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

CITY COMMISSION AGENDA

Regular Meeting - Monday, March 15, 2021 - 4:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Pastor Delores Williams, God's Kingdom Station House of Prayer Inc.

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of the Minutes from the March 2, 2021 Special Closed Meeting.

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

   a. Email from Charlene Adair and Carole Mushier commending Mike Reals, Public Works Director, Keith Roberts, Streets Division Manager and Jack Andrews, City Engineer for exceeding their expectiations in responding to a request for installation of no parking signs along Gulfstream.

   b. Email from Ian M. Coyle, Livingston County Administrator, complimenting the City for an excellent website with citizen friendly features, robust reporting, cool strategic plan and legislative agenda.

c. Email from Mary Murphy, Business Services Consultant, CareerSource Reseach Coast, complimenting Caleta Scott, Grants Administration Manager and Kaitlyn Ballard, Community Resource Specialist, on their leadership of the 6th Annual City of Fort Pierce Job Fair, which contributed to a successful event and generated new partnerships with other local municipalities for their agency.

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. Arts and Culture Advisory Board Recommendation - City Hall Sculpture

11. **CONSENT AGENDA**

a. Approve grant award for 1807 Avenue D, to property owner Sharon Robinson for Bo's Crab Shack, in the amount of up to $5000.00, as an eligible recipient under the Way to Grow Lincoln Park Historic Avenue D Business District Small Business Commercial Facade Grant Program.

b. 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 $163,740.00.

c. Approval of transfers to cover a funding shortage to address the issue for the Sunrise Theatre in the amount of $225,000.00 from Solid Waste and $225,000.00 from FPRA.

d. Approval of authorization for staff to enter into contractual negotiations with highest ranked proposer for RFP 2021-010 - Scooter Share Program.

12. **PUBLIC HEARINGS**

a. Quasi-Judicial Hearing - Review and approval of an application for Subdivision (Final Plat), submitted by property owner, Neill Farms FP, LLC & applicant/representative David Baggett of Engineering, Design, and Construction, Inc, to subdivide 74.19 acres of land at or near the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 in Fort Pierce, FL. The properties are zoned Planned Development (PD). Parcel ID: 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001-000-1, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002-000-0, 2419-313-0002-000-7, 2419-313-0001-000-0.

b. Quasi-Judicial Hearing - Application for a Conditional Use with No New Construction submitted by property owner, John and Jackie Ellis Readler, and applicant, Jane Land, McCurdy & Co., for Conditional Use Approval to operate a Dwelling Rental for less than six (6) months with a minimum rental period of 31 days. The property is located at 1182 Binney Drive, Unit B and is zoned Hutchinson Island Medium Density Residential (R-4A).
Parcel ID: 2401-501-0300-010-1

c. Quasi-Judicial Hearing - Application for Conditional Use with No New Construction submitted by property owner, Susan Baker, and applicant, Michelle Longarzo, for Conditional Use Approval to operate a Dwelling Rental with a rental period of 30 days or less. The property is located at 1577 Thumb Point Drive and is zoned Single-Family Intermediate density zone (R-2).
Parcel ID: 2401-605-0105-000-0.

d. Legislative Hearing - Ordinance 21-003- Text amendment to Chapter 28, Creation of Special Use Permit. FIRST READING

e. Legislative Hearing - Ordinance 21-004 - extending the territorial limits of the City of Fort Pierce, to include two (2) properties at or near 2398 Peters Road in Fort Pierce, Florida. FIRST READING

f. Legislative Hearing - Ordinance 21-005 seeking a Future Land Use Map Amendment for a property located at 2564 South Kings Highway from Mixed Use (MXD) to General Commercial (GC) FIRST READING

g. Quasi-Judicial Hearing - Ordinance 21-006 rezoning a property located at 2564 South Kings Highway from Residential Single Family, 2 du/ac (E-2) to General Commercial (C-3). FIRST READING

h. Legislative Hearing - Ordinance 21-007 Text Amendment of Chapter 4 and Chapter 125 to amend the minimum distance requirements for the consumption of alcoholic beverages on or off-premises and to make properties with C-6 Zoning eligible to obtain an alcoholic beverage license. FIRST READING

i. Legislative Hearing - Ordinance 21-008 Text Amendment of Chapter 125 to facilitate the construction of duplexes on nonconforming lots as well as clarify and correct the maximum density allowed in certain zoning districts. FIRST READING

j. Legislative Hearing - Ordinance No. 21-009 - Final Budget Amendment of the General Fund 2019-2020 Budget. FIRST READING

k. Legislative Hearing - Ordinance 21-010 - Impact Fee Moratorium within Urban Infill and Redevelopment Area. FIRST READING.

13. **CITY COMMISSION**

a. Approval of 2019-20 Final Budget Amendments for Grant Funds: CDBG, SHIP and Grant Administration

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

a. Reports

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 - 4:30 pm **5. a.**

Meeting Date: 03/15/2021

Re:

SUBJECT:

Approval of the Minutes from the March 2, 2021 Special Closed Meeting.

Attachments

03.02.2021 Closed Meeting

Form Review

Form Started By: Linda Cox Started On: 03/02/2021 03:58 PM

Final Approval Date: 03/02/2021

MINUTES OF A SPECIAL MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE 2ND FLOOR CONFERENCE ROOM, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 2:30 P.M. ON **TUESDAY, MARCH 2, 2021.**

1. CALL TO ORDER

Mayor Hudson called the meeting to order at 2:30 p.m.

