By: Linda Cox Started On: 08/04/2020 11:36 AM
Final Approval Date: 08/04/2020

ORDINANCE NO. 20-012

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING TEN (10) PROPERTIES GENERALLY LOCATED AT OR NEAR 322 NORTH 2ND STREET FROM LIGHT INDUSTRIAL (I-1) FOR EIGHT (8) PARCELS AND CENTRAL COMMERCIAL (C-4) FOR TWO (2) PARCELS TO PLANNED DEVELOPMENT (PD); 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 322 North 2nd Street within the City of Fort Pierce, Florida, representing approximately 7.50 acres of land; and

WHEREAS, the City of Fort Pierce & Fort Pierce Redevelopment Agency as owners of said property are rezoning the subject properties located at or near 322 North 2nd Street from Central Commercial, C-4 (2 properties) & Light industrial, I-1 (8 properties) to Planned Development, PD, with an underlying zoning of Central Commercial, C-4; 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 125-136; and

WHEREAS, the City of Fort Pierce Planning Board, at their February 11, 2020, 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:

Parcel IDs 2410-503-0041-020-4, 2410-503-0043-000-2, 2410-503-0012-010-9, 2410-503-0013-000-3, 2410-503-0019-010-8, 2410-503-0019-000-5, 2410-503-0020-000-5, 2410-503-0036-010-3, 2410-503-0030-000-8, & 2410-503-0034-000-6

From and after the effective date hereof, the following properties legally described as:

PARCEL A:

BEING A PARCEL OF LAND LYING IN BLOCK “A”, ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11” WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND/ STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID MAP OF FORT PIERCE, SAID CORNER BEING THE POINT OF BEGINNING; THENCE NORTH 18°44'11" WEST, ALONG THE WEST

LINE OF LOTS 2 AND 1 AND EAST RIGHT-OF-WAY LINE OF SAID 2ND/ STREET A DISTANCE OF 69.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND/ STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE ALONG SAID BULKHEAD THE FOLLOWING (5) COURSES AND DISTANCES: NORTH 56°42'22" EAST, A DISTANCE OF 44.68 FEET; THENCE NORTH 65°10'23" EAST, A DISTANCE OF 179.28 FEET; THENCE NORTH 74°04'13" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 63°51'02" EAST, A DISTANCE OF 224.31 FEET; THENCE NORTH 61°33'56" EAST, A DISTANCE OF 29.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE-WIDTH RIGHT-OF-WAY), AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960; THENCE SOUTH 18°43'54" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 71°18'49" WEST, ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 457.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.266 ACRES (229,381.98 SQUARE FEET), MORE OR LESS.

TOGETHER WITH PARCEL B (NORTH):

BEING A PARCEL OF LAND LYING IN BLOCK “A” AND A PORTION OF LOT 1, BLOCK “B”, ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11” WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND/ STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 323.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND/ STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE CONTINUE NORTH 32°17'09” WEST, A DISTANCE OF 44.51 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 32°17'09" WEST, DEPARTING SAID CREEK, AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 53.76 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK “B”; THENCE NORTH 18°44'11" WEST, A DISTANCE OF 67.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AVENUE C (FORMERLY KNOWN AS SEMINOLE AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE); THENCE NORTH 71°02'48" EAST, DEPARTING SAID NORTHWEST CORNER AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 304.27 FEET TO THE WEST LINE OF THE EAST 92.7 FEET OF LOT 1 OF BLOCK “A” OF SAID AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°43'54" EAST, A DISTANCE OF 103.40 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING (4) COURSES AND DISTANCES: SOUTH 74°39'15" WEST, A DISTANCE OF 51.85 FEET; THENCE SOUTH 65°37'46" WEST, A DISTANCE OF 181.91 FEET; THENCE SOUTH 70°48'08" WEST, A DISTANCE OF 53.29 FEET; THENCE SOUTH 53°00'56" WEST, A DISTANCE OF 5.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.759 ACRES (33,042.66 SQUARE FEET), MORE OR LESS.

TOGETHER WITH PARCEL C (WEST):

A PARCEL OF LAND BEING LOTS 5 AND 6 OF BLOCK “E”, PORTIONS OF LOTS 7 AND 8 OF BLOCK “E”, A PORTION OF AVENUE “B” AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 TOGETHER WITH LOT 1 AND THE WEST 3.50 FEET OF LOT 2 OF THE NEW SUBDIVISION BLOCK E OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED SOUTH 71°18'49” WEST, ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK “E” AND ALONG SAID SOUTH LINE, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BLOCK LINE SOUTH 71°25'01" WEST, A DISTANCE OF 8.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION, FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12741+93.7 TO STATION 12796+90.0, DATED SEPTEMBER 5, 1944; THENCE NORTH 18°21'33" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET A POINT ON THE NORTH LINE OF LOT 7, SAID BLOCK “E”, SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF AVENUE “B”, BEING FORMERLY KNOWN AS TROPICAL AVENUE AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 65.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 71°18'49" WEST, A DISTANCE OF 42.46 FEET; THENCE NORTH 18°49'01" WEST, A DISTANCE OF 65.00 FEET; THENCE NORTH 71°18'49" EAST, A DISTANCE OF 40.00 FEET;THENCE NORTH 18°49'01" WEST, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE ALONG SAID SOUTH TOP OF BANK THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 49°57'34" EAST, A DISTANCE OF 64.50 FEET; THENCE NORTH 33°59'38" EAST, A DISTANCE OF 70.44 FEET; THENCE NORTH 31°08'29" EAST, A DISTANCE OF 82.06 FEET; THENCE NORTH 0°15'54" EAST, A DISTANCE OF 14.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ADJUSTED 2ND/ STREET (A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY); THENCE SOUTH 32°17'09" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 320.88 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2ND/ STREET AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°44'11" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.92 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, SAID BLOCK “E”; THENCE SOUTH 71°18'49" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 146.50 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK “E”; THENCE SOUTH 18°44'11" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID LOT 2, SAID LINE ALSO BEING THE NORTH LINE OF LOT 3, SAID BLOCK “E”; THENCE SOUTH 71°18'49" WEST, ALONG SAID NORTH LOT LINE, A DISTANCE OF 3.50 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH 18°44'11" EAST, ALONG THE WEST LINE OF LOTS 3 AND 4 AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET TO A POINT ON A LINE LYING AND BEING 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET, FORMERLY KNOWN AS PALM TERRACE ON THE AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 50.00-FOOT-WIDE RIGHT-OF-WAY; THENCE SOUTH 71°18'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 9, SAID BLOCK “E”; THENCE SOUTH 18°44'11" EAST, ALONG SAID PROLONGATED LINE AND WEST LINE OF LOT 9 A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.799 ACRES (78,361.87 SQUARE FEET), MORE OR LESS.

Said properties being generally located at or near 322 North 2nd Street in Fort Pierce, Florida shall be and the Zoning Designation is hereby changed from Central Commercial, C-4 (2 properties) & Light industrial, I-1 (8 properties) to Planned Development, PD, with an underlying zoning of Central Commercial, C-4, 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. The Site Plan that was a part of the Development Agreement dated "December 2, 2019," and depicted on Exhibit "C" is hereby approved with this Ordinance. A major modification to the Site Plan for conformance with Section 125-212(c)(2) shall be submitted within two (2) years of final approval of the Planned Development for review by the City Commission.

SECTION 4. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 5. 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. 20-012 was duly advertised by title only in the St. Lucie News Tribune on Sunday, July 19, 2020; 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 August 3, 2020; and was duly introduced, read by title only, and passed on second and final reading August 17, 2020, 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 17th day of August, 2020.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

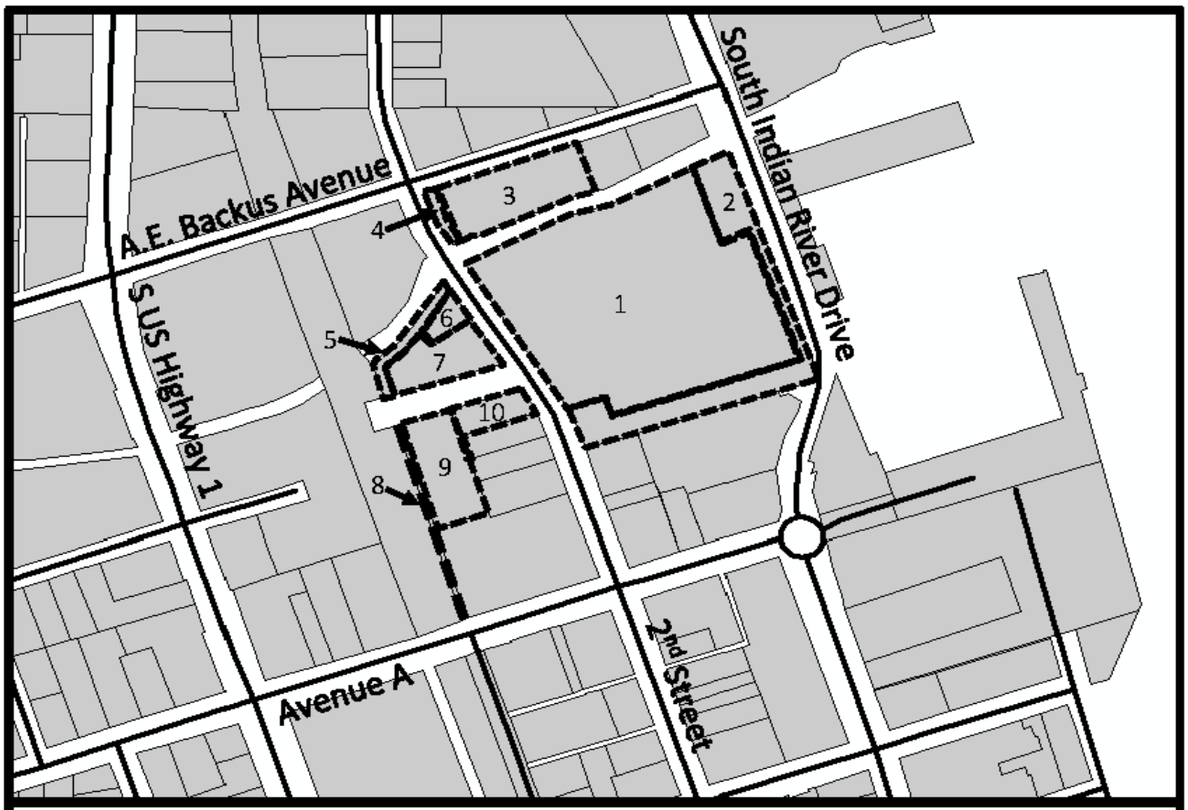
_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A

Proposed Zoning Atlas Map Amendment

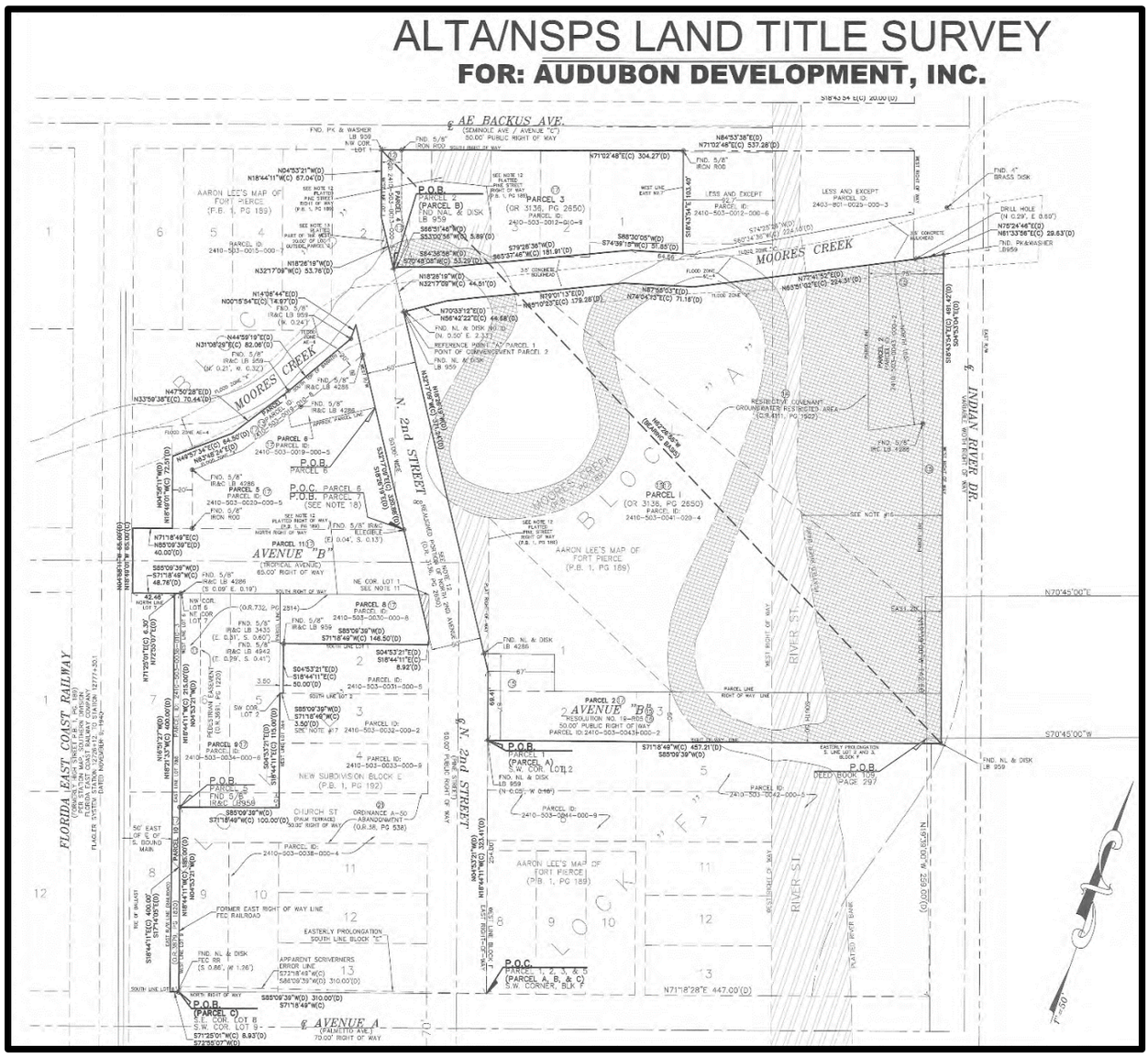
PD, Planned Development with an underlying Zoning of Central Commercial, C-4



Parcels IDs **1**: 2410-503-0041-020-4 **2**: 2410-503-0043-000-2 **3**: 2410-503-0012-010-9
4: 2410-503-0013-000-3 **5**: 2410-503-0019-010-8 **6**: 2410-503-0019-000-5
7: 2410-503-0020-000-5 **8**: 2410-503-0036-010-3 **9**: 2410-503-0034-000-6
10: 2410-503-0030-000-8

Central Commercial, C-4 (2 parcels) & Light Industrial, I-1 (8 parcels) to Planned Development, PD with an underlying Zoning of Central Commercial, C-4

Exhibit B
Sketch and Legal Description



Parcel IDs: 2410-503-0041-020-4, 2410-503-0043-000-2, 2410-503-0012-010-9, 2410-503-0013-000-3, 2410-503-0019-010-8, 2410-503-0019-000-5, 2410-503-0020-000-5, 2410-503-0036-010-3, 2410-503-0030-000-8, & 2410-503-0034-000-6

From and after the effective date hereof, the following properties legally described as:

PARCEL A:

BEING A PARCEL OF LAND LYING IN BLOCK “A”, ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11” WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND/ STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID MAP OF FORT PIERCE, SAID CORNER BEING THE POINT OF BEGINNING; THENCE NORTH 18°44'11" WEST, ALONG THE WEST LINE OF LOTS 2 AND 1 AND EAST RIGHT-OF-WAY LINE OF SAID 2ND/ STREET A

DISTANCE OF 69.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND/ STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE ALONG SAID BULKHEAD THE FOLLOWING (5) COURSES AND DISTANCES: NORTH 56°42'22" EAST, A DISTANCE OF 44.68 FEET; THENCE NORTH 65°10'23" EAST, A DISTANCE OF 179.28 FEET; THENCE NORTH 74°04'13" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 63°51'02" EAST, A DISTANCE OF 224.31 FEET; THENCE NORTH 61°33'56" EAST, A DISTANCE OF 29.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE-WIDTH RIGHT-OF-WAY), AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960; THENCE SOUTH 18°43'54" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 71°18'49" WEST, ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 457.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.266 ACRES (229,381.98 SQUARE FEET), MORE OR LESS.

TOGETHER WITH PARCEL B (NORTH):

BEING A PARCEL OF LAND LYING IN BLOCK “A” AND A PORTION OF LOT 1, BLOCK “B”, ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11” WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND/ STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 323.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND/ STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE CONTINUE NORTH 32°17'09” WEST, A DISTANCE OF 44.51 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 32°17'09" WEST, DEPARTING SAID CREEK, AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 53.76 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK “B”; THENCE NORTH 18°44'11" WEST, A DISTANCE OF 67.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AVENUE C (FORMERLY KNOWN AS SEMINOLE AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE); THENCE NORTH 71°02'48" EAST, DEPARTING SAID NORTHWEST CORNER AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 304.27 FEET TO THE WEST LINE OF THE EAST 92.7 FEET OF LOT 1 OF BLOCK “A” OF SAID AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°43'54" EAST, A DISTANCE OF 103.40 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING (4) COURSES AND DISTANCES: SOUTH 74°39'15" WEST, A DISTANCE OF 51.85 FEET; THENCE SOUTH 65°37'46" WEST, A DISTANCE OF 181.91 FEET; THENCE SOUTH 70°48'08" WEST, A DISTANCE OF 53.29 FEET; THENCE SOUTH 53°00'56" WEST, A DISTANCE OF 5.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.759 ACRES (33,042.66 SQUARE FEET), MORE OR LESS.