2. ROLL CALL

Present:	Commissioner Curtis Johnson, Jr.; Commissioner Jeremiah Johnson; Commissioner Thomas Perona; Mayor Linda Hudson
Absent:	Commissioner Rufus Alexander
Staff Present:	City Manager Nicholas Mimms
	City Clerk Linda Cox
	City Attorney Peter Sweeney
	Assistant City Attorney Tanya Earley

3. Special Closed Meeting (Attorney-Client Session) pursuant to F.S. 286.011(8) at the request of the City Attorney to discuss settlement negotiations or strategy session related to litigation expenditures in connection with River Palms of St. Lucie LLC vs. City of Fort Pierce, Case No. 2020CA001941.

City Clerk Linda Cox announced the special closed meeting pursuant to F.S. 286.011(8) at the request of the City Attorney to discuss settlement negotiations or strategy session related to litigation expenditures in connection with River Palms of St. Lucie LLC vs. City of Fort Pierce, Case No. 2020CA001941.

4. The attorney-client session is anticipated to last for approximately one (1) hour. At the conclusion of the attorney-client session, this public meeting will be reopened and we will continue with the remainder of our agenda.

City Clerk Linda Cox announced that the closed session was anticipated to last one hour.

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

Linda Cox, City Clerk, announced those in attendance as follows: Mayor Linda Hudson, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Tom Perona, City Manager Nick Mimms, City Attorney Pete Sweeney and Assistant City Attorney Tanya Earley. Ms. Cox left the meeting at 2:31 p.m. and the session was recorded by a certified court reporter.

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

The meeting was reopened by Mayor Linda Hudson at 3:28 p.m.

7. ADJOURNMENT

Mayor Hudson adjourned the meeting at 3:28 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting - 4:30 pm **7. a.**

Meeting Date: 03/15/2021

Re: Email from Charlene Adair & Carole Mushier

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Charlene Adair and Carole Mushier commending Mike Reals, Public Works Director, Keith Roberts, Streets Division Manager and Jack Andrews, City Engineer for exceeding their expectiations in responding to a request for installation of no parking signs along Gulfstream.

Attachments

Email from Charlene Adair & Carole Mushier

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2021 11:58 AM

Form Started By: Jennifer Robinson Started On: 03/02/2021 12:02 PM

Final Approval Date: 03/09/2021

From: Carole Mushier <clmush@bellsouth.net>
Sent: Friday, February 26, 2021 8:22 AM
To: 'Charlene Adair' <cbadair4884@gmail.com>; Mike Reals <mreals@cityoffortpierce.com>; Keith Roberts <kroberts@cityoffortpierce.com>; John Andrews <jandrews@cityoffortpierce.com>
Cc: Peggy Arraiz <parraiz@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: RE: Need no parking signs

Good Job!!

Carole

From: Charlene Adair [mailto:cbadair4884@gmail.com]
Sent: Friday, February 26, 2021 8:11 AM
To: Mike Reals <mreals@cityoffortpierce.com>; Keith Roberts <kroberts@cityoffortpierce.com>; John Andrews <jandrews@cityoffortpierce.com>
Cc: Peggy Arraiz <parraiz@cityoffortpierce.com>; Carole Mushier <clmush@bellsouth.net>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Re: Need no parking signs

Mike, Keith, and Jack,
Well, you did it again! You exceeded our expectations in responding to our request to install no parking signs on Gulfstream. The signs are complete, and you were surely quick. Please pass along our thanks to the employees who installed these signs so thoroughly. This will make a busy area much safer. We really appreciate your cheerful and willing support. Have a good Friday and an even better weekend!
Charlene
SBA Beach and Parks Chair

From: Charlene Adair <cbadair4884@gmail.com>
Sent: Monday, February 15, 2021 2:55 PM
To: Mike Reals <mreals@cityoffortpierce.com>; Keith Roberts <kroberts@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>
Cc: Carole Mushier <clmush@bellsouth.net>
Subject: Need no parking signs

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. .

Hi all,
We have a frequent issue now with vehicles parking illegally on Gulfstream Ave. partially on the street and partially in the grass in front of the church. I think the vehicles are from the apartments across the street. Can we get "no parking" signs installed in this block as they are in the next block east of this location? It might also help for Code to remind the apartment owners of this parking rule. Thank you for any help you can provide. This is a busy street with many walkers and bikers in addition to the traffic.
Charlene

Charlene Adair

City Commission Regular Meeting - 4:30 pm **7. b.**

Meeting Date: 03/15/2021

Re: Email from Ian M. Coyle

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Ian M. Coyle, Livingston County Administrator, complimenting the City for an excellent website with citizen friendly features, robust reporting, cool strategic plan and legislative agenda.

Attachments

Email from Ian M. Coyle

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2021 12:18 PM

Form Started By: Jennifer Robinson Started On: 03/03/2021 05:24 PM

Final Approval Date: 03/09/2021

From: ICoyle@co.livingston.ny.us <ICoyle@co.livingston.ny.us>
Sent: Monday, February 22, 2021 9:46 AM
To: Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Website Kudos

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. .

Mr. Mimms,

I hope all is well in Ft. Pierce.

Greetings from snowy Western NY!

My name is Ian Coyle and I am a fellow public manager, serving as County Administrator in Livingston County NY.

My in-laws are vacationing in Ft. Pierce and commented how much they liked it. First time visitors are they.

So I browsed the City site (b/c I am a local gov't nerd) and found your most excellent website. Robust reporting, cool strategic plan, leg agenda, etc.

Just wanted to drop you a compliment and comment how impressed I was at your citizen-friendly website features, particularly on your page.

Kind Regards,

Ian M. Coyle, ICMA-CM
County Administrator
Livingston County
Geneseo, NY 14454
P - (585) 243-7040
F - (585) 243-7045
icoyle@co.livingston.ny.us

This message may contain confidential information for the use of the addressee(s) above and may contain legally privileged information. If you are not the addressee, or the person responsible for delivering it to the addressee, you are hereby notified that reading, disseminating, distributing, or copying this message is strictly prohibited. If you have received this message by mistake, immediately notify us by replying to the message and delete the original message immediately thereafter. Thank you.

City Commission Regular Meeting - 4:30 pm **7. c.**

Meeting Date: 03/15/2021

Re: Email from Mary Murphy

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Mary Murphy, Business Services Consultant, CareerSource Reseach Coast, complimenting Caleta Scott, Grants Administration Manager and Kaitlyn Ballard, Community Resource Specialist, on their leadership of the 6th Annual City of Fort Pierce Job Fair, which contributed to a successful event and generated new partnerships with other local municipalities for their agency.

Attachments

Email from Mary Murphy

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2021 11:53 AM

Form Started By: Jennifer Robinson Started On: 03/09/2021 10:21 AM

Final Approval Date: 03/09/2021

From: Mary Murphy, SHRM-CP <mmurphy@careersourcerc.com>
Sent: Wednesday, February 24, 2021 11:21 AM
To: Kaitlyn Ballard <kballard@cityoffortpierce.com>; Caleta Scott <cscott@cityoffortpierce.com>
Subject: follow up

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. .

Hi Ladies,

I also wanted to share a personal thank you for your leadership. As a result of our 6th successive, successful event the cities of Port St. Lucie and Stuart have both asked us to partner with them on future job fairs. A very high compliment to you both for setting the bar high.

Happy Hump Day!

Mary Murphy, SHRM-CP
Business Services Consultant

CareerSource RESEARCH COAST

Saint Lucie County Career Center
584 NW University Blvd. Suite 300
Port St. Lucie, FL 34986
Phone: 866-482-4473 Ext.560
Fax: 877-213-0543

www.careersourcerc.com

A proud partner of the AmericanJobCenter network

CareerSource Research Coast is a private, non-profit corporation with a Board of Directors consisting of private business, educational and economic development representatives, community-based organizations, state agencies, elected officials and a full-time professional staff. Our mission is to promote a bright economic future through the coordination of workforce development activities and services in the three-county area. For the latest information on CareerSource Research Coast, visit our media page.

NOTICE: "All email communications, including attachments, sent or received by the Workforce Development Board of the Treasure Coast dba "CareerSource Research Coast" and its affiliates are considered public record and subject to disclosure in the absence of an exemption. Section 119.01, Florida Statutes."

City Commission Regular Meeting - 4:30 pm **10. a.**

Meeting Date: 03/15/2021

Re: Arts and Culture Advisory Board Recommendation - City Hall Sculpture

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SUBJECT:

Arts and Culture Advisory Board Recommendation - City Hall Sculpture

SUMMARY:

At the February 11, 2021 meeting, the Arts and Culture Advisory Board voted unanimously to recommend placement of Exodus donated from Hayes Sculpture Foundation, on a concrete pad located on the west side of City Hall.

RECOMMENDATION:

Approve recommemdation

ALTERNATIVES:

Staff will proceed as recommended

RESPONSIBLE STAFF:

Caleta Scott, Manager, Grants Administration Division

COORDINATED WITH:

Johnna Morris, Finance Director

Fiscal Impact

Budgeted Y/N: N/A

OTHER INFORMATION:

N/A

Attachments

Exodus - Hayes Sculpture Foundation

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	03/02/2021 10:26 AM
City Manager	Nick Mimms	03/09/2021 11:52 AM
Form Started By: Caleta Scott		Started On: 02/25/2021 01:17 PM
Final Approval Date: 03/09/2021		



City Commission Regular Meeting - 4:30 pm **11. a.**

Meeting Date: 03/15/2021

Re: Approve Way to Grow Lincoln Park Grant Award - 1807 Avenue D - $5,000.00

SUBJECT:

Approve grant award for 1807 Avenue D, to property owner Sharon Robinson for Bo's Crab Shack, in the amount of up to $5000.00, as an eligible recipient under the Way to Grow Lincoln Park Historic Avenue D Business District Small Business Commercial Facade Grant Program.

SUMMARY:

2018-2019 CDBG allocates funds for small businesses of up to $5000.00. Sharon Robinson, owner, Bo's Crab Shack, is completing an exterior facade improvement that includes a covered seating area. The grant will cover the cost of the structure and the owner has and will assume other costs and fees associated with this improvement.

RECOMMENDATION:

Approve grant award to cover commercial facade improvements of up to $5,000.00

ALTERNATIVES:

Do not approve this grant award.

RESPONSIBLE STAFF:

Caleta Scott, Manager, Grants Administration Division

COORDINATED WITH:

Lincoln Park Revitalization Coordinator

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2019
Account:	10390025548310
Amount:	5000.00

OTHER INFORMATION:

This grant will be reimbursed to the city via CDBG 2018-2019 allocation.