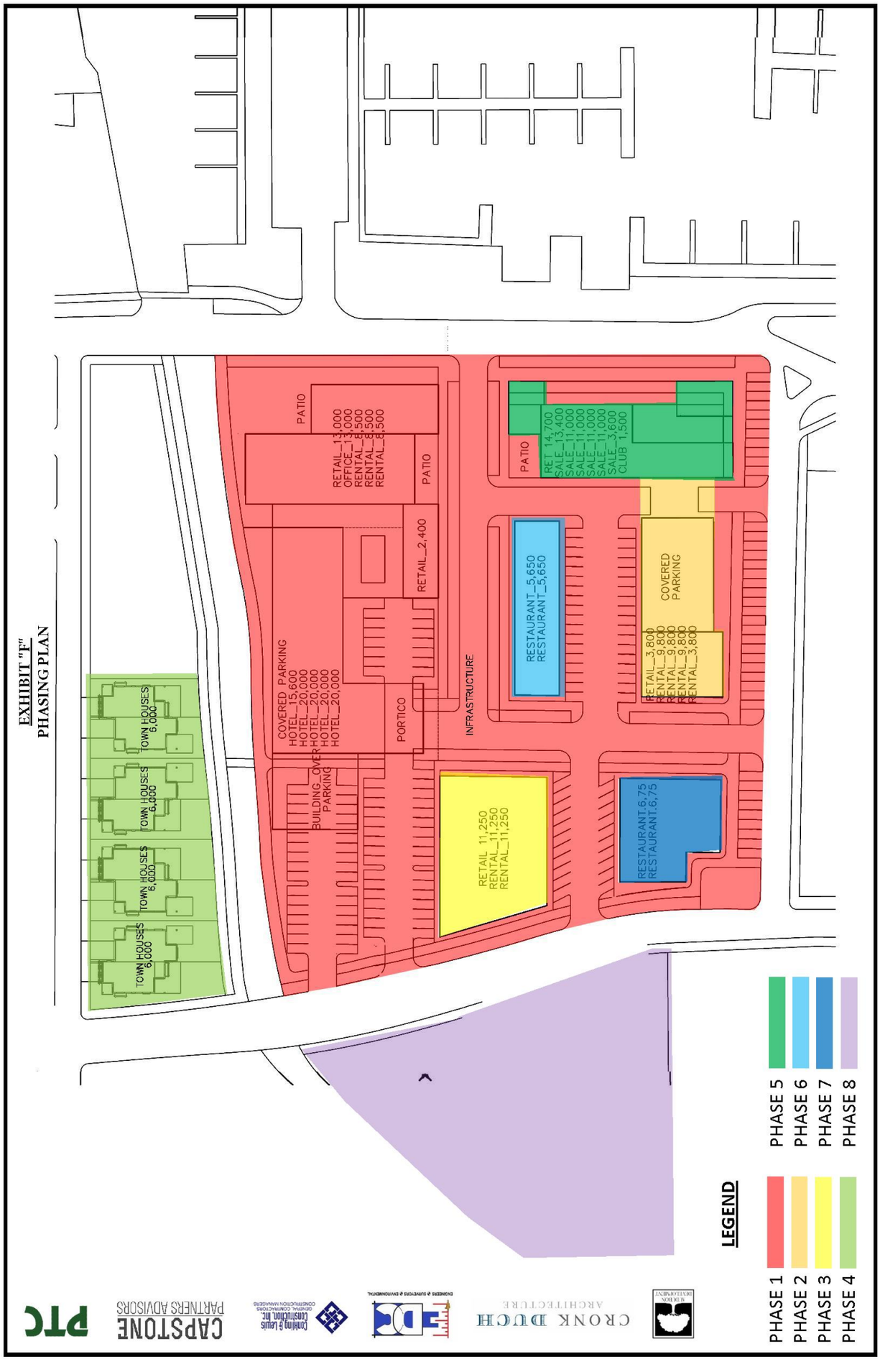
TOGETHER WITH PARCEL C (WEST):

A PARCEL OF LAND BEING LOTS 5 AND 6 OF BLOCK “E”, PORTIONS OF LOTS 7 AND 8 OF BLOCK “E”, A PORTION OF AVENUE “B” AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 TOGETHER WITH LOT 1 AND THE WEST 3.50 FEET OF LOT 2 OF THE NEW SUBDIVISION BLOCK E OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED SOUTH 71°18'49” WEST, ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK “E” AND ALONG SAID SOUTH LINE, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BLOCK LINE SOUTH 71°25'01" WEST, A DISTANCE OF 8.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION, FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12741+93.7 TO STATION 12796+90.0, DATED SEPTEMBER 5, 1944; THENCE NORTH 18°21'33" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET A POINT ON THE NORTH LINE OF LOT 7, SAID BLOCK “E”, SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF AVENUE “B”, BEING FORMERLY KNOWN AS TROPICAL AVENUE AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 65.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 71°18'49" WEST, A DISTANCE OF 42.46 FEET; THENCE NORTH 18°49'01" WEST, A DISTANCE OF 65.00 FEET; THENCE NORTH 71°18'49" EAST, A DISTANCE OF 40.00 FEET;THENCE NORTH 18°49'01" WEST, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE ALONG SAID SOUTH TOP OF BANK THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 49°57'34" EAST, A DISTANCE OF 64.50 FEET; THENCE NORTH 33°59'38" EAST, A DISTANCE OF 70.44 FEET; THENCE NORTH 31°08'29" EAST, A DISTANCE OF 82.06 FEET; THENCE NORTH 0°15'54" EAST, A DISTANCE OF 14.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ADJUSTED 2ND/ STREET (A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY); THENCE SOUTH 32°17'09" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 320.88 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2ND/ STREET AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°44'11" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.92 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, SAID BLOCK “E”; THENCE SOUTH 71°18'49" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 146.50 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK “E”; THENCE SOUTH 18°44'11" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID LOT 2, SAID LINE ALSO BEING THE NORTH LINE OF LOT 3, SAID BLOCK “E”; THENCE SOUTH 71°18'49" WEST, ALONG SAID NORTH LOT LINE, A DISTANCE OF 3.50 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH 18°44'11" EAST, ALONG THE WEST LINE OF LOTS 3 AND 4 AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET TO A POINT ON A LINE LYING AND BEING 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET, FORMERLY KNOWN AS PALM TERRACE ON THE AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 50.00-FOOT-WIDE RIGHT-OF-WAY; THENCE SOUTH 71°18'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 9, SAID BLOCK “E”; THENCE SOUTH 18°44'11" EAST, ALONG SAID PROLONGATED LINE AND WEST LINE OF LOT 9 A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING.

1. CONTAINING 1.799 ACRES (78,361.87 SQUARE FEET), MORE OR LESS.

Exhibit C
Site Plan



-King's Landing-
Future Land Use Amendment
Zoning Atlas Amendment



322 North 2nd Street

Background

November 14, 2018: the City of Fort Pierce and the Fort Pierce Redevelopment Agency (FPRA) issued a Request for Qualifications (RFQ No. 2019-003) for the redevelopment of several parcels generally known as the former H.D. King Plant site.

December 2, 2019: the City/FPRA and Audubon Development, Inc., (Audubon) entered into a development agreement.

City is responsible for processing a Future Land Use Map Amendment and Rezoning to allow for the mixed-use development.

These City obligations were agreed to as a Condition of Closing on the subject property within 270 days from the effective date of the development agreement.

Conceptual Renderings

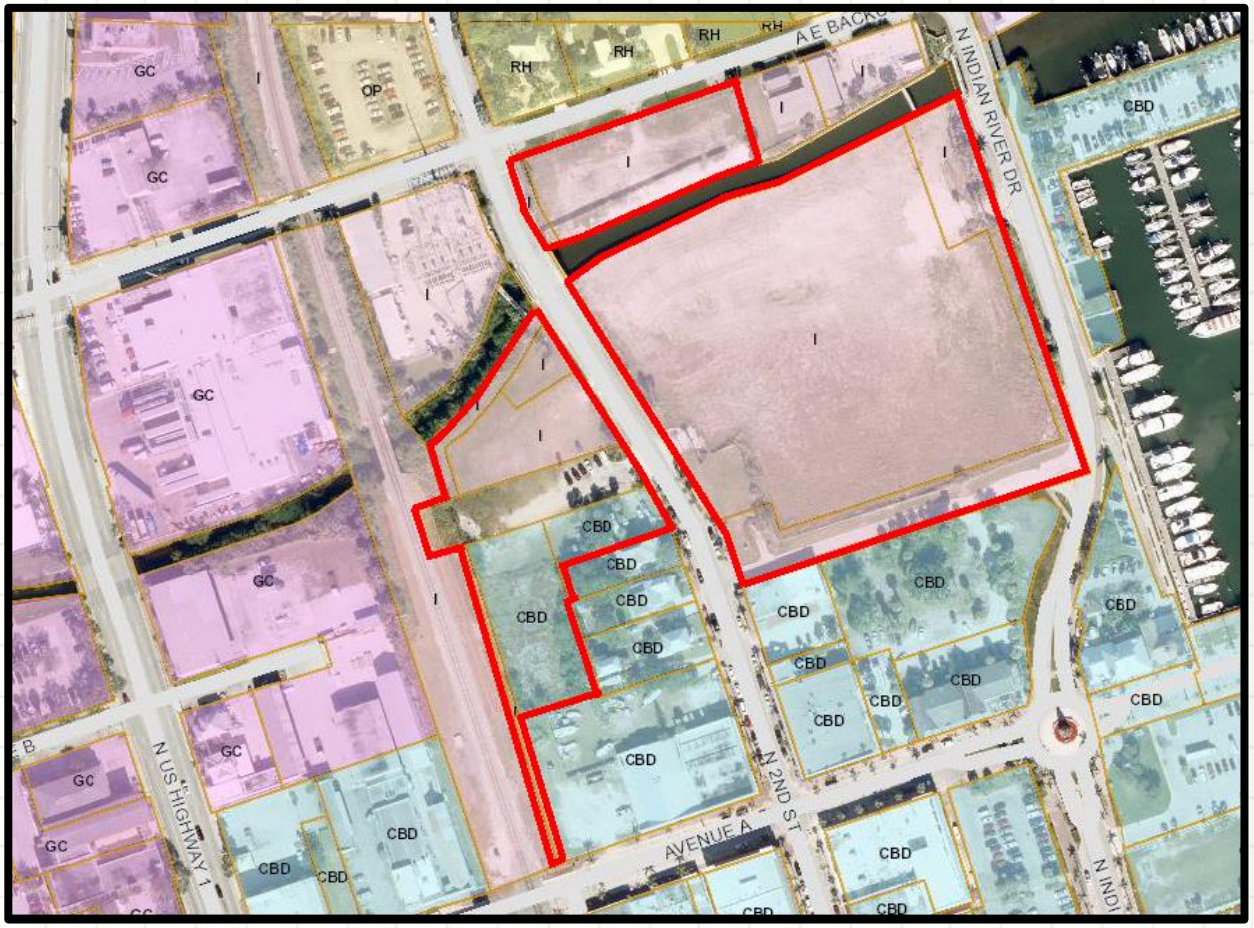








Future Land Use Map Amendment



- Future Land Use Map Amendment from Light Industrial (IL) to Central Business District (CBD).
  - Provides for land uses that are consistent with the downtown.
  - Meets the requirements of the development agreement.

Zoning Atlas Map Amendment



- Rezoning from Light Industrial (I-1) to Planned Development (PD) with an underlying zoning of C-4.
  - Development agreement stipulated specific land uses within a PD master plan.

Requests

Future Land Use Map Amendment from Industrial (I) to Central Business District (CBD)

Zoning Atlas Map Amendment for eight (8) parcels from Light Industrial (I-1) and two (2) parcels from Central Commercial (C-4), to Planned Development (PD), with an underlying zoning of Central Commercial (C-4).

Staff recommends **Approval** of both requests:

- ❑ Consistent with the City Code & the Comprehensive Plan.
- ❑ Does not adversely affect the public health, safety, convenience and general welfare.
- ❑ Is within proximity to key commercial and institutional amenities.
- ❑ Planning Board/Local Planning Agency has recommended approval.

CC Recommendation

Possible actions of the City Commission:

- **APPROVE** of the proposed Future Land Use Amendment & Rezoning with no changes
    - Staff recommends approval of both requests.
    - Planning Board/Local Planning Agency has recommended approval.
- **APPROVE** of the proposed Future Land Use & Rezoning, with changes.
- **DISAPPROVE** of the proposed Future Land Use & Rezoning.

__TWO SEPARATE MOTIONS NEEDED__

-King's Landing-
Future Land Use Amendment
Zoning Atlas Amendment



322 North 2nd Street

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nick Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, LEED Green Associate, Planner
RE:	**Application for Future Land Use Map Amendment** **Application for Zoning Atlas Map Amendment** **Fort Pierce Redevelopment Agency**
BOARD DATE:	August 3, 2020

STAFF REPORT

Property Owner	Fort Pierce Redevelopment Agency 100 North US Highway 1 Fort Pierce, FL 34950
Representative:	W. Lee Dobbins, Esq. Dean, Mead, Minton & Zwemer 1903 S. 25th Street, Suite 200 Fort Pierce, FL 34947
Requested Action:	Approval to change the Future Land Use Map designation for eight (8) parcels from Industrial (I) to Central Business District (CBD) Approval to Rezone eight (8) parcels from Light Industrial (I-1) and two (2) parcels from Central Commercial (C-4) to Planned Development (PD), with an underlying zoning of Central Commercial (C-4).
Site Location:	322 N. 2nd Street
Parcel IDs:	2410-503-0041-020-4 2410-503-0043-000-2 2410-503-0012-010-9 2410-503-0013-000-3 2410-503-0019-010-8 2410-503-0019-000-5 2410-503-0020-000-5 2410-503-0036-010-3 2410-503-0030-000-8 (Rezoning Only) 2410-503-0034-000-6 (Rezoning Only)

Existing Use: Vacant
Parcel Size: 7.38 +/- Acres

Current Future Land Use: Industrial (I)

Current Zoning: Light Industrial (I-1)

Proposed Future Land Use: Central Business District (CBD)

Proposed Zoning: Planned Development (PD) with an underlying zoning of Central Commercial (C-4)

	North	East	South	West
Surrounding FLU:	Residential High (RH) and I-1	CBD	CBD	I and General Commercial (GC)
Surrounding Zoning:	Edgartown Settlement (ES)	Planned Unit Redevelopment (PUR) and C-4	PUR and C-4	General Commercial (C-3), I-1, and C-4

Staff Analysis

Background

On November 14, 2018, the City of Fort Pierce and the Fort Pierce Redevelopment Agency issued a Request for Qualifications (RFQ No. 2019-003) to interested and qualified developers to submit a Statement of Qualifications for the redevelopment of several parcels generally known as the former H.D. King Plant site located in the heart of the City's downtown. Home to the Fort Pierce Utilities Authority's electrical facility since circa 1911, the plant was demolished in 2008 and since that time has undergone years of extensive soil remediation and is ready for redevelopment.

After evaluating the responses submitted in the competitive procurement process in response to RFQ No. 2019-003, the Fort Pierce Redevelopment Agency and Audubon Development, Inc., (Audubon) a Florida corporation entered into a development agreement on December 2, 2019 (see Attachment 1). The proposed development plan is conceptual in nature but included a hotel, condominiums, restaurants, retail, various residential unit types for ownership and rental occupancy. Upon execution, it is the intent of the City to convey the subject property to Audubon to develop in accordance with the terms and conditions set forth in the development agreement. Those conditions include a 120-day due diligence period within which to undertake engineering and other tests, borings, studies, investigations and assessments of and concerning the subject property at Audubon's expense. Additionally, and at no cost or expense to the Audubon Development, the City is responsible for processing a Future Land Use Map Amendment and Rezoning in order to allow for

the proposed mixed-use development. The City is also responding for processing the approval of the abandonment of a portion of the Road right-of-way of Avenue B, which is currently under review by staff and is forthcoming. These City obligations were agreed to as a Condition of Closing on the subject property within 270 days from the effective date of the development agreement. In return, Audubon is required to apply and obtain approval from the City of Fort Pierce for a site plan detailing the specific planned development for the mixed-use project that includes aforementioned uses, as set forth in the development agreement.

Request

The subject Future Land Use Map Amendment from Industrial (I) to Central Business District (CBD) will provide for land uses that are consistent with the vision for the City of Fort Pierce's downtown while also meeting the requirements of the development agreement for the subject property. The CBD Future Land Use Category, as defined in the Future Land Use Element of the City's Comprehensive Plan, calls for mixed use development that is compact and a development pattern that is oriented to the street, defining the streetscape and civic spaces, and designed at a pedestrian scale. The CBD promotes densities and intensities that are conducive to downtown living. As the City's Zoning Map and Land Development Regulations must be consistent with the Future Land Use and accompanying land use category specifications contained in the Future Land Use Element, the subject application also includes a rezoning for eight (8) parcels from Light Industrial (I-1) and two (2) parcels from Central Commercial (C-4) to Planned Development (PD) with an underlying zoning of Central Commercial (C-4).

Concurrent with the subject map amendment, a separate application for a text amendment to the CBD land use category is also being processed that expands upon the residential unit types and commercial uses envisioned for the future of the City's downtown and specific to the subject property.

Future Land Use and Zoning Designation Comparison

The subject property currently has a Future Land Use and Zoning designation that is industrial. This was an appropriate designation when the site was operating as an electrical power plant. Industrial Land Uses are intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses.

As the redevelopment of subject parcels are a vital component to the development pattern envisioned for the downtown, the appropriate land use is CBD with the compatible zoning classification of Central Commercial or C-4. The CBD land use designation regulates the density

and intensity for development, among other things. This land use allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0.

Key characteristics of CBD include:

- Compact and intensive development pattern on a pedestrian scale;
- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development; Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Standards for Review

Pursuant to Chapter 163.3187, F.S., a small-scale development amendment may be adopted under the following conditions:

a) The proposed amendment involves a use of 10 acres or fewer; and
b) The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government's comprehensive plan, but only proposes a land use change to the future land use map for a site-specific small-scale development activity. However, text changes that relate directly to, and are adopted simultaneously with, the small-scale future land use map amendment shall be permissible under this section.

Small scale development amendments adopted pursuant to this section require only one public hearing before the governing board, which shall be the adoption hearing.

Regarding the requested rezoning, pursuant to Article IX, City Code of Ordinances, a proposed change of district or text may be initiated by the city commission, the city planning board or by petition of one or more of the property owners or affected residents within the area proposed to be changed or affected by a change in the district map or text.

The following standards must be satisfied per Section 125-136 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.
(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with and furthers the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is in character and similar with the surrounding area, land uses and zoning designations. Further it is staff's intent to bring forward a proposal to change all properties within the downtown to CBD with an underlying zoning classification to C-4 to provide consistency, compatibility and cohesiveness to the downtown area.

The majority of the subject property is located within the Downtown Business and Entertainment District Overlay that delineates the downtown and defines desirable characteristics of this area that is distinct from the rest of the City. The purpose of this overlay is to:

- Recognize the unique urban character of the downtown; and
- Recognize the unique orientation to the waterfront; and
- Recognize its historic urban design typified by its pedestrian-oriented design and its human-scale development, in order to build on this unique character by encouraging redevelopment in keeping with these recognized values; and to further the downtown's desirability as a place to work, play and live through encouraging a broad variety of urban-scale uses.

Technical Review Committee (TRC)
All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments and there were no comments from the TRC.

Planning Board Recommendation to the Future Land Use and Zoning Atlas Map Amendments
On February 11, 2020, the City of Fort Pierce Planning Board recommended approval of the subject Future Land Use and Zoning Atlas Map amendments.

Public Notification
36 letters were sent out to property owners within 500 feet of the subject property for the Application for Zoning Atlas Map Amendment. An update will be given at the City Commission meeting regarding approvals and disapprovals from property owners.

Staff Recommendation Future Land Use Map Amendment
The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends **APPROVAL**.

Staff Recommendation Zoning Atlas Map Amendment
The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends **APPROVAL**.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4648124 12/03/2019 11:20:20 AM
OR BOOK 4353 PAGE 1200 - 1260 Doc Type: AGR
RECORDING: $520.00

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

AGREEMENT FOR DEVELOPMENT OF KING'S LANDING

THIS AGREEMENT (the "Agreement") is made and entered into as of this 2nd day of December, 2019 (the "Effective Date"), by and between AUDUBON DEVELOPMENT, INC., a Florida corporation ("Audubon"), whose mailing address is P.O. Box 981, Palm Beach, FL 33480, the CITY OF FORT PIERCE, a Florida municipal corporation (hereafter referred to as the "City of Fort Pierce"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950 and the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (the "FPRA") (collectively, the City of Fort Pierce and the FPRA shall be referred to herein as the "City").