Attachments

Memo and Application Docs
Grant Agreement
Property Card - 1807 Avenue D

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	03/02/2021 10:26 AM
City Manager	Nick Mimms	03/09/2021 11:56 AM

Form Started By: Caleta Scott
Started On: 03/01/2021 05:12 PM
Final Approval Date: 03/09/2021

THE SUNRISE CITY
FORT PIERCE
GRANTS ADMINISTRATION DIVISION
Florida

To: Nick Mimms, P.E., City Manager

From: Caleta Scott, Manager, Grants Administration Division

Thru: Johnna Morris, Director of Finance

RE: WAY TO GROW, Lincoln Park! – 1807 Avenue D; Bo's Crab Shack
FINAL GRANT REVIEW

Date: March 1, 2021

Please review the final grant award details for 1807 Avenue D, for $5,000. An invoice is attached for your reference.

This payment is covered under the 2018-19 CDBG allocation for "Neighborhood Revitalization; Commercial Façade Grants".

Funding Source	**Account**	**Amount**
CDBG	103-9002-554.83-41	$5000.00

GRANT AWARD(S): **$5,000.00**

GRANT RECIPIENT: **SHARON ROBINSON, OWNER, 1807 AVENUE D**
BO's CRAB SHACK

This approved review will accompany all Finance Department requisition processing.

Thank you.

THE SUNRISE CITY
FORT PIERCE
GRANTS ADMINISTRATION DIVISION
Florida

EXHIBIT "A"

WAY TO GROW, Lincoln Park!
Historic Avenue D Business District
Small Business Startup/Relocation Grant Program
TOTAL INVOICE

GRANT RECIPIENT: **1807 AVENUE D, Sharon Robinson, Owner**

GRANT AWARD(S):
Amount: **$ 5000.00**
Description: Exterior improvements: new exterior seating and lighting
MAKE CHECK PAYABLE TO: TBD – Quotes pending

TOTAL AMOUNT DUE: **$5,000.00**
MAKE CHECK PAYABLE TO:

FINANCE DEPARTMENT:
PLEASE HOLD CHECK FOR GAD STAFF PICK UP

Thank you,

Caleta Scott
Manager, Grants Administration Division

AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2020, by and between the **CITY OF FORT PIERCE**, hereinafter referred to as the **"Grantor"** and **SHARON ROBINSON,** hereinafter referred to as the **"Recipient"**.

WITNESSTH

WHEREAS, Recipient is in the process of remodeling the commercial property located at **1807 AVENUE D, FORT PIERCE, FLORIDA 34950**; rehabilitating a structure that was previously in a serious state of blight and decay; and

WHEREAS, the Grantor has approved the granting of available Community Development Block Grant (CDBG) funds, not to exceed the amount of **$5,000.00 (Five Thousand Dollars)**; and

WHEREAS, the Grantor has determined that a valid public purpose will be served, and it is in the best interest of Fort Pierce to support commercial rehabilitation, neighborhood revitalization and job creation; and

WHEREAS, Recipient warrants and represents he/she is the current legal owner of **1807 AVENUE D, FORT PIERCE, FLORIDA 34950,** further described as Parcel Identification Number **2409-603-0057-000-6** in the records of the St. Lucie County Tax Assessor, and possesses legal authority to enter into this Agreement; and

NOW, THEREFORE, the parties do hereby agree as follows:

1. This specific grant is for rehabilitation and improvements of real property owned by the Recipient. The specific rehabilitative building improvements to be provided, including intended or anticipated uses for the Grant funds by Recipient are set forth in Exhibit "A" to this Agreement.

2. The requirements for approval and reimbursement of expenditures of Grant funds contemplated by this Agreement are set forth in Exhibit "B" of this Agreement.

3. This Agreement shall take effect on the date executed by the Grantor and shall conclude on or before December 31, 2021.

4. Grantor agrees to reimburse 100%, upon submission of approved invoices, as specified in the Agreement and Exhibits thereto, up to the agreed amount of **$5,000.00 (Five Thousand Dollars),** to be submitted by Recipient for review and consideration by Grantor no later than **September 30, 2021**, within the stated term

of this Agreement. Recipient agrees to submit invoices and proof of payment to the Grantor for payment of approved expenditures covered by this Agreement and schedule time for City Staff to inspect performed work.

5. All funds from Grantor to Recipient are being donated under the terms of this Agreement shall be used solely for the purpose of those specified in Exhibit A. Recipient shall not use Grant funds provided herein for political activities, sectarian or religious activities, or lobbying activities. Recipient shall not claim reimbursement for any portion of its obligations which it has been paid by another source of revenue.

6. Publications, press releases, media productions, etc., produced by the Recipient shall include the following statement:

   Sponsored in part by a grant award from the City of Fort Pierce's Historic Avenue D Business District Commercial Façade Improvement Program.

7. **Davis Bacon Requirements.** The Davis-Bacon and related Acts (DBRA) require that contractors and subcontractors pay laborers and mechanics employed on the project jobsite not less than the prevailing wage rates (including fringe benefits) listed in the contract's Davis-Bacon wage determination for corresponding classes of laborers and mechanics. All contractors and sub-contractors performing tasks related to this commercial façade grant are required to submit completed Davis Bacon documentation for each payroll provided during the course of this project.

8. Recipient agrees to submit to Grantor written progress/status reports, through the City Grants Administrator, on a monthly basis, including, but not limited to such reports which provide a detailed and itemized list of all expenditures for the project.

9. The Recipient agrees to keep all necessary books and records, including property, personnel and financial records, in connection with the rehabilitation services performed under this Agreement, and shall further document all transactions so that all expenditures may be properly audited. Recipient expressly agrees that funds received by it through this Agreement shall not be used for any purpose outside the scope defined in this Agreement except that the parties may jointly agree in writing hereinafter to such further uses for the funds as may be necessary to accomplish goals and objectives contemplated under this grant. Recipients, shall retain all project records, books, papers, receipts, and documents for a period of not less than five (5) years after the project terminates and grants the Grantor, at its election, the option of retaining upon completion of the work such records as it might deem appropriate to hold in public custody of the Grantor.

10. The Recipient agrees that the Grantor or any authorized representative may have

access to and the right to examine all records, books, papers, receipts, or documents related to the grant or the Recipient's programs benefited by the grant and the Recipient warrants that all such project records, books, papers and documents will be retained for a period of not less than five (5) years after the project terminates.

11. The Recipient agrees to obtain all necessary permits for intended improvements or activities within the scope of funding provided for by this Agreement.

12. The Grantor shall not be responsible or liable for any debts, actions, obligations, negligence or liabilities committed by or incurred by the Recipient, its staff or clientele.

13. Recipient hereby agrees to defend, hold harmless, and indemnify the Grantor, its' agents, servants, and employees from and against any and all claims, liabilities for debts, losses obligations, or causes of action which may arise from any negligent or intentional misconduct, act or omission of the Recipient, its agents, servants, or employees in the performance of any services contemplated under this agreement.

14. No payment, however, final or otherwise, shall operate to release the Recipient from any obligations under this Agreement.

15. Nothing contained in this Agreement is intended to, nor shall it be construed in any manner to create or establish an employer-employee relationship, joint venture, partnership, or any other legal relationship between the parties, nor shall any employee or agent of the Recipient by virtue of this Agreement be an employee of the Grantor for any purpose whatsoever, nor shall any employee or agent of the Recipient be entitled to any of the rights, privileges or benefits of Grantor's employees. The Recipient shall be deemed at all times an independent contractor and shall be wholly responsible for the manner in which it performs the services required of it by the terms of this Agreement. The Recipient assumes exclusively the responsibility for the acts of its employees or agents as they relate to the services to be provided during the course and scope of their employment. Under no circumstances shall the Grantor be deemed a contractor, employer or project owner for purposes of Florida Statutes § 440.10.

16. The Recipient shall maintain at all times a general policy or policies of insurance so as to insure the work in progress, including coverage for public liability, fire, flood, worker's compensation and comprehensive loss.

17. The obligations of the Grantor under this Agreement are subject to the availability of funds lawfully appropriated for its purposes by the Grantor, as well as Recipient's compliance with any conditions and terms imposed herein.

18. The Recipient warrants and represents they possess the authority to enter into this

Agreement, that there are no restrictions or prohibitions contained in any Article of Incorporation or By-laws against entering into this Agreement, and that it possesses the authority and ability to undertake all obligations required of them in this Agreement.

19. The Grantor reserves the right to terminate this Agreement or to reduce the contract funding provided for herein, or to obtain reimbursement of monies previously paid if the Recipient:

    a. Fails to file required reports; or

    b. Materially fails to comply with any provision of this Agreement; or

    c. Expends funds under this Agreement for activities, services, or items outside the scope of what is provided for herein.

    In the event Grantor terminates this Agreement, the Recipient shall be required to return all funds not used as of the date of termination.

20. Any notice, request, demand, or other communication required or permitted by this Agreement shall be made in writing and shall be provided by any of the following methods and to the following parties and locations:

    a. Hand delivery

    b. Mailed registered or certified mail, return receipt requested.

GRANTOR:	**COPIES TO:**
City of Fort Pierce	Grants Administration Division
PO Box 1480	100 North U.S. Hwy. 1
Fort Pierce, FL 34954	Fort Pierce, FL 34950

RECIPIENT:
Name: **SHARON ROBINSON**
Address: **1807 AVENUE D, FORT PIERCE, FLORIDA 34950**

21. This Agreement shall be governed by the laws of the State of Florida and venue shall be in St. Lucie County, Florida.

22. Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein and if through mistake or otherwise any such provision is not inserted or is not correctly inserted, then upon the application of either party this Agreement shall forthwith be physically amended to make such insertion or correction.

23. Recipient warrants and represents that all of its employees are treated equally during employment without regard to race, creed, religion, color, age, sex, family status, national origin or handicap. Recipient warrants and represents that they

shall not deny assistance to exclude any person from participation any person or entity based on race, creed, religion, color, age, sex, family status, national origin or handicap.

24. Recipient warrants that it will establish and adopt policies and safeguards to prohibit members, officers, and employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain, whether for themselves or those with whom they have business, family, or other ties.

25. This Agreement incorporates and includes all prior negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter in this Agreement that are not contained in this Agreement. Accordingly it is agreed that no deviation from the terms herein shall be allowed. Any modification or alteration of this Agreement shall be by written document executed with the formality and of equal dignity herewith.

26. Without the written consent of the Grantor, this Agreement is not assignable by Recipient.

27. If any term or provision herein or the application thereof shall be held invalid or unenforceable as to any person or circumstance, then the application of such term or provision to other persons or circumstances shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

IN WITNESS WHEREOF, the Grantor and the Recipient have executed this Agreement as of the date first about written.

CITY OF FORT PIERCE, FLORIDA

Grantor:

By:_____
Linda Hudson
Mayor

Attestation:

By: _____
Linda Cox
City Clerk

Approved as to form and correctness:

_____
Pete Sweeney
City Attorney

Recipient: _____

By: _____
Signature of Person Eligible to Sign on Behalf of Business

EXHIBIT A

1. This Historic Avenue D Business District Commercial Façade Improvement Grant Award to **SHARON ROBINSON** is for the renovation of property located at **1807 AVENUE D, FORT PIERCE, FLORIDA 34950**. This grant will provide funds to assist with property improvements, including landscaping, fencing, signage, as submitted in the attached grant application.