W I T N E S S E T H:

WHEREAS, the City of Fort Pierce and the FPRA are the record owners, as their record interests may appear, of fee simple title to the unimproved real property described on **Exhibit "A"**, attached hereto and made a part hereof (the "Real Property"); and

WHEREAS, the City issued a request for proposals ("RFP") requesting that qualified developers submit proposals for the development of the Real Property; and

WHEREAS, after evaluating the responses submitted in the competitive procurement process in response to the City's RFP, the City found that Audubon has submitted the most advantageous proposal; and

WHEREAS, Audubon has proposed the development of a mixed use development on the Real Property referred to as King's Landing, including a hotel, condominiums, restaurants, retail, office, single family residences and apartments, as more generally set forth in the RFP (the "Project"); and

WHEREAS, the City and Audubon both desire to enter into an agreement, allowing Audubon to proceed with obtaining land development approvals more specifically setting forth the master plan and development standards for the Project, providing for the conveyance of the Real Property to Audubon subject to the terms and conditions hereof, and allowing for the construction of the Project on the Real Property in phases, as more specifically set forth herein; and

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and agreements contained herein, and the mutual benefits hereunder, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do covenant and agree as follows:

1. Agreement to Develop. The City agrees to convey the Real Property to Audubon and Audubon agrees to develop the Real Property in accordance with the terms and conditions set forth herein. The term "Property" shall include the Real Property described in **Exhibit "A"**, together with all right, title and interest, if any, of the City in and to (i) any improvements to the Real Property, (ii) any condemnation award relating to the Real Property, and (iii) all easements, rights-of-way and appurtenances benefitting or appurtenant to the Real Property.

2. Due Diligence Period. Audubon, its agents, employees and contractors shall have one-hundred and twenty (120) days from and after the Effective Date (which one-hundred and twenty (120) day period is hereinafter referred to as the "Due Diligence Period") within which to undertake engineering and other tests, borings, studies, investigations and assessments of and concerning the Property, at Audubon's sole cost and expense, as Audubon determines may be necessary or desirable in order to determine and evaluate (i) compliance of the Property with all zoning, environmental and other codes, ordinances, statutes, rules and regulations affecting the same, (ii) soil compaction, drainage and other physical characteristics of the Property, (iii) the feasibility of developing the Property for Audubon's intended use, including preparing draft site plans, drainage plans, utility plans and financial feasibility studies, and (iv) any other matters as shall be deemed by Audubon, in Audubon's sole and absolute discretion, to be necessary for Audubon to determine the feasibility of Audubon proceeding with the development of the Property. The City hereby grants to Audubon, its agents, employees, contractors and engineers, a right of entry upon the Property and any part thereof during the Due Diligence Period for the purposes of assisting such inspections and review, including environmental studies, soil compaction studies, soil borings and other physical inspections, and to show the Property to third parties (including, without limitation, architects, attorneys, insurers, financial institutions and other lenders or investors), and the City hereby agrees to cooperate with Audubon's studies and investigations, as reasonably required. Audubon shall be responsible for prompt payment for such inspections and for repair of damage to and restoration of the Property resulting from such studies and inspections. Audubon shall not subject the Property to any liens in connection with such studies and investigations and Audubon shall immediately discharge any liens which may be recorded against the Property resulting from such studies and investigations. Audubon agrees to indemnify and hold harmless the City from all losses, damages, penalties, attorney's fees and costs arising out of property damage, personal injury or wrongful death caused by Audubon, or Audubon's agents or contractors, in connection with any inspections of the Property. No later than five (5) days after the end of the Due Diligence Period, Audubon may, at Audubon's sole discretion and for any reason, terminate this Agreement by giving written notice thereof to the City, in which event this Agreement shall be terminated, and all rights and liabilities of the parties pursuant to the Agreement shall be terminated. No later than fifteen (15) days after such termination of this Agreement, Audubon shall deliver to the City copies of any reports of studies and investigations procured by Audubon relative to the Property during the Due Diligence Period.

3. Copies of Reports. The City agrees to deliver to Audubon, within five (5) days following the Effective Date of this Agreement, copies of (a) any leases, lease amendments, contracts, licenses, governmental or quasi-governmental permits or permit applications, (b) all reports, studies and investigations (including, without limitation, any environmental, engineering or water quality assessments or reports, title abstracts and policies, permits, surveys and soil tests) and (c) specifically, any information evidencing the removal of the title encumbrance that

provided a right of reverter in favor of the State of Florida, in the possession of the City relating to the Property or any part thereof. The City shall also, upon request by Audubon, provide any information in the possession of the City relating to the remediation of environmental contamination on the Property.

4. Land Development Approvals.

a. City Obligations. The City shall, at no cost or expense to Audubon, be responsible for completing the following tasks:

i. The City shall give its best efforts to support abandoning of the road right-of-way of the section of Avenue B, shown on **Exhibit "B"**, attached hereto and made a part hereof (the "Avenue B Parcel"), it being the intention of the parties hereto that the Avenue B Parcel shall be included in the Property conveyed to Audubon at Closing, for development by Audubon. The City shall be responsible for completing and filing any required applications, paying any filing fees and processing the approval of the foregoing abandonment. The foregoing abandonment of the public right-of-way of the Avenue B Parcel, so that it may be conveyed to Audubon at Closing, shall be a Condition to Closing which, if not completed, may result in the termination of this Agreement as more specifically set forth in Paragraph 4.c below.

ii. The City shall give its best efforts to support amending the Comprehensive Plan of the City of Fort Pierce to change the future land use designation of the Property to Mixed Use Development (MXD). The City shall be responsible for completing and filing any required applications and paying any filing fees associated with processing the approval of the foregoing future land use amendment, both at the City level and at the State level. The foregoing change in the Property's future land use designation to MXD shall be a Condition to Closing which, if not completed, may result in the termination of this Agreement as more specifically set forth in Paragraph 4.c below.

iii. The City shall give its best efforts to support changing the zoning of the Property to Planned Development (PD). (The term "Planned Development" as used in this Agreement shall refer to the Planned Development zoning category as defined in the City of Fort Pierce Zoning Code). The City shall be responsible for completing and filing any required applications and paying any filing fees associated with processing the approval of the foregoing zoning change. The foregoing change of the Property's zoning to Planned Development shall be a Condition to Closing which, if not completed, may result in the termination of this Agreement as more specifically set forth in Paragraph 4.c below.

iv. The Florida Department of Environmental Protection ("FDEP") issued a Conditional Site Rehabilitation Order ("SRCO") dated May 22, 2018 to the City setting forth various conditions relating to the existing environmental contamination on the Property. The SRCO is attached hereto and made a part hereof as **Exhibit "C"**. Paragraph (c) on page 5 of the SRCO states that additional site rehabilitation may be required if the "level of risk is increased" due to "substantial changes in exposure conditions, such as a change in land use from nonresidential to residential use". The City shall provide such information and documents to Audubon relative to the SRCO as Audubon may request in order for Audubon to notify FDEP of the proposed Project. Audubon shall notify FDEP of the proposed Project, and shall obtain

written confirmation from FDEP, in form reasonably satisfactory to Audubon, before the end of the Due Diligence Period, that development of the Project will not require that additional remediation be completed on the Property or that additional restrictions be placed upon the use or development of the Property. The City agrees to cooperate with Audubon's efforts to obtain such written confirmation from FDEP. In the event that FDEP does require additional remediation or additional restrictions not currently set forth in the SRCO, then Audubon and the City shall work in good faith to amend this Agreement to address such remediation and/or conditions. In the event that Audubon and the City do not reach agreement with respect to such amendment to this Agreement, either party shall have the right to terminate this Agreement by giving written notice to the other, in which event all rights and liabilities of the parties pursuant to this Agreement shall be terminated.

b. Audubon Obligations. Audubon shall, at Audubon's sole cost and expense, be responsible for completing the following tasks:

i. Apply to and obtain approval from the City of Fort Pierce of a Planned Development master site plan (the "Site Plan") and development standards for the Property, allowing for a mixed use development, including a hotel, condominiums, restaurants, retail, office and apartments, as more generally set forth in the RFP.

ii. Apply to and obtain approval from the City of Fort Pierce for a subdivision plat (the "Plat") sub-dividing the Property into parcels as may be required in order for Audubon to implement Audubon's development plan for the Project.

iii. Providing the City with financial information responding to the request for additional information set forth in the memo from WTL+a, attached hereto as **Exhibit "D"**.

c. Right to Terminate. If all of the foregoing tasks set forth in Paragraphs 4.a and 4.b above (collectively the "Conditions to Closing") have not been completed within two-hundred and seventy (270) days after the Effective Date, then either party to this Agreement may terminate this Agreement by giving written notice thereof to the other party, in which event this Agreement shall be terminated, and all rights and liabilities of the parties pursuant to the Agreement shall be terminated.

5. Evidence of Title. Within thirty (30) days after the Effective Date, Audubon shall obtain, at Audubon's expense, a Title Insurance Commitment (the "Commitment") for an Owner's Title Insurance Policy (the "Policy") issued by a Florida licensed title insurer (the "Title Company") evidencing that the City of Fort Pierce and/or FPRA are vested with fee simple title to all of the Real Property, free and clear of all liens, encumbrances, exceptions or qualifications whatsoever save and except for: (a) "Permitted Exceptions" as defined hereinbelow; and (b) those exceptions to title which are to be discharged by the City at or before the Closing. The Commitment shall also evidence that upon the execution, delivery and recordation of the Deed to be delivered pursuant to the provisions of this Agreement and the satisfaction of all requirements specified in Schedule B, Section 1 of the Commitment, Audubon shall acquire fee simple title to the Real Property, subject only to the Permitted Exceptions.

Audubon shall have a period of fifteen (15) days after receipt of the Commitment within which to cause the same to be examined and to notify the City in writing of any objections that would render title to the Real Property unmarketable or would prevent development of the Project on the Real Property; provided, however, that in the event of any such notice by Audubon, Audubon shall provide the City with a copy of the Commitment together with Audubon's written objections. The City, upon written notification thereof within such fifteen (15) day period, shall use reasonable diligence to remove, discharge or correct such objections, and shall have a period of sixty (60) days after receipt of notice in which to do so. If the City shall be unable to remove or discharge such objections within the foregoing sixty (60) day period, then Audubon may, within ten (10) days from the expiration of the sixty (60) day period, give notice to terminate this Agreement or agree to accept a conveyance of title at Closing in its then existing condition. If Audubon shall elect to terminate this Agreement, then neither the City nor Audubon shall have any further rights or obligations hereunder. Any items shown in the Commitment which Audubon does not timely object to, or which Audubon agrees to accept, in accordance with this paragraph, shall be deemed to be "Permitted Exceptions." The foregoing notwithstanding, if title defects are in the nature of liens or encumbrances arising by, through or under the City which can be discharged by the payment of money and are liquidated in amount (i.e., not contingent or unliquidated), then Audubon shall have the option to pay and discharge the same at or prior to Closing, in which event, a credit for the cost thereof shall be given to Audubon as part of the adjustments and prorations at the Closing.

Audubon may, prior to the date of Closing, obtain an update of the Commitment, and may reexamine title to the Real Property and deliver to the City written objection to any matter revealed by such title reexamination ("Subsequent Title Defect") other than the Permitted Exceptions. In the event that Audubon gives the City written objection to a Subsequent Title Defect, then the provisions set forth in the foregoing paragraph shall apply from and after the date of Audubon's notice thereof to City.

6. Survey. Within ninety (90) days after the Effective Date, Audubon may, at Audubon's sole cost and expense, have the Property surveyed by a registered Florida surveyor (the "Survey"). Audubon shall have a period of fifteen (15) days after receipt of the Survey within which to cause the same to be examined and to notify the City in writing of any encroachment or any matter which would prevent development of the Project on the Property; provided, however, that in the event of any such notice by Audubon, Audubon shall provide the City with a copy of the Survey together with Audubon's written objections. The Survey objections shall be treated in the same manner as title objections are treated in Paragraph 5 above. Audubon's failure to have the Property timely surveyed in accordance with this paragraph or deliver timely notice of survey objections shall be deemed a waiver of Audubon's rights to object to survey defects as provided in this paragraph.

7. Closing and Conveyance of Property. At Closing (as defined below), the City of Fort Pierce shall first convey its interest in the Property to FPRA, and then FPRA shall convey all of the Property to Audubon. The closing for the conveyance of the Property from FPRA to Audubon (the "Closing") shall be at a date, time and place mutually agreed to by the City and Audubon, but within the municipal limits of the City of Fort Pierce, no earlier than twenty (20) days after the Conditions to Closing, as defined in Paragraph 4 above, have all been satisfied and no later than sixty (60) days after the Conditions to Closing have all been satisfied. At the time

of the Closing hereunder, FPRA shall convey fee simple title to the Property to Audubon by Special Warranty Deed, in the form attached hereto as **Exhibit "E"** (the "Deed"). The consideration for such conveyance of the Property to Audubon is the obligations of Audubon as set forth in this Agreement, and no additional monetary consideration shall be paid from Audubon to the City for the Property. The conveyance of the Property shall be free and clear of all liens, encumbrances, exceptions or qualifications whatsoever, save and except only the following:

a. Ad valorem real property taxes and assessments for the year of closing and subsequent years.

b. Local zoning ordinances and regulations.

c. Permitted Exceptions as defined in Paragraph 5 above.

d. The Reverter as defined in Paragraph 10 below, and as set forth in the Deed.

8. Closing Costs. Audubon shall pay for the cost of: (a) all documentary stamp taxes required to be paid with respect to the Deed and other instruments of conveyance, if any, it being understood that documentary stamp taxes may be due on the market value of the Property as of the date of Closing, (b) the Title Policy, it being understood that the title premium may be based on the market value of the Property as of the date of Closing, (c) all recording fees with respect to those closing documents which are to be recorded (not including, however, the cost of curative title instruments which are to be paid exclusively by the City), (d) any closing costs associated with third party financing, and (e) the Survey. The City shall pay all costs to obtain and record any documents required to cure any title defects or survey defects objected to by Audubon in accordance with Paragraphs 5 and 6 above. Any real property taxes and assessments shall be prorated as of the date of the Closing.

9. Development Timeline. The Project shall be constructed in phases, as such phases are identified in the Phasing Plan attached hereto and made a part hereof as **Exhibit "F"** (the "Phasing Plan"). Audubon shall develop the Phases in accordance with the following (the deadlines set forth in Paragraphs 9.a through 9.e below shall be referred to as the "Development Deadlines"):

a. Phase 1. Audubon shall submit an application for building permit(s) for construction for Phase 1, as defined in the Phasing Plan, no later than one-hundred and twenty (120) days after the date of the Closing. Audubon shall Commence Construction of Phase 1 no later than ninety (90) days after the City issues the building permit(s) for construction of Phase 1. Construction of Phase 1 shall be completed no later than four hundred and twenty (420) days after Commencing Construction of Phase 1. Phase 1 shall include (i) infrastructure improvements serving Phases 1 through 7 of the Project, including street paving, water and sewer facilities and drainage facilities, and (ii) construction of a hotel. Upon completion of the construction of the infrastructure improvements for Phase 1, the streets and all infrastructure improvements within such streets, shall be conveyed to the City, as more specifically set forth in Paragraph 16 below.

b. Phase 2. Audubon shall submit an application for building permit(s) for construction of Phase 2, as defined in the Phasing Plan, no later than one-hundred and twenty (120) days after Commencing Construction of Phase 1. Audubon shall Commence Construction of Phase 2 no later than ninety (90) days after the City issues the building permit(s) for the construction of Phase 2. Construction of Phase 2 shall be completed no later than one (1) year after Commencing Construction of Phase 2.

c. Phase 3. Audubon shall submit an application for building permit(s) for the construction of Phase 3, as defined in the Phasing Plan, no later than one hundred twenty (120) days after Commencing Construction of Phase 2. Audubon shall Commence Construction of Phase 3 no later than ninety (90) days after the City issues the building permit(s) for the construction of Phase 3. Construction of Phase 3 shall be completed no later than one (1) year after Commencing Construction of Phase 3.

d. Phases 4 - 7. Audubon shall submit applications for building permit(s) for the construction of Phases 4, 5, 6, and 7, as defined in the Phasing Plan, no later than three (3) years after Commencing Construction of Phase 1. Audubon shall Commence Construction of Phases 4, 5, 6, and 7, no later than ninety (90) days after the City issues the respective building permit(s) for the construction of Phases 4, 5, 6, and 7. Construction of Phases 4, 5, 6, and 7 shall be completed no later than four (4) years after Commencing Construction of Phase 1.

e. Phase 8. Audubon shall submit an application for building permit(s) for the construction of Phase 8, as defined in the Phasing Plan, no later than five (5) years after Commencing Construction of Phase 1. Audubon shall Commence Construction of Phase 8 no later than ninety (90) days after the City issues the building permit(s) for the construction of Phase 8. Construction of Phase 8 shall be completed no later than six (6) years after Commencing Construction of Phase 1.

f. Commencement of Construction. For the purpose of determining the Development Deadlines set forth in this Paragraph 9, the terms "Commence Construction" or 'Commencing Construction" shall mean beginning substantial physical site work, such as clearing, excavating or grading the Property in preparation for pouring foundations and/or installing utilities, or the installation of best management practices such as silt fences and turbidity barriers.