2. The Recipient will provide to the Grantor proof of the following prior to receiving reimbursement payment(s):
   a. Copies of all invoices and proof of payment for purchases associated with this award;
   b. Inspection of project by City Staff; and
   c. Monthly Progress Reports.

3. The Recipient will include language in any contract and subcontract to contractually commit each agent, contractor and sub grantee to compliance with this agreement.

4. If, at any time, the Recipient is unable to comply with any provision of this agreement, the Grantor shall be notified immediately.

5. Funds awarded under this grant contract must be expended by September 30, 2021. Expended means the purchases identified herein have been fulfilled, as evidenced by documentation of final payment to Recipient by Grantor.

APPROVED GRANT AWARD **$5,000.00**

In order to ensure expenditure of funds, Recipient will provide to the Grantor no less than a monthly status report on the progress of the project(s).

Exhibit B

Commercial Façade Grant
Award Disbursement Schedule

_X_ Funds shall be disbursed upon receipt of invoice(s) for services or materials, proof of payment of said invoice(s) and visual inspection of materials and/or work performed by City Staff.

Received

Application Date: JAN 28 2021

Received by City: (Date/Time): Grants Administration 1/28/21
Do not write in this space

Received by (City Staff Name): 3 ROOM
Do not write in this space

PLEASE READ THIS ENTIRE DOCUMENT BEFORE BEGINNING.

HISTORIC AVENUE D BUSINESS DISTRICT

COMMERCIAL FAÇADE GRANT

APPLICATION

The City of Fort Pierce is excited to provide this grant opportunity to commercial property owners for façade improvements for qualifying commercial properties located in the Historic Avenue D Business District Target Area, for qualifying façade improvements, up to $5,000. Please see Target Area Map on page 2.

==========

COMMERCIAL PROPERTY ADDRESS: 1807 Avenue D

AMOUNT OF COMMERCIAL FAÇADE GRANT REQUEST: $ 5000.00

==========

PROPERTY OWNER INFORMATION (as listed with St. Lucie County Property Appraiser)

Name of Property Owner/Grant Applicant: Sharon Robinson

Mailing Address: (address, city, state, zip code)

Telephone 305-747-4805 Email: Bosfreshseafood15@gmail.com

CONTACT INFORMATION If we have questions regarding this application, who shall we contact?

Name: Sharon Robinson

Telephone: 305-747-4808 Email: Bosfreshseafood15@gma.l.c

HISTORIC AVENUE D BUSINESS DISTRICT
COMMERCIAL FAÇADE GRANT APPLICATION *(continued)*

Are there presently Code Violations registered against this property? __Yes ✓No

If yes, describe and/or attach documentation:

_____

_____

_____

GENERAL INFORMATION:

1. Is the application for a single- or multi-tenant commercial structure?
   ✓Single-tenant __Multi-tenant
2. Is the building occupied or vacant? ✓Occupied __Vacant
3. If occupied, provide the name of the business(s) and the business type(s) and a copy of the lease agreement(s):

   _____

   _____
4. If vacant, does the building currently meet all local and state code requirements? ✓Yes __No
5. If No, will you be making improvements concurrently with your façade grant improvements so that the building meets all local and state code requirements? __Yes __No
6. If vacant, please describe your plans for this building:_____

   _____

Please Note the Following: Vacant commercial buildings are eligible for this grant program, as long as owners intend to re-activate the building within 90 days of the completion of the commercial façade improvements, with a predominantly commercial use.

Owners should provide proof of tenant agreements if a specific tenant is scheduled to occupy the space.

If no tenant is scheduled to occupy the space at the time of application, the owner must provide proof that the property is in habitable condition as defined by the City's Building Code, or that it will be made to be in habitable condition via a rehabilitation project that will coincide with the façade grant project. **Please see the Grant Guidance, page 3, #G.**

HISTORIC AVENUE D BUSINESS DISTRICT
COMMERCIAL FAÇADE GRANT APPLICATION *(continued)*

PAST GRANT INFORMATION

Has the City of Fort Pierce or the Fort Pierce Redevelopment Agency ever provided a Commercial Façade Grant or any other funding for this property?

If Yes, please explain listing the year(s) and amount(s) of the grant award(s):

___Yes ___No ✓ ___Unknown

_____

_____

PROJECT INFORMATION

1. **Scope of Work and Cost Estimates:**

   A detailed Scope of Work must be included for the application to be complete. It must adequately describe the work to be done, services needed, products required to complete the façade grant project and timeline for each improvement.

   At least one (1) professional cost estimate (preferably 2) must also be included for the application to be complete. The estimate must be on contractor's letterhead with contractor contact information and adequately estimate the price of the work to be done and all of the materials/products required in completing the façade grant project.