10. Default.

a. Possibility of Reverter. When the Property is conveyed by the City to Audubon at Closing, the Deed will contain language stating that the City will retain a "possibility of reverter", as more specifically set forth in **Exhibit "E"**, giving the City the right to re-enter and retake the property if Audubon defaults on its obligations set forth in this Agreement (the "Reverter").

b. Release of Reverter from Hotel Parcel. Pursuant to the Site Plan and the Plat, as approved by the City, a separate lot (the "Hotel Parcel") will be created for the development of a hotel within Phase 1 of the Project (the "Hotel"). After the Property is conveyed by the City to Audubon at the Closing, Audubon will sell the Hotel Parcel to a third-

party purchaser (the "Hotel Developer"). Upon the closing of the forgoing sale of the Hotel Parcel to the Hotel Developer, the City will sign an instrument releasing the Hotel Parcel from the encumbrance of the Reverter, which instrument will be recorded in the public record at the time of the closing of the foregoing sale of the Hotel Parcel to the Hotel Developer, so that the Hotel Developer will acquire the Hotel Parcel free and clear of the City's Reverter.

c. Hotel Parcel Escrow. Audubon will deliver to the City One Million Dollars ($1,000,000.00) from the proceeds of the foregoing sale of the Hotel Parcel, which shall be held in escrow by the City and used by Audubon to pay for the cost of constructing infrastructure improvements for the Project on the Property. Such costs of constructing infrastructure improvements shall include Audubon's actual costs to design, construct and/or install utility lines and facilities (including electrical, water, sewer and telecommunications), drainage facilities, roads, sidewalks, street lights and parking, and related excavation, grading and other site work or infrastructure serving all or portions of Phases 1 through 7 of the Project, as set forth in a construction budget to be prepared by Audubon (the "Infrastructure Improvements"). As the Infrastructure Improvements are constructed, Audubon will request monthly draw payments from the City to pay for the cost of constructing the Infrastructure Improvements. With each draw request, Audubon will provide the City with copies of invoices or other documentation reasonably required to substantiate such draw requests. The City shall respond to each such draw request within ten (10) days of receipt, by either approving, denying or requesting additional information with respect to such draw request. Within ten (10) days of approval of the draw request, the City shall deliver such draw payment to Audubon. The parties hereto acknowledge that the foregoing One Million Dollar escrow will not be sufficient to pay the entire cost of the Infrastructure Improvements, and the balance of the cost of such Infrastructure Improvements will be financed with a construction loan obtained by Audubon. The City shall hold the foregoing escrowed funds in a separate interest-bearing account, with all interest to be applied to the foregoing cost of the Infrastructure Improvements. Such funds may not be co-mingled with any other City funds and shall not be diverted, drawn upon or spent by the City for any purpose, other than as set forth in this Agreement. The City shall have sole control over such funds, subject to the requirements of this Agreement. Audubon shall provide the City with an IRS form W-9 at the time of delivery of the escrowed funds to the City.

d. Construction Loan. Audubon will obtain a construction loan (the "Construction Loan") for the construction of (a) Infrastructure Improvements for the Project and (b) the construction of Phases 1 through 7 of the Project (excluding the Hotel). The foregoing Construction Loan will be structured as a single construction loan, with multiple advances for the construction of the Infrastructure Improvements and Phases 1 through 7 of the Project, but the lender will secure this loan with a single mortgage on the entire Property, excluding the Hotel Parcel and Phase 8.

e. Release of Reverter from Future Phases. Upon the closing of the foregoing Construction Loan, the City will (a) review the loan documents to confirm to the City's reasonable satisfaction that the loan is for the construction of the Infrastructure Improvements for the Project and for construction of Phases 1 through 7 of the Project (excluding the Hotel), in accordance with the approved Site Plan for the Project, (b) confirm issuance of the performance bonds for the Infrastructure Improvements and the first vertical Phase of construction (other than the Hotel), as described in Paragraph 10.f below, and (c) sign an instrument releasing all of the

Property from the encumbrance of the Reverter, which instrument will be recorded in the public record at the time of the closing of the Construction Loan, so that none of the Property is encumbered by the Reverter, and the construction lender will acquire a construction mortgage securing the Construction Loan free and clear of the City's Reverter.

f. Performance Bond. Audubon shall obtain a performance bond for the construction of the Infrastructure Improvements that equals or exceeds the estimated cost of such construction (currently estimated to be $2.5 million). Audubon shall also obtain a performance bond for the construction of the first Phase of vertical construction (other than the Hotel) that equals or exceeds the estimated cost of such construction (currently estimated to be $5 million). The City shall be named as an additional obligee on both bonds. As a condition of obtaining a building permit for each of the future Phases of the Project (Phases 2 through 8), Audubon shall obtain a performance bond for each such future Phase, in the amount of the estimated cost of the construction of such Phase, and naming the City as an additional obligee. Each bond shall be in substantially the form attached hereto as **Exhibit "G"**, unless Audubon and the City Attorney mutually agree to a different form. Each bond shall be released at the time that a certificate of occupancy or certificate of completion is issued for the bonded construction project.

g. Default by Audubon. In the event of a default or breach of this Agreement by Audubon the City may proceed at law or in equity to enforce its rights under this Agreement against Audubon, including but not limited to the right of specific performance. In addition, the City may exercise its rights pursuant to the Reverter, as defined above, or its rights pursuant to the performance bonds described in Paragraph 10.f above. In addition to the foregoing, in the event that the Infrastructure Improvements are not completed within four hundred and twenty (420) days after Commencing Construction of Phase 1, then any remaining funds held in escrow pursuant to Paragraph 10(c) ("Hotel Parcel Escrow") shall be forfeited by Audubon to the City as liquidated damages.

h. Default by City. In the event of a default or breach of this Agreement by the City, Audubon may proceed at law or in equity to enforce its rights under this Agreement against the City, including, but not limited to, the right of specific performance.

i. Right to Cure. The foregoing provisions of this Paragraph 10 notwithstanding, neither the City nor Audubon shall be deemed to be in default and/or breach under this Agreement, unless (i) the party alleging such default and/or breach shall have provided written notice of the alleged default and/or breach to the other party, (ii) the alleged defaulting and/or breaching party shall have failed within a period of thirty (30) days after receipt of such notice to cure said default and/or breach and (c) the alleging party is in compliance with the provisions of this Agreement.

11. Successors and Assigns. The terms herein contained shall bind and inure to the benefit of the City and its successors and assigns, and Audubon and its successors and assigns. No assignment of this Agreement by Audubon shall be effective unless and until such assignment shall be approved by the City in writing. The foregoing notwithstanding, Audubon may collaterally assign its rights under this Agreement to any lender providing financing for the development of the Project, and the City shall execute any acknowledgement of such collateral assignment as may be reasonably required by such lender, in a form reasonably acceptable to the

City Attorney.

12. Approval of Third Party Developers. Audubon intends to obtain approval from the City of a subdivision plat, subdividing the Property into several parcels, consistent with the approved Site Plan. Audubon may sell or ground lease some or all of the subdivided parcels to third party developers, or may enter into joint venture agreements with such third party developers, allowing such third party developers to develop such parcels; provided, however, that Audubon shall ensure that any such agreements for the sale, ground lease, or joint ventures with third party developers shall be in writing and be subject to applicable terms and conditions of this Agreement and the conditions of approval and development standards approved by the City pursuant to the Planned Development approval for the Project. If Audubon wishes to enter into an agreement for a sale, ground lease, or joint venture with third party developers, Audubon shall give the City written notice of any such sale, ground lease or joint venture agreement, and shall deliver a copy of such agreement or lease to the City, so that the City may review such agreement and confirm that it is consistent with the development of the Project in accordance with this Agreement and the Site Plan. The City shall have fifteen (15) days from receipt of the foregoing written notice to deliver to Audubon written approval or denial of Audubon's request, and such approval shall not be unreasonably withheld. If the City does not deliver written denial to Audubon within such fifteen (15) day period, the City shall be deemed to have approved such request. Any sale, ground lease or joint venture, to or with an unrelated third party, with respect to a portion of the Property pursuant to this paragraph shall not relieve Audubon of its obligations under this Agreement, and such unrelated third party shall be required to develop same in accordance with the Site Plan and this Agreement. Furthermore, with respect to any sale, ground lease or joint venture, to or with an unrelated third party, with respect to a portion of the Property (excluding the Hotel Parcel) pursuant to this paragraph, the bonding requirements set forth in Paragraph 10.f above shall be required to be satisfied, by the posting of a performance bond by either Audubon or the third-party purchaser, ground lessee or joint venturer. In accordance with Paragraph 10.f, no performance bond shall be required with respect to the construction on the Hotel Parcel.

13. Tax Increment Financing. The FPRA collects certain tax increment revenue ("TIR") from the ad valorem real property taxes paid with respect to property located within the City of Fort Pierce Community Redevelopment Area. Audubon, or the then-owner or owners of the Property as the case may be, shall pay all ad valorem real property taxes, non-ad valorem real property taxes, special assessments and any other taxes on the Property as they become due and within the year in which they are first due. After confirming that such taxes have been paid with respect a parcel of the Property, FPRA shall rebate to the then-owner of the respective parcel of the Property, fifty percent (50%) of all TIR received by FPRA with respect to such parcel of the Property, during each of the first five (5) calendar years (January 1 through December 31) beginning one (1) year after the construction of Phase 1 of the Project has been completed and such Phase 1 improvements have been added to the County tax rolls. (For example, if construction of Phase 1 is completed in 2020 and the value of the Phase 1 improvements has been added to the tax assessed value of the Property for the 2021 calendar year, then the rebate shall apply to years 2022 through 2026). Such rebate payments shall be delivered to each property owner no later than thirty (30) days after FPRA receives from the County Tax Collector the applicable tax increment revenue for such property owner's parcel of the Property. Such rebate payments shall not exceed two hundred thousand dollars ($200,000.00) per year for the

entire Property, and shall not exceed one million dollars ($1,000,000.00) cumulatively for all five (5) years for the entire Property. If calculation of the rebates in any given year would result in a total rebate for the entire Property in excess of either of the forgoing limitations, then any required reduction in the rebates shall be applied in an equal percentage to all affected parcels of the Property. (For example, if the rebates for the entire Property would exceed $200,000 in a given year, because one parcel would otherwise be entitled to a $100,000 rebate and another parcel would otherwise be entitled to a $200,000 rebate, then the rebates for both parcels shall be reduced by 33.33%, resulting in a rebate of $66,666.67 for one parcel and $133,333.33 for the other parcel). The rights and obligations set forth in this Paragraph 13 shall run with the Property and shall benefit and be enforceable by any successor-in-title to Audubon holding title to any portion of the Property.

14. Off Site Drainage. The SRCO (defined in Paragraph 4.a.iv above) and the Declaration of Restrictive Covenants recorded in Official Records Book 4111, Page 1502 of the Public Records of St. Lucie County, impose certain conditions and restrictions on the use and development of the Property. Such conditions and restrictions provide that construction of drainage swales or stormwater retention may only occur in the limited space outside of the groundwater restriction area identified therein. Therefore, the City will support Audubon's construction of off-site drainage and stormwater improvements on City land other than the Property, or within City rights of way, if Audubon determines that such off-site drainage and/or stormwater facilities would be beneficial to the Project, so that stormwater retention requirements for the Project may be met using such off site properties; provided, however, that the City retains sole and absolute discretion to designate such City land or City rights of way as well as the scheduling of Audubon's construction. This paragraph shall not require the City to purchase any land, and any such off site drainage or stormwater improvements shall be constructed at Audubon's sole cost and expense.

15. Moore's Creek/Street Trees. The City will support Audubon's efforts, at Audubon's sole cost and expense, to (a) construct a dock within Moore's Creek and/or a pedestrian bridge over Moore's Creek, and (b) install street trees along City streets adjacent to the Project, as Project amenities. The location of the dock, pedestrian bridge and/or street trees will be subject to review and approval by the City pursuant the process for approving the Planned Development master plan for the Project. Upon completion of construction, the dock within Moore's Creek and/or the pedestrian bridge over Moore's Creek shall become and remain property of the City in perpetuity and the City shall maintain such dock and/or pedestrian bridge. Audubon is expressly prohibited from installing any fencing or gates on such dock and/or pedestrian bridge which vary from such fencing/gates approved by the City, and Audubon is expressly prohibited from imposing any charges, costs, expenses, or similar fees to any member of the public to access or use such dock within Moore's Creek and/or the pedestrian bridge. Upon installation of the street trees, the trees shall become and remain property of the City in perpetuity and the City shall maintain such street trees.

16. Streets and Drainage. Upon completion of construction of the streets within the Property, Audubon shall convey the streets to the City. Such streets shall be public rights-of-way and all improvements within such rights-of-way, including without limitation, streets, sidewalks, street lights, etc., shall become and remain property of the City in perpetuity and the City shall maintain such streets and improvements, subject to any easements for utilities, drainage or

landscaping. Audubon may, at Audubon's option, reserve easements over such road rights-of-way for utilities, drainage facilities and/or landscaping serving or benefitting the Project. The foregoing conveyance of the improved streets to the City shall be subject to any applicable provisions of the City code governing the construction, inspection and conveyance of road improvements to the City. Audubon shall have the right to name the streets within the Property, subject to approval by the City.

17. Force Majure. Neither Audubon nor the City shall be considered in breach of this Agreement to the extent that performance of their respective obligations is prevented by a Force Majeure Event (defined below) that arises after the Effective Date. Deadlines set forth in this Agreement, including the Development Deadlines set forth in Paragraph 9 above, shall be extended by a period of time equal to the period of interruption caused by the Force Majeure Event as provided herein. As used herein, a "Force Majeure Event" shall mean a governmental moratorium, unavailability of utilities (e.g. power or water), fire (including wildfires), explosion or similar casualty, sabotage, theft, vandalism, riot or civil commotion, hurricane, tropical storm, tornado or flooding through no fault of the affected party. Any extension of any date or deadline set forth in this Agreement due to a Force Majeure Event shall be only for the delay in performance that is an actual and direct result of such Force Majeure Event. The party prevented from carrying out its obligations hereunder shall give notice to the other party of a Force Majeure Event as soon as practicable but in no event shall such notice exceed fifteen (15) business days after the Force Majeure Event for which such claim is being made (absent a catastrophic Force Majeure Event affecting both parties to this Agreement).

18. Covenants Running With the Land. The rights, agreements, duties and obligations set forth in this Agreement shall run with the Property and shall be binding upon and benefit the parties hereto as herein specified and their successors, assigns, legal representatives and successors-in-title. Any transferee of any portion of the Property shall automatically be deemed, by acceptance of the title to said property, to have assumed all obligations of this Agreement relating thereto to the extent of its interest in said property. The foregoing notwithstanding, no property owner shall have any liability for any breach of this Agreement by another property owner. A breach of this Agreement by one property owner shall not prevent another property owner from developing its property in compliance with this Agreement and the approved Site Plan. For example, if a property owner completes its construction in compliance with all time periods for the applicable phase of development as set forth in Paragraph 9 above, such property owner shall not be deemed in breach of this Agreement due to the failure of another property owner within the same phase to complete its construction within the applicable time periods for that phase. Furthermore, any successor-in-title shall only have the rights under this Agreement that specifically relate to such property owner's property, unless Audubon specifically assigns additional rights to such property owner.

19. Captions and Paragraph Headings. Captions and paragraph headings contained in this Agreement are for convenience of reference only and in no way define, describe, extend or limit the scope or content of this Agreement nor the intent of any provision hereof.

20. Notices. All notices to be given with respect to this Agreement shall be in writing. Each notice shall be sent by hand delivery, United States certified mail, postage prepaid, return receipt requested or by overnight courier service (e.g FedEx, UPS) to the party to be notified at

the addresses set forth hereinbelow or at such other addresses as the parties shall designate to each other in the manner prescribed for notice herein:

To Audubon:

Audubon Development, Inc.
P.O. Box 981
Palm Beach, FL 33480
Attn: Dale Matteson

With a copy to:

Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Ft. Pierce, FL 34947
Attention: W. Lee Dobbins, Esq.

To City of Fort Pierce:

City of Fort Pierce
City Hall
100 North U.S. 1
Fort Pierce, FL 34950
Attn: City Manager

With a copy to:

City of Fort Pierce
City Hall
100 North U.S. 1
Fort Pierce, FL 34950
Attn: City Attorney

Any notice shall be deemed received on the date of actual receipt or refusal. Changes of address shall be effective when provided in writing to the other party in the manner described herein.

21. Governing Law and Binding Effect. The interpretation and enforcement of this Agreement shall be governed by and construed in accordance with the laws of the State of Florida and shall bind, and the benefits and advantages shall inure to and be enforceable by, Audubon and the City as well as their respective successors and assigns. Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. EACH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL ACTION, PROCEEDING, CAUSE OF ACTION OR COUNTERCLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT,

INCLUDING ANY EXHIBITS ATTACHED TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

22. Survival of Obligations. This Agreement shall survive said Closing and shall not merge with the delivery of the Deed and other closing documents.

23. Integrated Agreement, Waiver and Modifications. This Agreement represents the complete and entire understanding and agreement between and among the parties hereto with regard to all matters involved in this Agreement and supersedes any and all prior or contemporaneous agreements, representations, covenants, or memoranda, whether written or oral, made by any party hereto. This Agreement may not be modified or amended, nor may any provision contained herein be waived, except in writing signed by all parties hereto.

24. Interpretation. The parties hereto acknowledge and agree that this Agreement has been negotiated at arm's length and between parties equally sophisticated and knowledgeable in the matters dealt with in this Agreement, and that each party has been advised by counsel of its choosing with respect hereto. Accordingly, any rule of law or legal decision that would require interpretation of any ambiguities in this Agreement against the party that has drafted it is not applicable and is hereby waived. The terms of this Agreement shall be interpreted in a reasonable manner in order to effect the intent of the parties as set forth herein.

25. Computation of Time. Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays specified in 5 U.S.C. 6103(a). Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. (where the Property is located) of the next business day. Time shall be of the essence as to all dates and times of performance under this Agreement.

26. Counterparts. This Agreement may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax or electronic transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

IN WITNESS WHEREOF, the parties have caused these presents to be executed as of the day and year first above written.

[SIGNATURES ON FOLLOWING PAGES]

WITNESSES:

"Audubon"

AUDUBON DEVELOPMENT, INC., a Florida corporation

Print Name: SUSAN ISREAL

By: _____

Print Name: Dale Matteson

Title: PRESIDENT / CEO

Print Name: PATTY BOOKMAN

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 14 day of Nov, 2019, by Dale Matteson as CEO of AUDUBON DEVELOPMENT, INC., a Florida corporation. Said person did not take an oath and (check one) ☐ is personally known to me, ☑ produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

PATTY A BOOKMAN
Notary Public - State of Florida
Commission # GG 095032
My Comm. Expires Apr 23, 2021
Bonded through National Notary Assn.

Notary Public, State of Florida
Print Name: Patty A. Bookman
Commission #: GG 085032
My Commission Expires: 4/23/21

[SIGNATURES CONTINUE ON FOLLOWING PAGES]

WITNESSES:

Linda W. Cox
Print Name: LINDA W. Cox

Mimi Garcia
Print Name: Miriam Garcia

"City of Fort Pierce":

CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation

By: Linda Hudson
Linda Hudson, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

By: _____
Peter Sweeney, City Attorney

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 2nd day of December, 2019, by LINDA HUDSON, as MAYOR, of CITY OF FORT PIERCE, a Florida municipal corporation. Said person did not take an oath and (check one) ☒ is personally known to me, ☐ produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

Linda W. Cox
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG121327
Expires 9/9/2021

Linda W. Cox
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

WITNESSES:

"FPRA"

FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163

Linda W. Cox
Print Name: Linda W. Cox

Miriam Garcia
Print Name: Miriam Garcia

By: Linda Hudson
Print Name: Linda Hudson
Title: Chairwoman

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 2nd day of December, 2019, by Linda Hudson as Chairwoman of FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did not take an oath and (check one) ☐ is personally known to me, ☐ produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

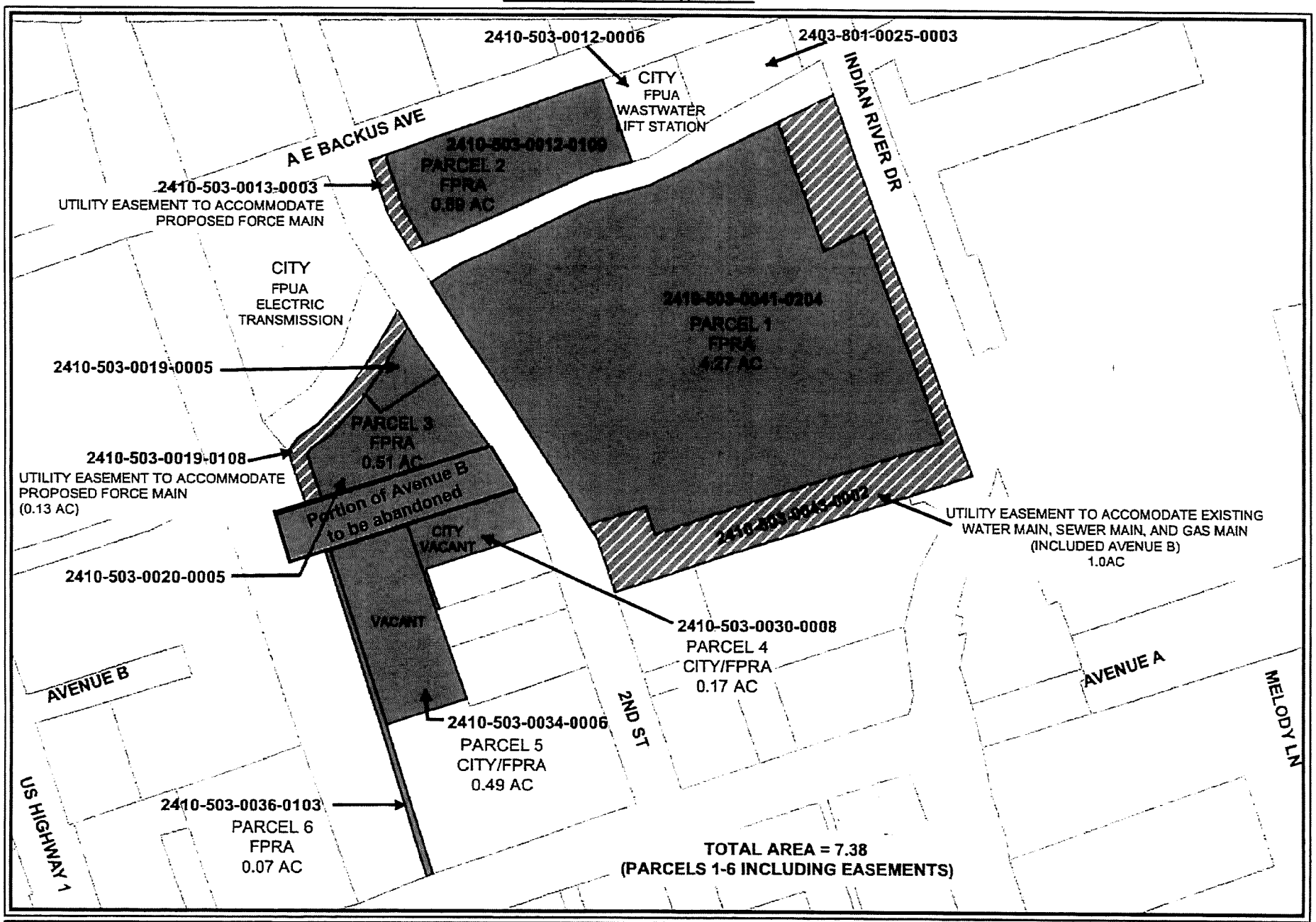
Linda W. Cox
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

Linda W. Cox
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG121327
Expires 9/9/2021

Linda W. Cox
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG121327
Expires 9/9/2021

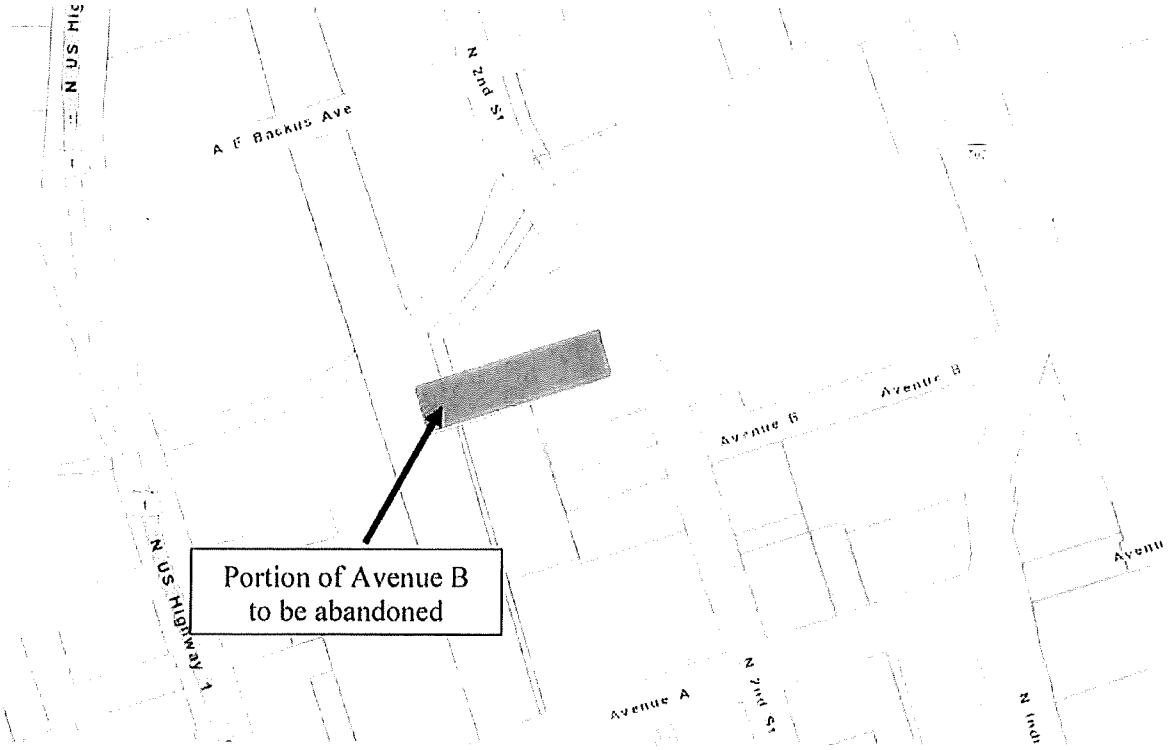
EXHIBIT "A"
The "Property"
Parcels to be Conveyed by the City to Audubon

Parcel 1	2410-503-0041-0204
Parcel 1	2410-503-0043-0002
Parcel 2	2410-503-0012-0109
Parcel 2	2410-503-0013-0003
Parcel 3	2410-503-0020-0005
Parcel 3	2410-503-0019-0005
Parcel 3	2410-503-0019-0108
Parcel 4	2410-503-0030-0008
Parcel 5	2410-503-0034-0006
Parcel 6	2410-503-0036-0103
Abandoned Portion of Avenue B	



FORT PIERCE Florida ENGINEERING DEPARTMENT	DATE: OCT 11, 18 SCALE: 1" = 150'	**PROPOSED DEVELOPMENT AREA SITE 1** APPROXIMATELY 7.38 ACRES	KING PLANT REDEVELOPMENT

EXHIBIT "B"


A F Backus Ave
N 2nd St
N US Highway 1
Avenue B
Avenue A
N 2nd St
Portion of Avenue B
to be abandoned

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: Zoning Atlas Map Amendment - 322 N. 2nd Street

Staff Name: Brandon C. Creagan

Staff Signature: [signature]

Date Mailed: 7-21-2020

Number of Mailed Letters: 36

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

July 21, 2020

Dear Property Owner(s):

The City of Fort Pierce is conducting a City Initiated Zoning Atlas Map Amendment (Rezoning) for property located at or near 322 North 2nd Street. The 10 encompassed properties will be rezoned from Central Commercial, C-4 (2 properties) & Light industrial, I-1 (8 properties) to Planned Development, PD, with an underlying zoning of Central Commercial, C-4. This rezoning is being initiated to supplement the Kings Landing Development that the City Commission approved as part of a Request for Proposals in 2019. The Parcel IDs are 2410-503-0041-020-4, 2410-503-0043-000-2, 2410-503-0012-010-9, 2410-503-0013-000-3, 2410-503-0019-010-8, 2410-503-0019-000-5, 2410-503-0020-000-5, 2410-503-0036-010-3, 2410-503-0030-000-8, & 2410-503-0034-000-6

Legal Descriptions:

1. AARON LEE`S MAP OF FORT PIERCE 10 35 40 BEG AT SW COR OF LOT 2 BLK F RUN NWLY ALG E RD R/W LI OF N 2 ST TO S BANK OF MOORE`S CREEK,TH ELY ALG S BANK OF MOORE`S CREEK TO E RD R/W LI OF IND RIV DR,TH SLY ALG IND RIV DR TO SE COR OF BULKHEAD OF RECREATION PIER,TH WLY TO INT OF ELY RD R/W LI OF N 2 ST AND SW COR OF LOT 2 AND POB-LESS E 20 FT AND LESS S 50 FT AND LESS N 165 FT OF E 75 FT AND LESS S 87 FT OF W 67 FT- (MAP 24/10B) (3.75 AC) (OR 3136-2650)

2. AARON LEE`S MAP OF FORT PIERCE 10 35 40 E 20 FT AND S 50 FT AND N 165 FT OF E 75 FT AND S 87 FT OF W 67 FT OF THE FOL DESC PARCEL: BEG AT NW COR OF LOT 2 BLK F RUN NWLY ALG E RD R/W LI OF N 2 ST TO SLY LI OF MOORE`S CREEK,TH ELY ALG R/W LI OF MOORE`S CREEK TO E RD R/W LI OF IND RIV DR,TH SLY ALG IND RIV DR TO SE COR OF BULKHEAD OF RECREATION PIER,TH WLY TO INT OF ELY RD R/W LI OF N 2 ST AND SW COR OF LOT 2 AND POB- (1 AC - 43,560 SF) (MAP 24/10B)

3. AARON LEE`S MAP OF FORT PIERCE 10 35 40 BLK A LOTS 2, 3 AND 4 AND BLK B LOT 1-LESS W 20 FT AND LESS E 92.70 FT OF THE FOL DESC PARCEL: BLK A LOT 1 AND THAT LAND ABUTTING LOT 1 ON E LYG BTWN E LI OF LOT 1 AND W LI OF TRACT Y OF IND RIV MEMORIAL PARK- (PB 10-36) (0.69 AC) (OR 3136-2650)

4. AARON LEE`S MAP OF FORT PIERCE BLK B W 20 FT OF LOT 1 (0.05 AC) (MAP 24/10A)

5. AARON LEE`S MAP OF FORT PIERCE BLK B NLY AND WLY 20 FT OF FOL DESC PARCEL: BEG INT OF N RD R/W LI OF AV B AND W RD R/W LI OF N 2 ST,TH RUN NLY TO MOORES CREEK,TH MEANDER ALG CREEK WLY TO R/W LI OF FEC RR,TH SLY ALG R/W LI TO N LI OF AV B,TH ELY TO POB (0.13 AC) (OR 215-983)

6. AARON LEE`S MAP OF FORT PIERCE BLK B FROM INT OF N RD R/W LI OF AV B AND W RD R/W LI OF N 2 ST,TH RUN NLY 126.3 FT M/L TO POB;TH WLY 87 FT M/L,TH AT RT ANGLE RUN NLY TO MOORE`S CREEK,TH MEANDER ALG CREEK TO W RD R/W LI OF N 2 ST,TH SLY ALG R/W TO POB-LESS NLY 20 FT- (MAP 24/10D) (0.10 AC) (OR 3136-2650)

7. AARON LEE`S MAP OF FORT PIERCE BLK B BEG INT OF N RD R/W LI OF AV B AND W RD R/W LI OF N 2 ST,TH RUN NLY 126.3 FT M/L,TH WLY 87 FT M/L,TH NLY TO MOORES CREEK,TH MEANDER ALG CREEK WLY TO R/W LI OF FEC RR,TH SLY ALG R/W LI TO N LI OF AV B,TH ELY TO POB-LESS NLY AND WLY 20 FT- (MAP 24/10D) (0.41 AC) (OR 3136-2650)

8. AARON LEE`S MAP OF FORT PIERCE BLK E THAT PART OF LOTS 7 AND 8 MPDAF: BEG SE COR LOT 8 RUN S 72 55 07 W 8.93 FT,TH N 16 51 27 W 400 FT,TH N 72 55 07 E 6.30 FT,TH S 17 14 05 E 400 FT TO POB (0.07 AC) (MAP 24/10N) (OR 3879-1820) (MAP 24/10B)

9. AARON LEE`S MAP OF FORT PIERCE BLK E LOT 1 AND W 3.5 FT OF LOT 2 (MAP 24/10B) (DBK 261-544)(OR 732-2814)

10. AARON LEE`S MAP OF FORT PIERCE BLK E LOTS 5 AND 6 AND N 15 FT OF W 100 FT OF PALM TERR (MAP 24/10D)(DBK 261-544)(OR 732-2814)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, August 3, 2020** which begins at **6:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. 1, Fort Pierce, Florida. **This item was originally scheduled to be heard at the City Commission meeting on Monday, April 20, 2020, due to COVID-19 the hearing was postponed.** You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the **Zoning Atlas Map Amendment (Rezoning)** 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, August 3, 2020.** 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@cityoffortpierce.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 – Kings Landing – 322 North 2nd Street No. 1

I approve 0 I disapprove 0

Comments:

_____

_____

_____

_____ _____

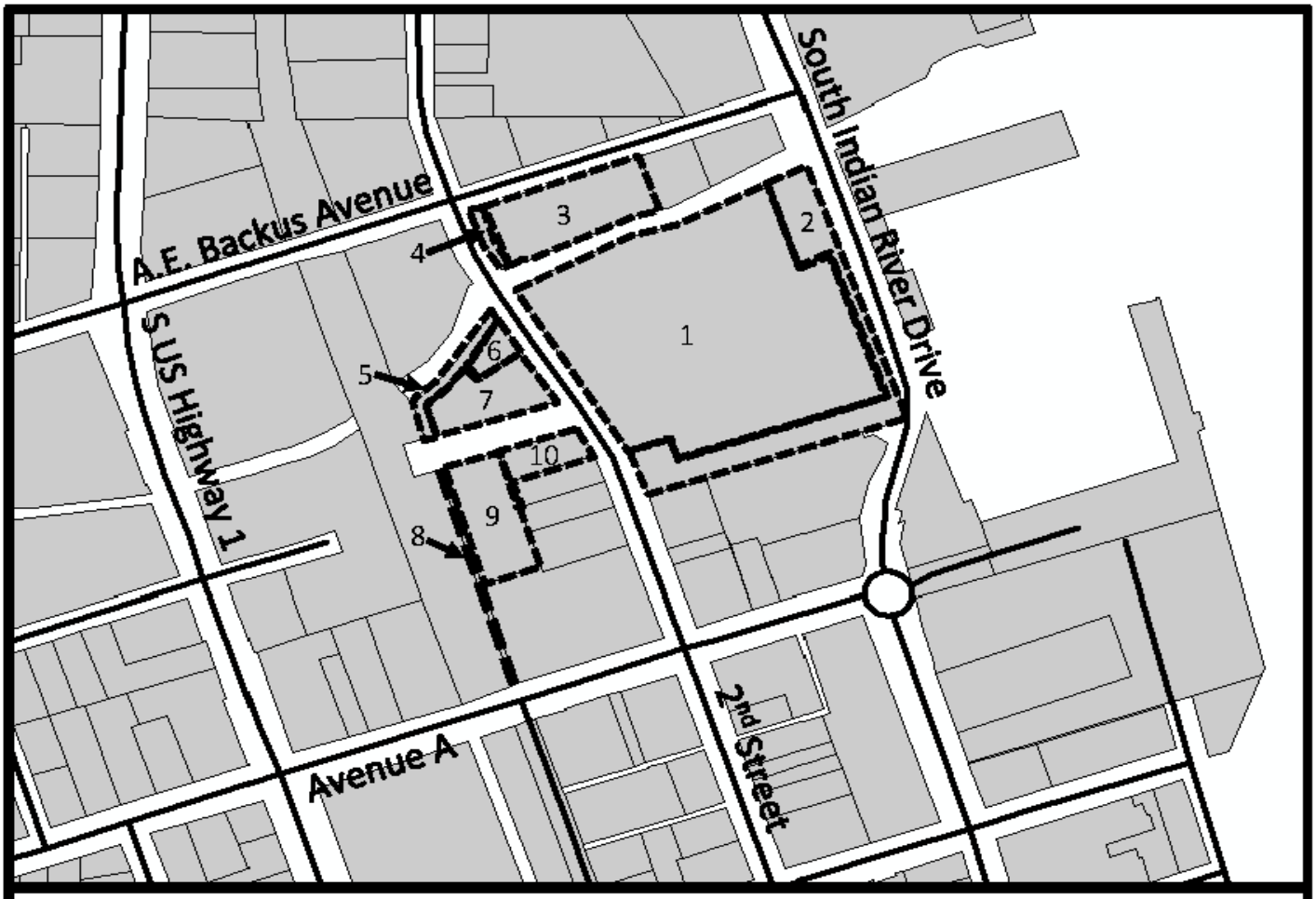
Signature **Date**

Please complete and return ballot to:

Mail		**Fax**		**Email**
City of Fort Pierce Planning Department 100 N. US Hwy 1 Fort Pierce, FL 34950	or	(772) 466-5808	or	bcreagan@city-ftpierce.com

Location Map

322 North 2nd Street



Parcels IDs **1**: 2410-503-0041-020-4 **2**: 2410-503-0043-000-2 **3**: 2410-503-0012-010-9
4: 2410-503-0013-000-3 **5**: 2410-503-0019-010-8 **6**: 2410-503-0019-000-5
7: 2410-503-0020-000-5 **8**: 2410-503-0036-010-3 **9**: 2410-503-0034-000-6
10: 2410-503-0030-000-8

Central Commercial, C-4 (2 parcels) & Light Industrial, I-1 (8 parcels) to Planned Development, PD with an underlying Zoning of Central Commercial, C-4

Glynda W Cavalcanti 1
1503 Faber Court
Fort Pierce, FL 34949-3552

Fort Pierce Resorts LLC 2
1211 Orange Avenue, Unit 102
Winter Park, FL 32789-4966