2. After obtaining a signed Grant Contractual Agreement, how long do you estimate it will it take for you to start construction? 1 Month

3. How long do you expect it to take to complete your project? 2 weeks

4. Estimated Total Project Cost per lowest cost estimate (Façade Grant-eligible improvements only): $ 4500.00

7. Are you undertaking additional improvements at this time which are not Façade Grant eligible? ___Yes ✓___No

   If Yes, what is the estimated cost of these improvements: $_____

   Please describe these improvements (attach additional pages, if necessary):

   _____

8. Will you complete these façade improvements if none or only a portion of this grant request is awarded? ✓___Yes ___No Please explain your Yes or No answer: My plans is to continue this project on the outside of my Business

9. In the last year, have you made improvements to the façade, site, or interior of this property? ✓___Yes ___No

   If **Yes**, estimate the total cost of these improvements: $ 3000.00

HISTORIC AVENUE D BUSINESS DISTRICT
COMMERCIAL FAÇADE GRANT APPLICATION *(continued)*

I acknowledge the following:

- ✓ All statements provided in the application are true and any misrepresentation will void any subsequent Grant Contractual Agreement and or/funding.
- ✓ The Commercial Façade Grant will be used for the project described in this application. A Grant Contractual Agreement must be signed before entering into any contracts, purchasing any materials, or performing any work included in the façade grant project. I understand that failure to comply with the Grant Contractual Agreement may result in forfeiting the grant award.
- ✓ The City of Fort Pierce or the Grants Administration Division is obligated only to administer the grant procedures and is not liable to the applicant, owner, or third parties for any obligations or claims of any nature growing out of, arising out of, or otherwise related to the project or application undertaken by the applicant and/or owner. Additionally, all required permits are the responsibility of the owner/applicant.
- ✓ Acceptable proofs of payment of an eligible invoice include: 1 - A copy of the front and back of a cancelled check to the vendor/contractor containing the vendor/contractor's name, the date the payment was made, the amount paid, a memo line stating what the payment is purchasing, and a signature of the property owner and a receipt on vendor/contractor letterhead with contact information for the vendor/contractor; or 2 - A credit card statement showing the facade grant eligible charges and a paid receipt on vendor/contractor letterhead with contact information for the vendor/contractor.
- ✓ Any unapproved changes to project plans as stated in the approved Scope of Work could void the grant and result in non-payment of funds. If changes to the Scope of Work are necessary, it is the responsibility of the Grant Recipient to immediately contact the Lincoln Park Revitalization Coordinator in writing for additional project review and written approval before continuing with the project.
- ✓ Funding awards will not be increased after notification of the initial award.
- ✓ Grant Recipient will regularly submit monthly progress reports to the Grants Administration Division throughout the duration of project, until the project is completed.

Signature of Property Owner	Printed Name	Date
Sharon Robinson	Sharon Robinson	1-20-21
Signature of Property Owner	Printed Name	Date

CAUTION – PLEASE READ

Project improvements that are part of this Commercial Façade Grant application shall not be started prior to the applicant having a signed Grant Contractual Agreement. This includes entering into any agreements or contracts with contractors or purchasing materials for these improvements. Starting the project prior to having a signed Grant Contractual Agreement with the City will result in a loss of awarded grant funds.

HISTORIC AVENUE D BUSINESS DISTRICT
COMMERCIAL FAÇADE GRANT APPLICATION *(continued)*

APPLICATION CHECKLIST

SR A detailed Scope of Work, which must include all work proposed in the Façade Grant project, including the materials/products to be used.

SR At least one, preferably two cost estimates for work to be performed and list of materials/products needed - on contractor letterhead with contractor contact information.

SR Current photograph(s) of the property showing the façades of the building to be improved.

SR Clear notations made on photographs of the building(s), and/or notations made on separate drawings, illustrating the areas or features of the building that will be improved. Describe in detail the building materials, doors, awnings, landscaping and other features that will be part of the project.

SR Landscape plans showing proposed plant names/species, size of plants at time of planting and placement of each proposed plant on the site, if needed.

SR Parking lot plans and/or sketches plans/site plans showing property boundaries, parking spaces (existing and proposed) and other pertinent information, if needed.

SR A written explanation of the project and the improvements proposed, along with a written overview of the business currently in operation in the building to be improved, if applicable.

If the property is currently uninhabited, please see Page 3, #G in the Grant Guidance for instruction.

SR Printout from St. Lucie County Property Appraiser's office showing property zoning and proof of ownership of this property.

SR Property Owner, as listed with St. Lucie County Property Appraiser's office notarized signature on this application.

SR Proof that property taxes are up to date (not delinquent).

DO NOT INCLUDE:

Staples or Binding. Please use clips or rubber bands only.

HISTORIC AVENUE D BUSINESS DISTRICT

COMMERCIAL FAÇADE GRANT APPLICATION *(continued)*

LEGAL AUTHORIZATION FROM THE OWNER OF COMMERCIAL BUILDING

As the legal owner(s) of the property listed in this Commercial Façade Grant application, I/we hereby authorize completion of the façade improvements indicated in this application. My/Our proof of ownership is attached, along with proof that the taxes on this property are not delinquent.

Signature(s) of Owner(s) of Commercial Building Must Be Notarized (use additional pages if necessary)

Property Owner:

Sharon Robinson — Today's Date: 1-20-2021

Signature — **Print Name Here**

Telephone Number: 305-747-4808 Email: Bosfreshseafoods@gmail.com

---

NOTARY STATE OF FLORIDA, COUNTY OF ST. LUCIE

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgements, personally appeared _____, who is personally known to me or produced _____, as identification, and acknowledged he/she executed the forgoing Agreement for the use and purposes mentioned in it and that the instrument is his/her act and deed.

IN WITNESS OF THE FORGOING, I have set my hand and official seal in the State and County aforesaid in this _____day of _____, 20___.