Phillip Hartnett 3
101 Avenue D
Fort Pierce, FL 34950-3058

Beverly Jo Grant 4
105 Avenue D
Fort Pierce, FL 34950-3068

Avenue D Investments LLC 5
9967 SW Ventura Drive
Palm City, FL 34990

Timothy O`Connell 6
420 N 2nd Street
Fort Pierce, FL 34950-3002

Douglas G Granfield 7
410 N 2nd Street
Fort Pierce, FL 34950-3002

Nolli Holdings LLC 8
527 Indigo Avenue
Wellington, FL 33414-8158

AABAA International Inc 9
PO Box 466
St Augustine, FL 32085-0466

Maxwell D Rudd 10
207 Avenue D
Fort Pierce, FL 34950-3017

Holly A Theuns 11
419 N 2nd Street
Fort Pierce, FL 34950-3001

HOUSE THAT CIDER BUILT LLC 12
527 Indigo Avenue
Wellington, FL 33414-8158

Gregory L Kirk 13
120 Avenue C
Fort Pierce, FL 34950-3010

Main St Fort Pierce Inc 14
122 A E Backus Avenue
Fort Pierce, FL 34950

FEC RR 15
7150 Philips Highway
Jacksonville, FL 32256-6802

Peacock Temple LLC 16
105 Orange Avenue
Fort Pierce, FL 34950

East Coast Lumber and Supply C 17
308 Avenue A
Fort Pierce, FL 34950-4417

Jeanne Arias 18
223 N 2nd Street, Unit 5
Fort Pierce, FL 34950-4434

CEBAD Investments LLC 19
321 S 2nd Street
Fort Pierce, FL 34950-1520

Gloria Roa Bodin PA 20
90 Almeria Avenue, Unit 200
Coral Gables, FL 33134-6119

K and K II Inc 21
3636 N Milton Road
Fort Pierce, FL 34946

Kraaz and Kraaz Finance LLC 22
201 S 2nd St, Unit 206
Fort Pierce, FL 34950-4328

Noble Haus Holdings LLC 23
218 N N 2nd Street
Fort Pierce, FL 34950

William F Miller 24
658 Marina Drive
Slidell, LA 70458-9206

Kraaz & Kraaz Finance LLC 25
124 N 2nd Street, Unit A
Fort Pierce, FL 34950-4409

Adams Ranch Inc 26
PO Box 12909
Fort Pierce, FL 34979-2909

GKS Holdings of St Lucie LLC 27
1816 Wildcat Cove Drive
Fort Pierce, FL 34949

Richard A Coke Investments LLC 28
129 N 2nd Street
Fort Pierce, FL 34950-4404

Sweet`S Jewelers Inc 29
209 Avenue A
Fort Pierce, FL 34950-4415

James E Hatfield 30
PO Box 1506
Fort Pierce, FL 34954-1506

Galleria at Downtown Fort Pierce LLC 31
1239 Alton Road
Miami Beach, FL 33139

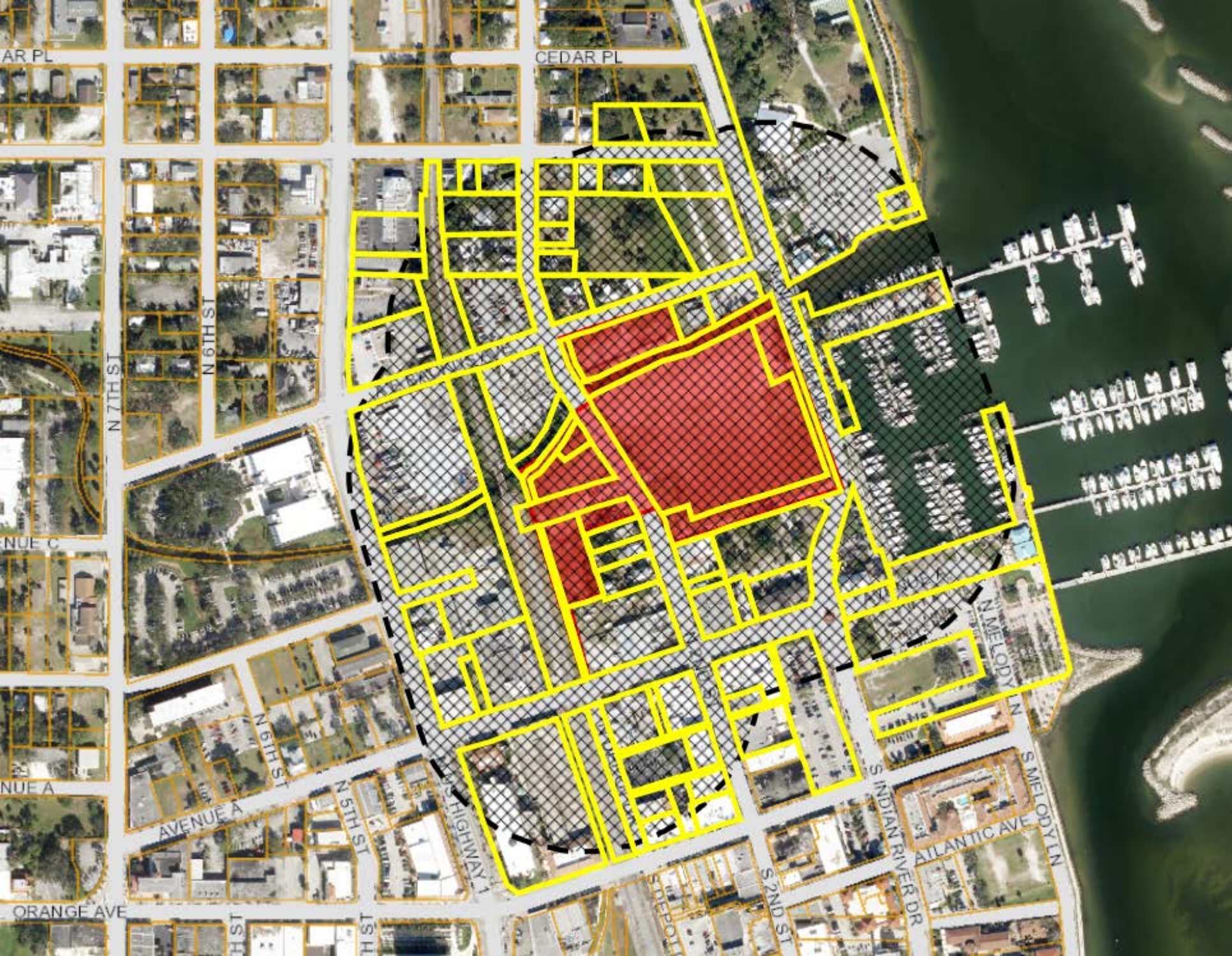
REAL ENTERPRISES LLC 32
130 S Indian River Drive, Unit 202
Fort Pierce, FL 34950-4353

Orchid Island Juice Co 33
330 N US Highway 1
Fort Pierce, FL 34950

Melajust Inc 34
7541 SW 1st Street
Plantation, FL 33317

Baker`s Mgmt Properties Inc 35
PO Box 1746
Fort Pierce, FL 34954

Saeed Gandomi 36
PO Box 643733
Vero Beach, FL 32964


CEDAR PL
N 7TH ST
N 6TH ST
N 6TH ST
AVENUE A
N 5TH ST
HIGHWAY 1
ORANGE AVE
N MELODY LN
S INDIAN RIVER DR
S 2ND ST
ATLANTIC AVE
S MELODY LN

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Zoning Atlas Map Amendment - 322 North 2nd Street

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 7-19-2020

NOTICE BY MAIL: 7-21-2020

NOTICE BY SIGNS: 7-23-2020

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 7/23/2020

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 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.

07/19/2020

Subscribed and sworn to before on July 19, 2020:

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $140.40
Ad No: 0004287395
Customer No: 1330883
PO #: 20-012

# of Affidavits 1

PUBLIC NOTICE
CITY OF FORT PIERCE
CITY COMMISSION

NOTICE IS HEREBY GIVEN, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Section 166.041(3)(a), procedures for adoption of ordinances and resolutions, of the Florida Statutes, the City Commission of the City of Fort Pierce, Florida, will hold public hearings on Monday, August 3, 2020, and Monday, August 17, 2020, on the enactment of the proposed ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. Hwy 1, Fort Pierce, Florida, at their meetings which begin at 6:30 p.m.

ORDINANCE 20-012 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING TEN (10) PROPERTIES GENERALLY LOCATED AT OR NEAR 322 NORTH 2nd STREET FROM LIGHT INDUSTRIAL (I-1) FOR EIGHT (8) PARCELS AND CENTRAL COMMERCIAL (C-4) FOR TWO (2) PARCELS TO PLANNED DEVELOPMENT (PD); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcel ID's: 2410-503-0041-020-4, 2410-503-0043-000-2, 2410-503-0012-010-9, 2410-503-0013-000-3, 2410-503-0019-010-8, 2410-503-0019-000-5, 2410-503-0020-000-5, 2410-503-0036-010-3, 2410-503-0030-000-8, and 2410-503-0034-000-6

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. Hwy 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: 7/19/2020
TCN4287395

City Commission Regular Meeting - 6:30 pm **12. m.**

Meeting Date: 08/17/2020

Re: Annexation - Abutting 3280 S. 25th Street - Sunrise Tabernacle Church

SUBJECT:

Legislative Hearing - Ordinance 20-021 - extending the territorial limits of the City of Fort Pierce, to include a 1.50 acre unaddressed parcel abutting 3280 South 25th Street in Fort Pierce, Florida. FIRST READING

SUMMARY:

A Voluntary Application for Annexation of a parcel of land along with a Future Land Use Designation of Low Density Residential (RL) and a Zoning designation of Single Family Low Density Residential (R-1).

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Per the St. Lucie County Property Appraiser, this parcel has a Taxable Value of $0, but it does have an assessed value of $32,400

Attachments

Ordinance 20-021
Staff Presentation
Staff Packet
Applicant Packet
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/09/2020 09:48 AM

Form Started By: Brandon Creagan Started On: 08/04/2020 06:04 PM
Final Approval Date: 08/09/2020

ORDINANCE NO. 20-021

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE **A 1.50 ACRE UNADDRESSED PARCEL ABUTTING 3280 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA** AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2021; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and;

WHEREAS, in accordance with Section 171.044 of the Florida Statutes, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

WHEREAS, the owners have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce; and

WHEREAS, the petition bears the signatures of all owners of property in the area proposed to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their July 14, 2020 meeting, voted 7 to 0 to recommend Approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on July 17, 2020, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners on July 17, 2020, no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

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

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted on Exhibit "A", attached hereto and incorporated herein; and annexed into the City:

a) Parcel IDs: 2428-232-0002-020-3

A PARCEL OF LAND LYING IN SECTION 28 TOWNSHIP 35 SOUTH RANGE 40 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 28 TOWNSHIP 35 SOUTH RANGE 40 E; THENCE S89^{0}21'54" E A DISTANCE OF 19.93 FEET;

THENCE N00^{0}07'26"E A DISTANCE OF 3390.65 FEET TO POINT OF BEGINNING ON THE SW CORNER OF THE N 225 FEET OF THE WEST 290.40 FEET OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 LESS ROAD RIGHT OF WAY;

THENCE N00^{0}07'26" E A DISTANCE OF 225 FEET; THENCE S89^{0}48'39" E A DISTANCE OF 290.40; THENCE S00^{0}07'26W A DISTANCE OF 225.00 FEET; THENCE N89^{0}48'39" W A DISTANCE OF 290.40 FEET THE POINT OF BEGINNING

CONTAINING 1.50 ACRES MORE OR LESS

Said property containing 1.50 acres said property being generally located near 3280 South 25th Street in Fort Pierce, Florida.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "A" hereof as of January 1, 2021 and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That upon this ordinance becoming effective, the land herein described on Exhibit A and annexed into the territorial limits of the City of Fort Pierce shall be zoned R-1, Single Family Low Density Residential and assigned a Future Land Use Designation of RL, Low Density Residential., as depicted on Exhibit "B" attached hereto and incorporated herein.

SECTION 4. That in accordance with Section 171.044(3), this ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Section 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 7. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 8. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Pete 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. 20-021 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, August 2, 2020 and Sunday, August 9, 2020; 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 August 17, 2020; and was duly introduced, read by title only, and passed on second and final reading September 8, 2020, 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 8th day of September, 2020.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

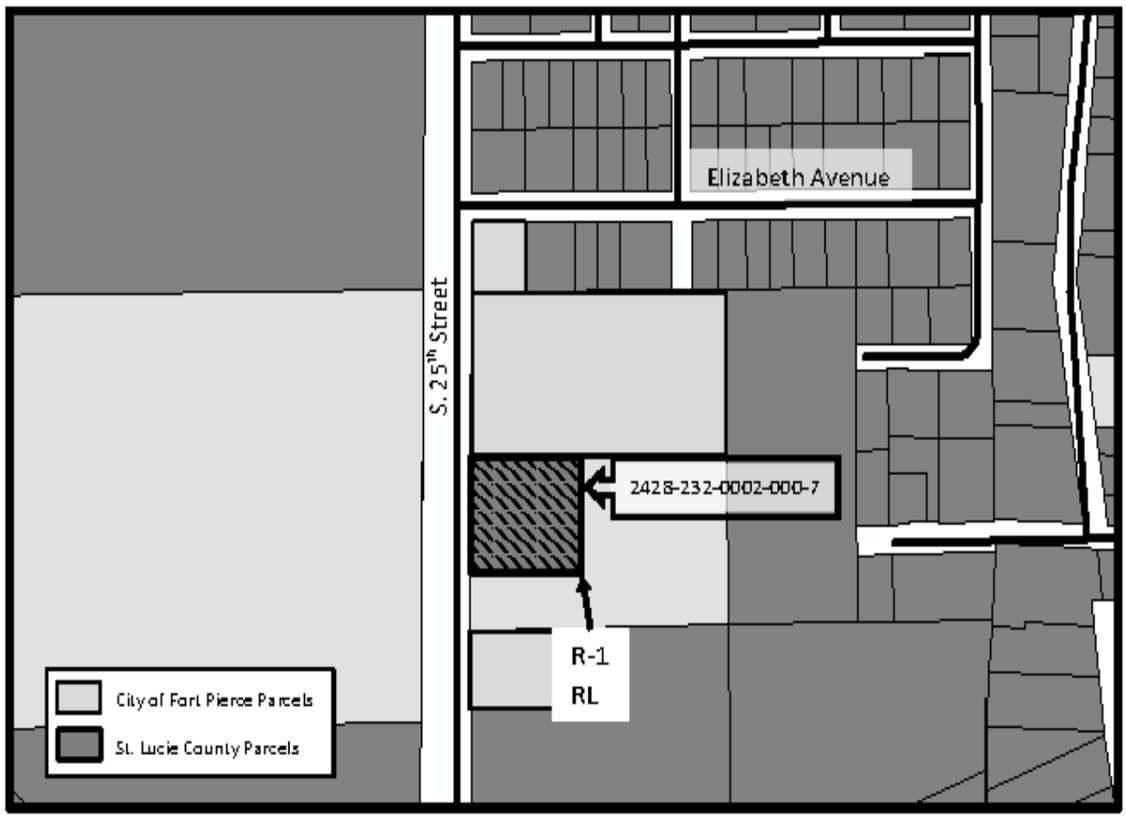
(CITY SEAL)

EXHIBIT A
Territorial Limits Extension



EXHIBIT B

Zoning & Future Land Use Designation Assignment



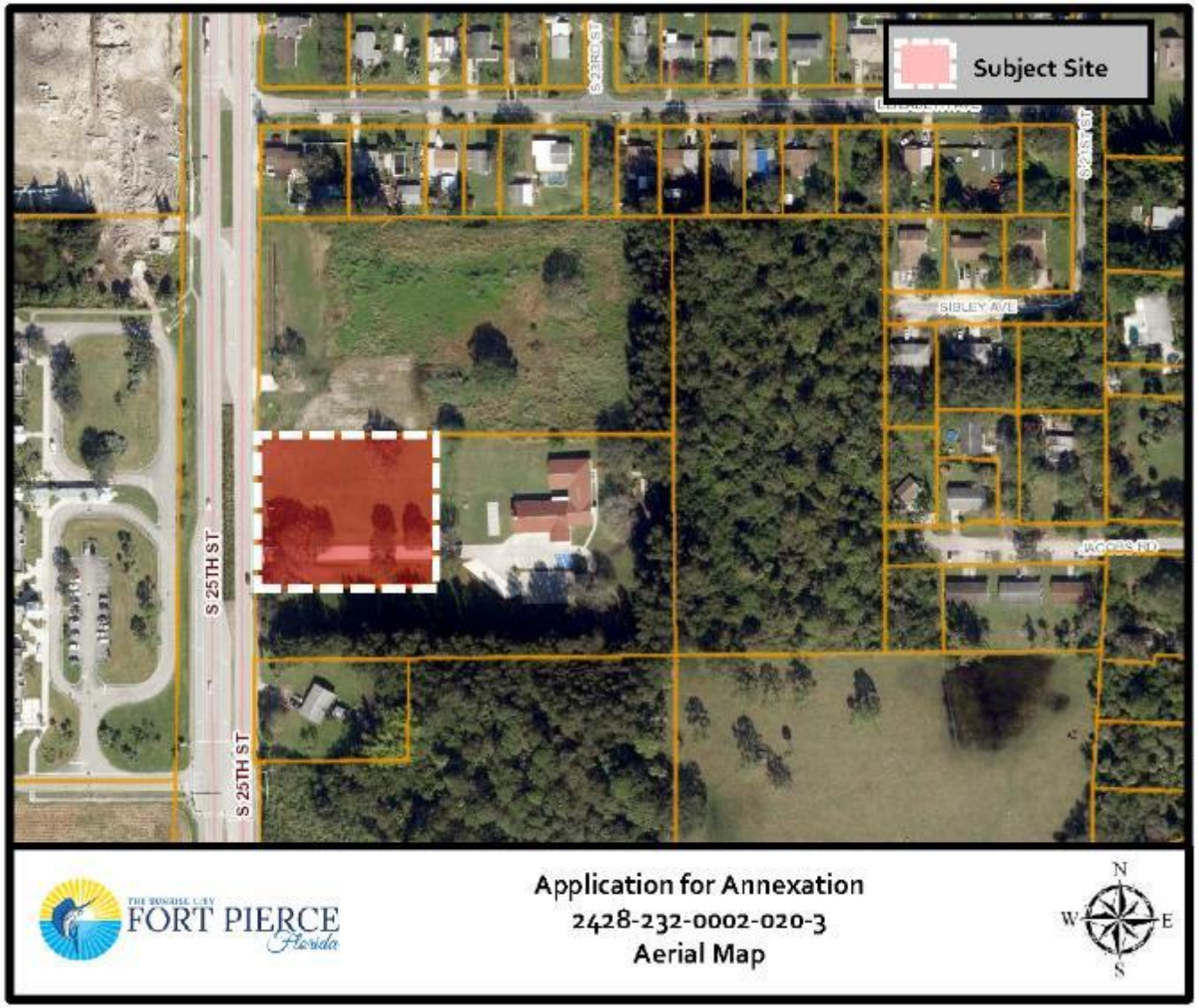
*The property to be annexed currently has a split zoning of RS-4, Single Family, 4 Dwelling Units/Acre and RF, Religious Facility with a Future Land Use of RU, Residential Urban, 5 Dwelling Units/Acre. Once annexed, this parcel will have a City of Fort Pierce Zoning Designation of R-1, Single Family Low Density Residential and have a Future Land Use Designation of RL, Low Density Residential.

Application for Annexation

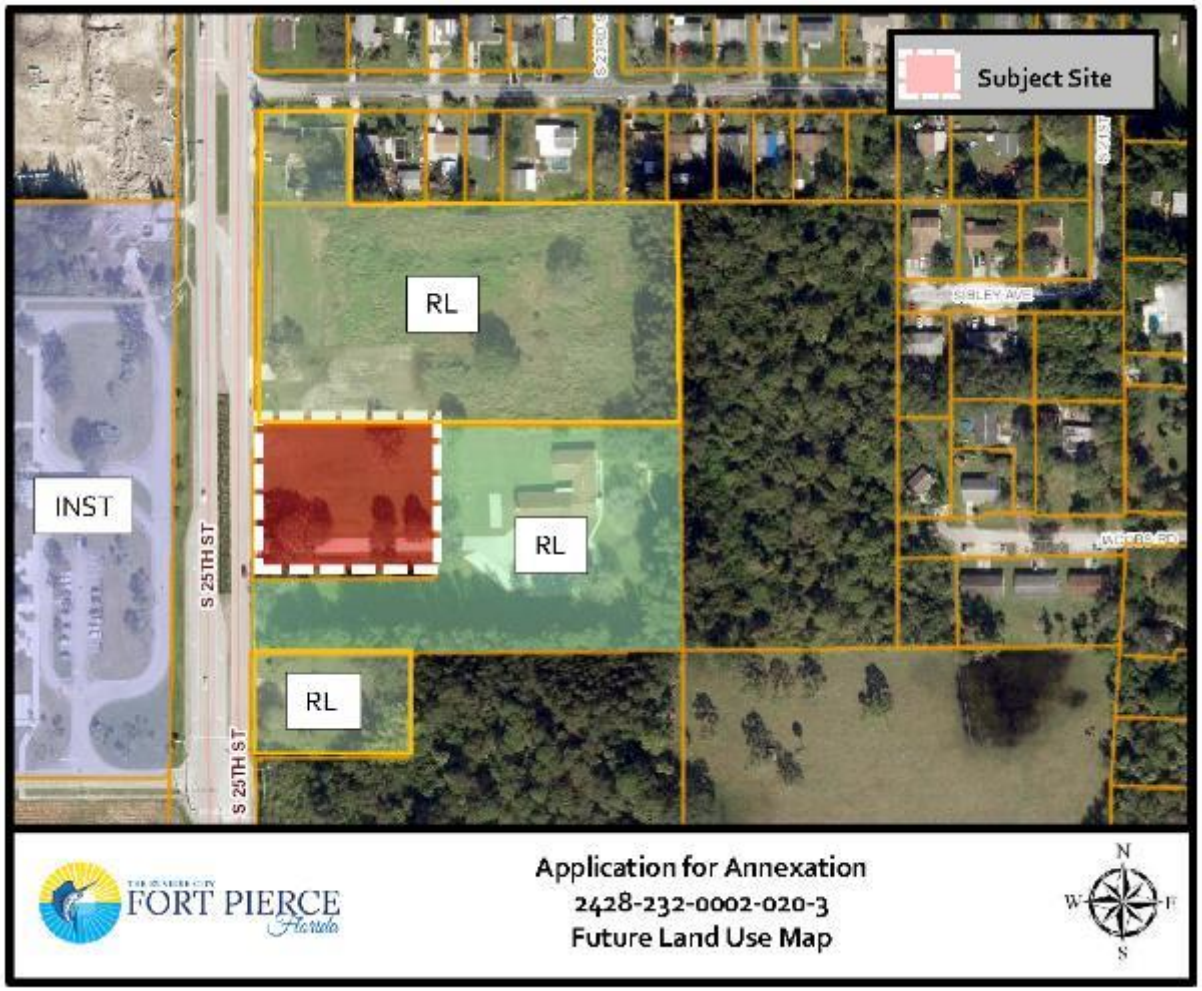


2428-232-0002-020-3

Site Aerial Map

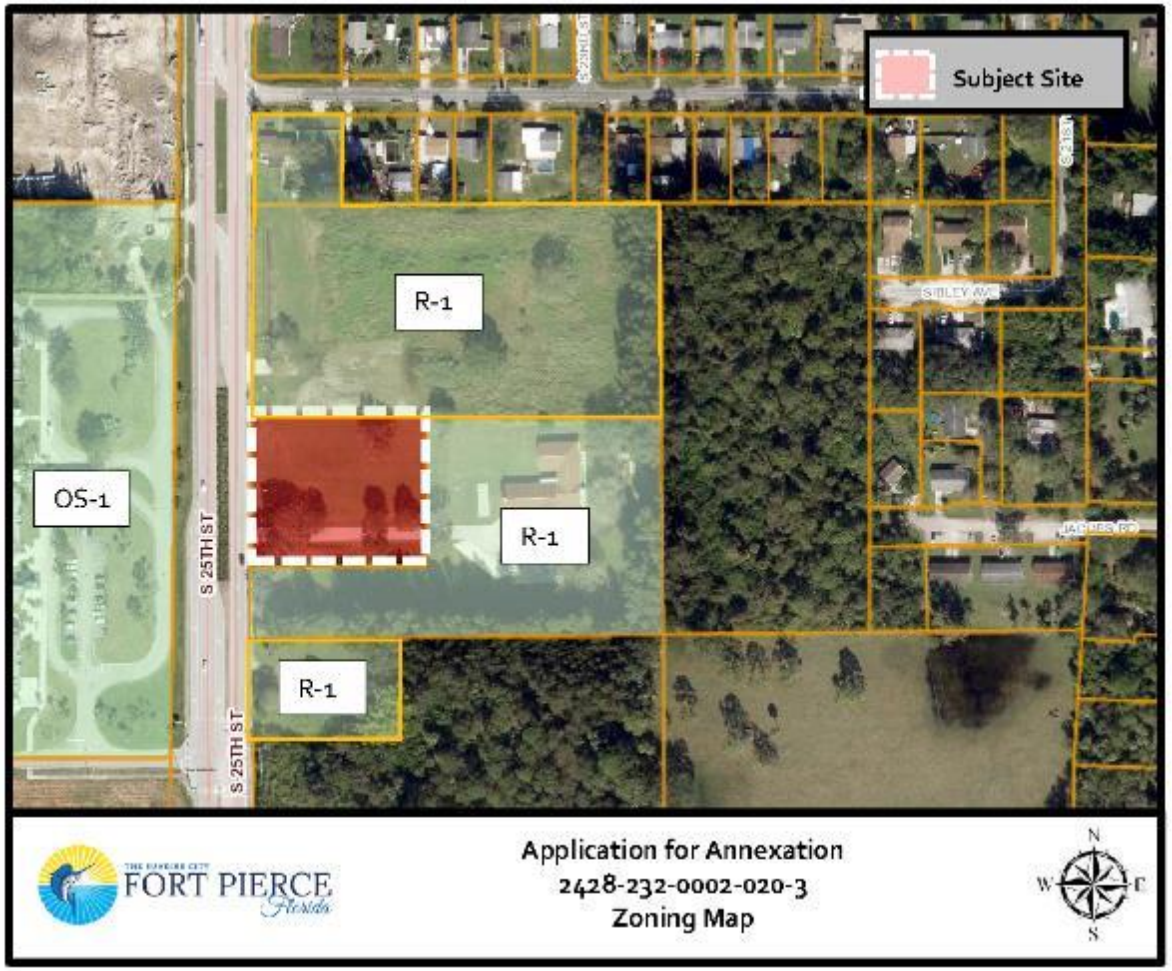


Future Land Use Map



- Current County FLU: Residential Urban 5 Du/Acre (RU)
- Proposed City FLU: Low Density Residential (RL)

Zoning Map



- Current County Zoning: Single Family 4 du/ac (RS-4)
  Religious Facility (RF)
- Proposed City Zoning: Single Family Low Density (R-1)

Staff Recommendation…

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations.

Planning Staff recommends that the City Commission approve for the proposed annexation along with the Future Land Use Designation of RL and Zoning of R-1.

CC Recommendations

Possible actions of the City Commission:

- **APPROVE** the proposed Annexation
  - Staff recommends approval
  - Planning Board recommends approval
- **DISAPPROVE** the proposed Annexation.

Application for Annexation



2428-232-0002-020-3

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nicholas Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for Annexation**
2428-232-0002-020-3

BOARD DATE: August 17, 2020

STAFF REPORT

Property Owner/Applicant: Sunrise Tabernacle Church Inc
3280 South 25th Street
Fort Pierce, FL 34981

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land

Site Location: Abutting (west side) 3280 S. 25th Street Fort Pierce, Florida

Parcel ID: 2428-232-0002-020-3

Parcel Size: 1.50 acres

Current Future Land Use: Residential Urban, 5 Dwelling Units/Acre (St. Lucie County) (RU)

Current Zoning: Single Family, 4 Dwelling Units/Acre (St. Lucie County) (RS-4)
Religious Facility (St. Lucie County) (RF)

Proposed Future Land Use: Low Density Residential (RL)

Proposed Zoning: Single Family Low Density Residential (R-1)

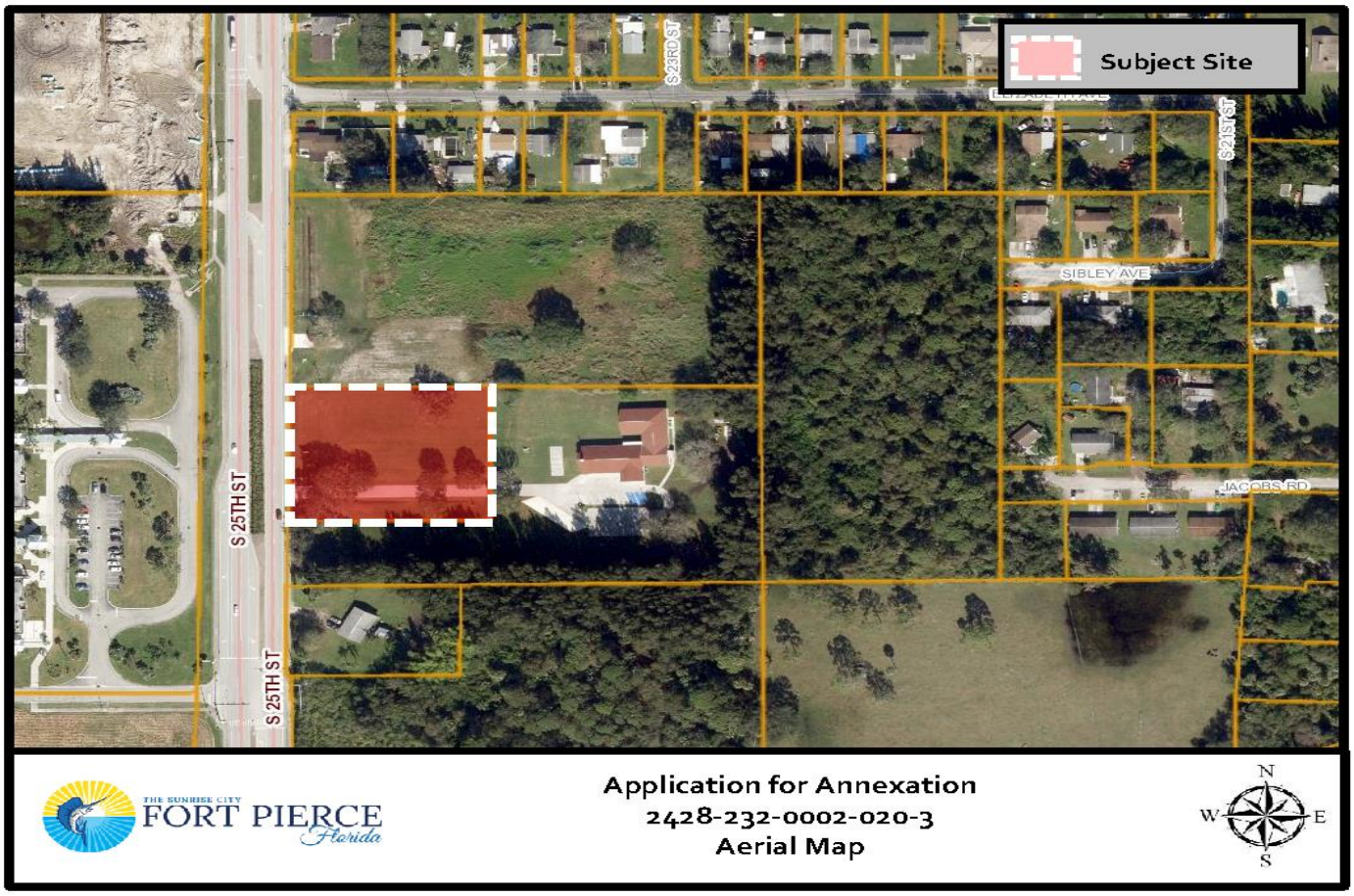
	North	East	South	West
Surrounding FLU:	RL (FP)	RL(FP)	RL (FP)	INST (FP)
Surrounding Zoning:	R-1 (FP)	R-1 (FP)	R-1 (FP)	OS-1(FP)

Utilities: FPUA

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of property (Parcel ID 2428-232-0002-020-3) abutting (west side) 3280 South 25th Street in Fort Pierce, Florida.



The subject property has a St. Lucie County Future Land Use designation of Residential Urban, 5 Dwelling Units/Acre (RU) and a compatible split zoning designation of Single Family, 4 Dwelling Units/Acre (RS-4) and Religious Facility (RF). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is Low Density Residential (RL) and the zoning classification of Single Family Low Density Residential (R-1).

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is $0. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. Currently the property serves as the entrance parcel to the Sunrise Tabernacle Church.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery"

The subject property is located in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. However, this particular property is surrounded by properties that are within the City Limits. The annexation of this property would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. The applicant is requesting that the City of Fort Pierce Future Land Use and Zoning designations remain consistent with the current County designation and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Designations of RL and R-1, respectively, would be consistent with Policy 1.11.5. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Planning Board

The Planning Board at their meeting on July 14, 2020 voted 7-0 to recommend approval of the proposed annexation.

Public Notification

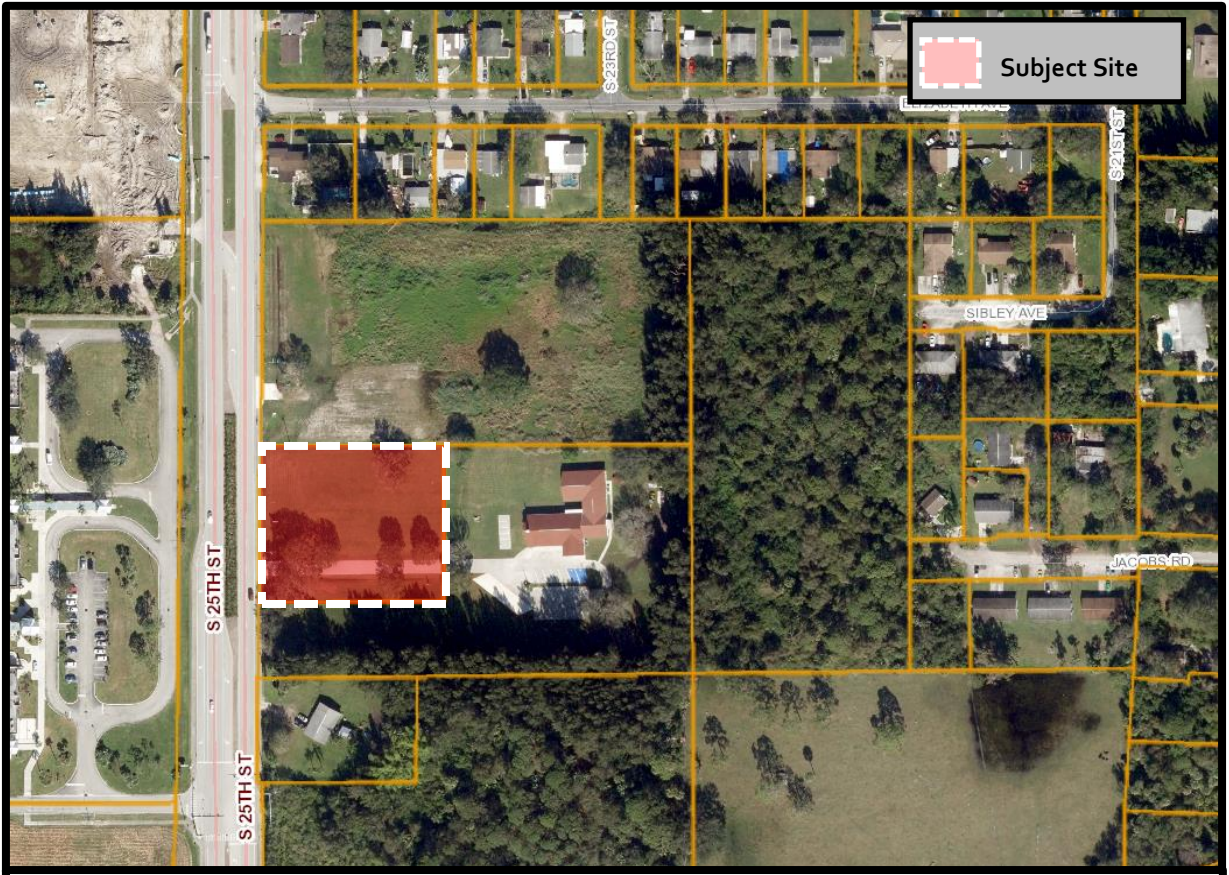
In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of these annexations by mail to the St. Lucie County Administrator's Office on or before July 19, 2020, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections.

Staff Recommendation

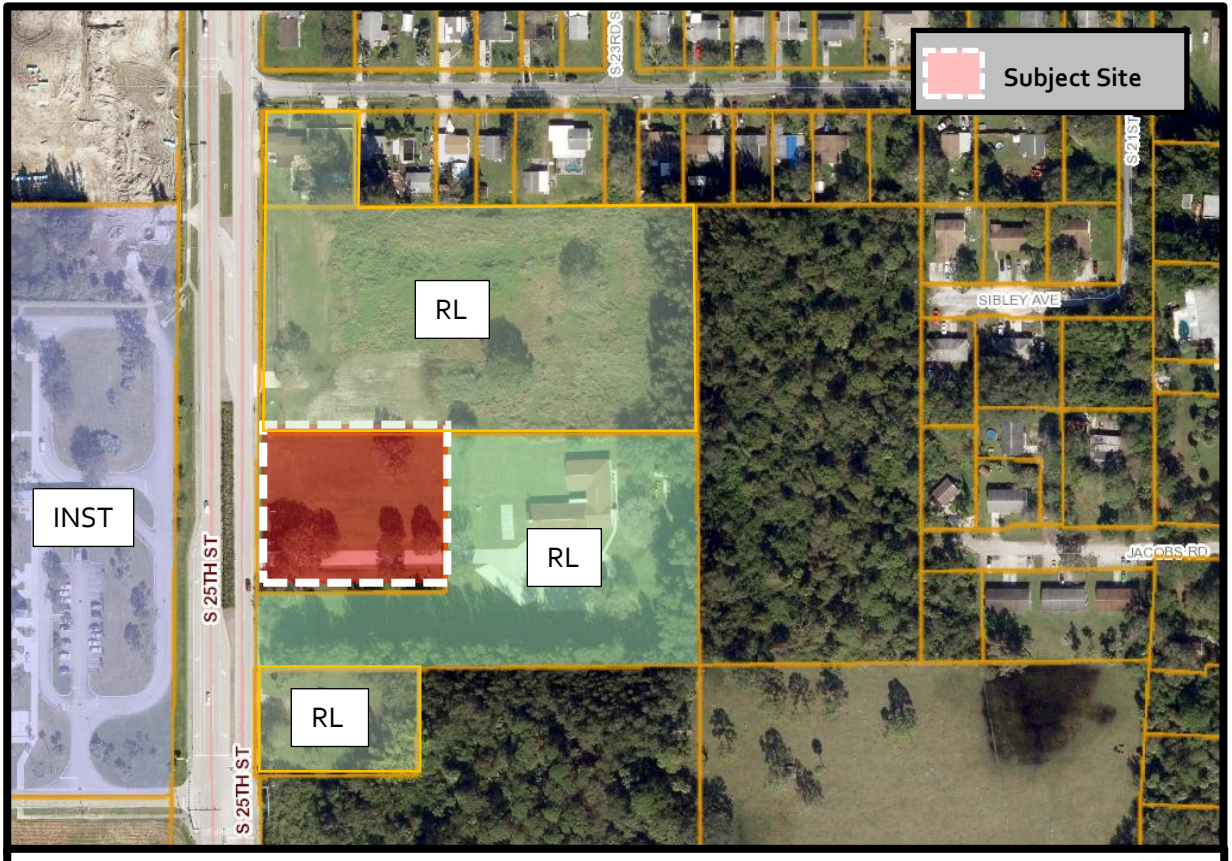
As proposed, the annexations meet the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends that the Planning Board recommend approval of the proposed annexation Future Land Use designation of RL and the Zoning designation of R-1.



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
2428-232-0002-020-3
Aerial Map

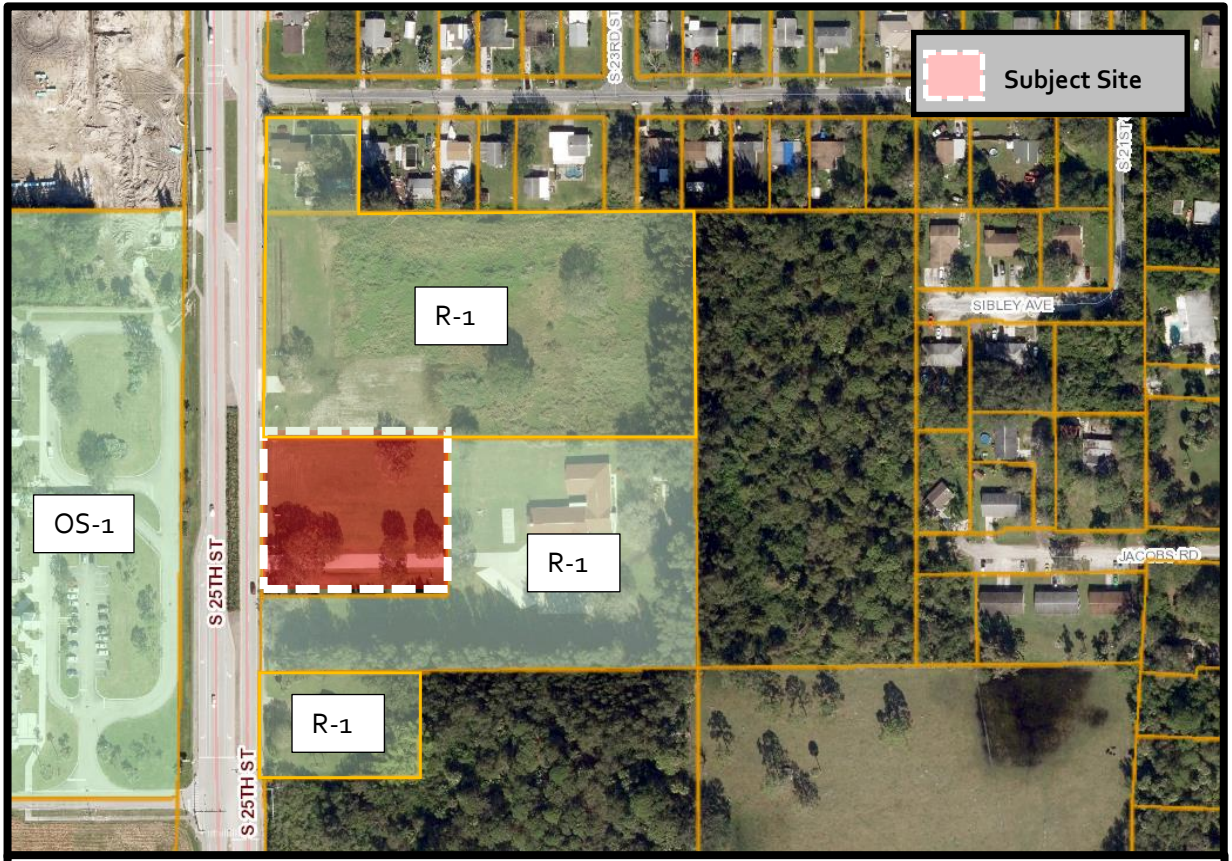
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THE SUNRISE CITY FORT PIERCE Florida

Application for Annexation
2428-232-0002-020-3
Future Land Use Map

N W E S



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
2428-232-0002-020-3
Zoning Map

N
W E
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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 : Annexation – 3280 South 25th Street
TRC No. 20-02000002

DATE : June 17, 2020

RECEIVED
JUN 17 2020
CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on June 9, 2020:

- [x] Annexation 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 Annexation
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for engineering comments

JRA/jra

Q:\ENGINEERING\Site Development Projects\A\Annexations\3280 S. 25th\Annexation Approval - 061720.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
JUN 10 2020
CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 6.11.20
Property Address: 3280 S 25th St. – Annexation – Sunrise Tabernacle Church

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: 6/8/2020

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

June 18, 2020

TECHNICAL REVIEW PROJECT # 20-02000002

Annexation – 3280 South 25th Street

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: No comment

Technical Review Committee meeting

June 18th, 2020

Case # 20-02000002

Planner: Brandon Creagan

Annexation

Sunrise Tabernacle Church, 3280 South 25th Street, Ft. Pierce.

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
MAY 1 2020
CITY OF FORT PIERCE
PLANNING & ZONING

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 3280 S. 25th Street, Ft. Pierce, FL 34981
2. Legal description of real property for which annexation is being requested:
   N 225 Ft of W. 290.40 Ft of S 1/2 of NW 1/4 of SW 1/4 of NW 1/4 less Rd R/W - (1.29 AC - 56,340 SF) or (682-2523: 969-2667: 3287-2484)
   Property Tax ID: 2428-232-0002-020-3
3. Size of described property: 1.44 acres 62,704 SF
4. Project description: to adjoin this property with the main parcel once annexed.
5. Current St. Lucie County Future Land Use Designation: Vac Res (church sign)
6. Current St. Lucie County Zoning: RS-4
7. Is this a Historic property? no
8. Appraised value: $ 32,400
9. Name of Owner(s): Sunrise Tabernacle Church Inc

   Signature of Owner(s): Rev Tommy Mc York
   Mailing Address: 3280 S. 25th Street
   City Fort Pierce State FLa Zip 34981
   Phone 772-359-0087 Fax

10. Name of Representative: Rev. Tommy M. York

Signature of representative: Rev. Tommy M York.

Mailing Address: 3280 S. 25th Street

City) Ft. Pierce State FL Zip 34981

Phone 772-359-0087 Fax

E-mail: TommyYork2014@att.net

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

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

A. B. SURVEY SUPPLIES ENTERPRISES INC.

342 SW CARTER AVENUE, PORT SAINT LUCIE, FLORIDA 34983
CELL: 772-579-3849 EMAIL:ABACCUS@COMCAST.NET
772-267-0596 SEAN.BACCHUS@MAIL.COM
L B 6301

SUNRISE TABERNACLE CHURCH
3280 SOUTH 25TH STREET
FORT PIERCE, FLORIDA 34981

LEGAL DESCRIPTION:

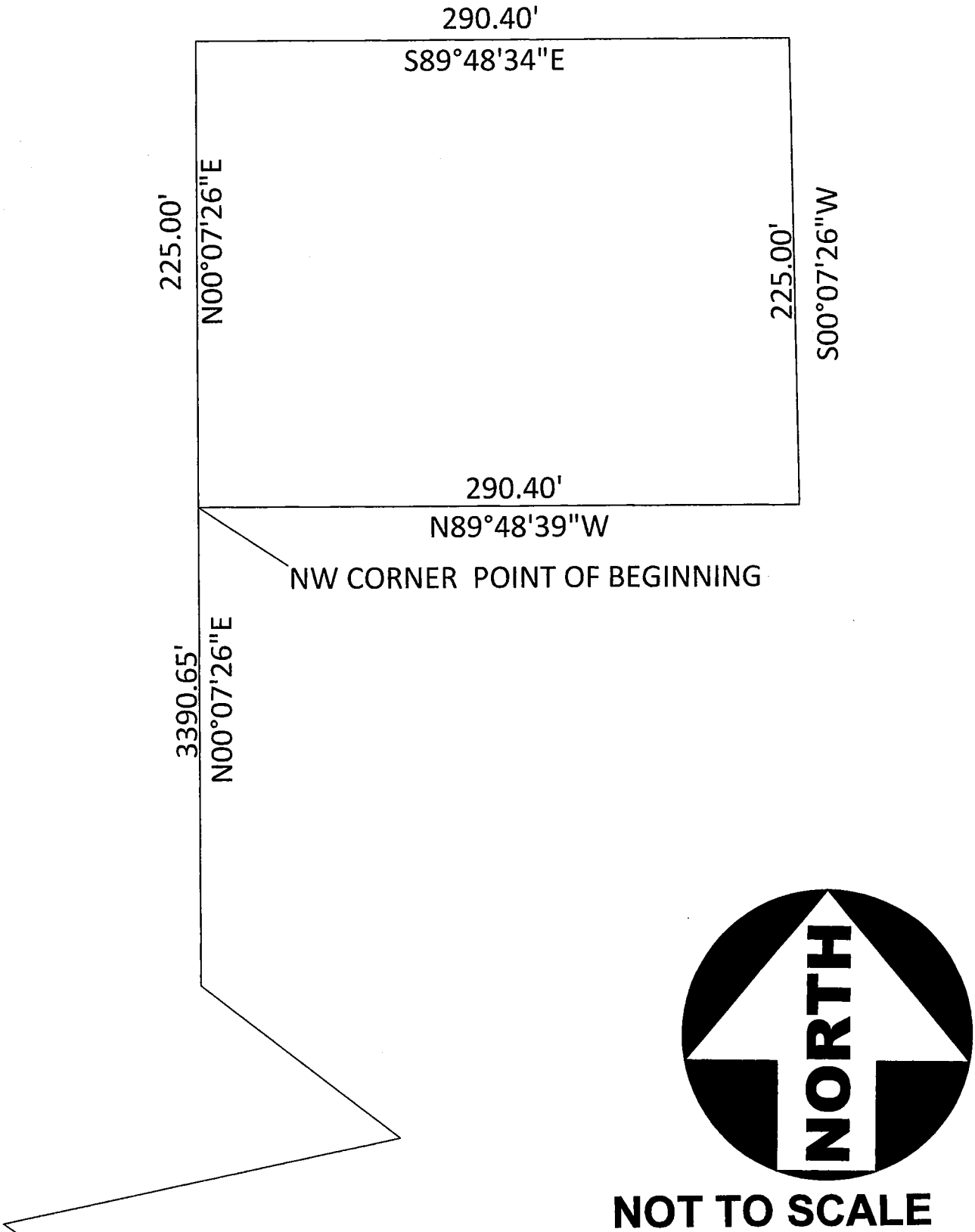
N 225 FT OF W 290.40 FT OF S 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4-LESS RD R/W- (1.29 AC- 56,340 SF) (OR 682-2523: 964-2667; 3287-2484) AS RECORDED IN SAINT LUCIE COUNTY CLERK OF COURTS

A PARCEL OF LAND LYING IN SECTION 28 TOWNSHIP 35 SOUTH RANGE 40 EAST MORE PATICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 28 TOWNSHIP 35 SOUTH RANGE 40 E; THENCE S89°21'54"E A DISTANCE OF 19.93 FEET;
THENCE N00°07'26"E A DISTANCE OF 3390.65 FEET TO POINT OF BEGINNING ON THE SW CORNER OF THE N 225 FEET OF THE WEST 290.40 FEET
OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 LESS ROAD RIGHT OF WAY; THENCE N00°07'26"E A DISTANCE OF 225 FEET;
THENCE S89°48'39"E A DISTANCE OF 290.40; THENCE S00°07'26W A DISTANCE OF 225.00 FEET;
THENCE N89°48'39"W A DISTANCE OF 290.40 FEET
TO POINT OF BEGINNING.

CONTAINING 1.50 ACRES MORE OR LESS

SKETCH OF DESCRIPTION



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Annexation - Parcel ID: 2428-232-0002-020-3

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 8-2-2020 & 8-9-2020

NOTICE BY MAIL: 7-16-2020 (to St. Lucie County Administrator & Attorney Per Joint Planning Agreement)

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 8/4/2020

City Commission Regular Meeting - 6:30 pm **13. a.**

Meeting Date: 08/17/2020

Re: Resolution No. 20-R38Community Response Department Fee Schedule

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

SUBJECT:

Resolution No. 20-R38 establishing Community Response Department fees.

SUMMARY:

In conjunction with the City's recodification project, attached is Resolution No. 20-R38 establishing Community Response Department fees. There are not any changes to the fees previously established by City Ordinances.

RECOMMENDATION:

Adopt the resolution.

ALTERNATIVES:

Do no adopt the resolution.
Amend the proposed resolution.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

City Attorney's Office
City Clerk's Office

Fiscal Impact

OTHER INFORMATION:

None

Attachments

Resolution 20-R38

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	07/29/2020 05:27 PM
City Manager	Nick Mimms	08/09/2020 09:42 AM

Form Started By: Peggy Arraiz Started On: 07/29/2020 05:24 PM

Final Approval Date: 08/09/2020

RESOLUTION NO. 20-R__

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **ESTABLISHING ANIMAL CONTROL FEES, TEMPORARY SIGN PERMIT FEE, AND CODE ENFORCEMENT ADMINISTRATION FEES;** AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Fort Pierce, Florida adopted Ordinance No. 20-014 amending sections of the Code of Ordinances to require the establishment of fees by resolution; and

WHEREAS, the Community Response Department Fee Schedule is referenced by resolution in order to provide for a simplified approach to updating fees;

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

SECTION 1. The City Commission adopts the Fee Schedule set forth in the attached Exhibit A.

SECTION 2. This Resolution shall be effective immediately upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this _____ day of _____, 2020.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

_____
Peter J. Sweeney, Esq.
City Attorney

EXHIBIT A

Community Response Department

Fee Schedule

FEE TYPE	FEE
Animal Registration Fee – Sterilized	$10.00 per year
Animal Registration Fee – Non-Sterilized	$75.00 per year
Animal Registration Fee – Replacement Tag	$5.00
Animal Breeder Registration	$100.00 per year plus a Business Tax Receipt
Dangerous Dog Registration	$100.00 per year
Special Exemption Permit	$30.00
Temporary Sign Permit	$50.00 for 75 signs
Nuisance Abatement Administration Fee	$100.00
Citation Hearing Administration Fee	$10.00
Lien Reduction Request – City Commission	$250.00

City Commission Regular Meeting - 6:30 pm **13. b.**

Meeting Date: 08/17/2020

Re: Planning Board Appointment

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Resolution 20-R39 appointing a member to the Planning Board.

SUMMARY:

The at-large term of Tim O'Connell expires on 8/19/2020 and he is not seeking reappointment. Accordingly, there is an at-large opening on the City Planning Board. The opening was advertised and the applications received are attached for your review.

RECOMMENDATION:

Select from among the applications received.

ALTERNATIVES:

Seek additional applications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

n/a

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

20-R39
Baker, Marcia
Baxevanis, Gloria
Bernetti, Al
Hayes, Wyatt

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/18/2020 10:53 AM

Form Started By: Linda Cox
Started On: 06/17/2020 03:01 PM
Final Approval Date: 08/04/2020

RESOLUTION NO. 20-R39

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF A MEMBER TO THE CITY PLANNING BOARD**; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED that _____ be and is hereby appointed and/or reappointed by the City Commission to serve as an at-large member of the City Planning Board; said term to expire on August 16, 2022, or when a successor has been duly appointed.

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 18th day of August, 2020.

_____
LINDA HUDSON
MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PETER J. SWEENEY, ESQ.
CITY ATTORNEY

CITY OF FORT PIERCE

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

RECEIVED
JUN 09 2020
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Planning Board

Name: Marcia Baker	Phone: (772) 465-3718
Home Address: City/Zip Code: 1753 Seaway Drive	How long at this address? 32 years

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: Insurance agent

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No
If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No
If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No
If yes, state the business and location:
Rains Insurance 204 N 2ndSt Ft Pierce, 34950

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):
30+ years as a real estate broker including title search and land development in Florida and Maine. 30+ years as an insurance agent for life, health, property and casualty

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: ms.marciabaker@att.net

Date: 06/09/2020 Applicant's Signature Marcia Baker

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@cityoffortpierce.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:	Phone:
Home Address: City/Zip Code:	How long at this address?
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):	
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

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@cityoffortpierce.com

CITY OF FORT PIERCE

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

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Fort Pierce Planning Board

Name: Al Bernetti	Phone: 772-519-0482
Home Address: City/Zip Code: 1225 Carlton Ct. # 206 Ft. Pierce	How long at this address? 3 years

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: Real Estate Sales & Broker since 1985

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:
Real Estate Broker Associate working with McCurdy & Co 171 Melody Lane Ft. Pierce 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:
McCurdy & Co. 171 Melody Lane Fort Pierce, Fl. 34950

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 owned my own real estate co. in Osceola County Fl. we brokered real estate, and built homes. My company name was Magic Homes and Development Inc.

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: I Served a couple years Ago Applicant Email Address: captalbernetti@gmail.com

Date: 8-1-2020	Applicant's Signature

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Keep Fort Pierce Beautiful, Planning , CRA Advisory , Communitywide council

Name: Wyatt Sixshooter Hayes	Phone: 772-204-6138
Home Address: City/Zip Code: 1105 S. 11th St., Fort Pierce, 34950	How long at this address? 4 years
Are you a citizen of the United States? ☐ Yes ☐ No	
Occupation: Substitute Teacher, Permit Runner	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ■ Yes ☐ No If yes, in what capacity? I'd like to , eventually, run for office in the city. I would first like to get a better grasp of the community in which I live.	
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: Linda Hudson	Applicant Email Address: Wyatts.hayes@gmail.com
Date: 7/16/2020	Applicant's Signature Wyatt S. Hayes

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@cityoffortpierce.com

City Commission Regular Meeting - 6:30 pm **13. c.**

Meeting Date: 08/17/2020

Re: PCAC Terms Ending

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Discussion and/or direction regarding the Mayor and Commission appointees to the Police Community Advisory Committee that have terms expiring on 9/3/2020; will members be reappointed or shall we seek additional applications.

SUMMARY:

Position	Name / Title	Start	End
Alexander Appointee	Melvin Jones, Sr. /	09/04/2018	09/03/2020
Johnson Appointee	Charles Hayek /	09/04/2018	09/03/2020
Sessions Appointee	James Edwards /	09/04/2018	09/03/2020
Hudson Appointee	Pinkie Hendley / Dr.	09/04/2018	09/03/2020

RECOMMENDATION:

Provide direction to the City Clerk.

ALTERNATIVES:

Proceed as drected by City Commission

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

n/a

Fiscal Impact

OTHER INFORMATION:

no fiscal impact.

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/04/2020 12:28 PM

Form Started By: Linda Cox Started On: 07/16/2020 11:48 AM

Final Approval Date: 08/04/2020