NOTARY PUBLIC_____ My Commission Expires: _____

Property Owner: Today's Date: _____

Signature **Print Name Here**

Telephone Number: _____ Email: _____

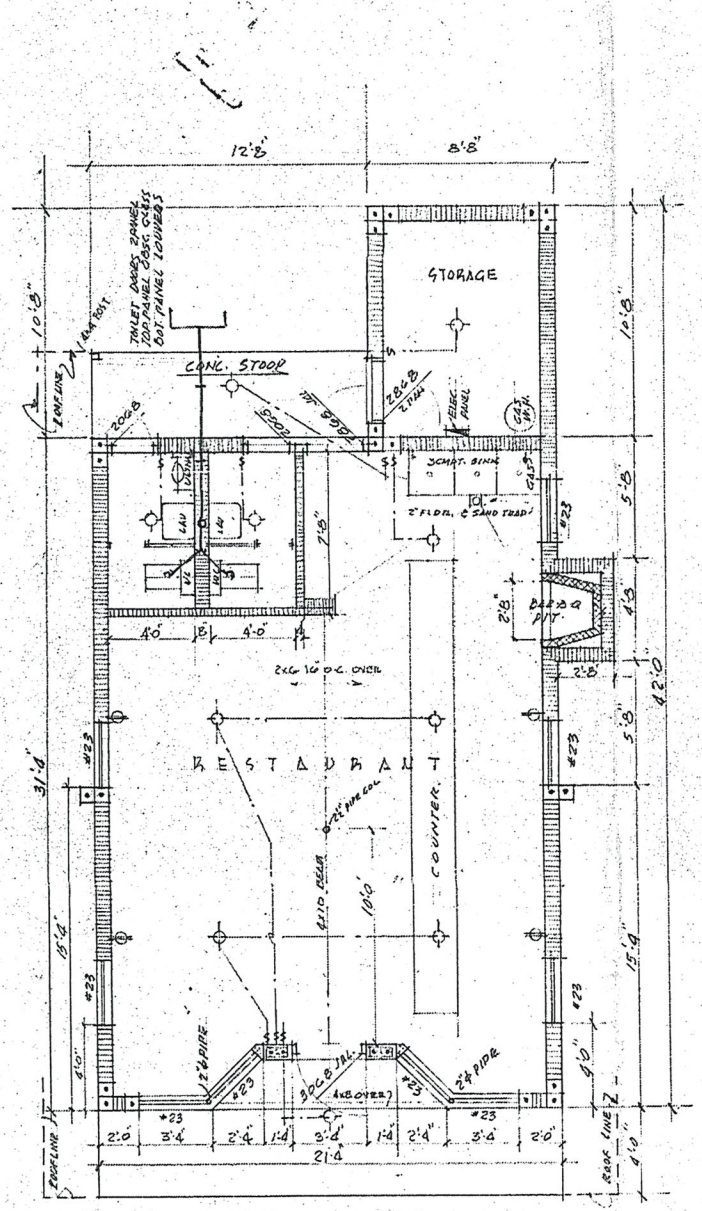
NOTARY STATE OF FLORIDA, COUNTY OF ST. LUCIE

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgements, personally appeared Sharon Robinson, who is personally known to me or produced _____, as identification, and acknowledged he/she executed the forgoing Agreement for the use and purposes mentioned in it and that the instrument is his/her act and deed.

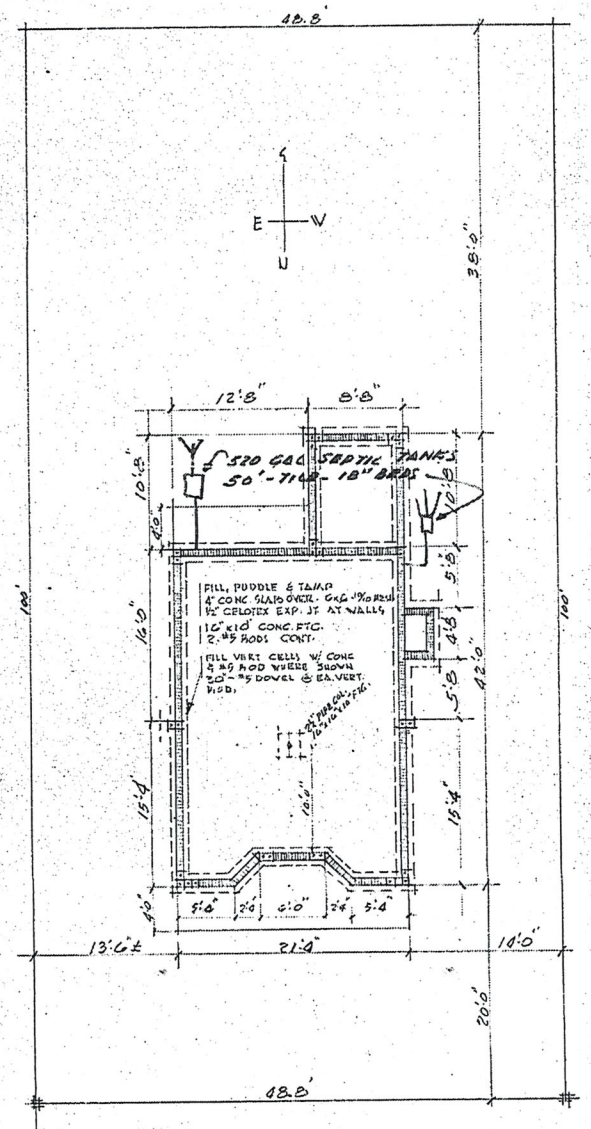
IN WITNESS OF THE FORGOING, I have set my hand and official seal in the State and County aforesaid in this 20 day of January, 2021.

NOTARY PUBLIC Johnnie Hills Sr My Commission Expires:

JOHNNIE HILLS, SR.
MY COMMISSION # GG 313435
EXPIRES: July 18, 2023
Bonded Thru Notary Public Underwriters



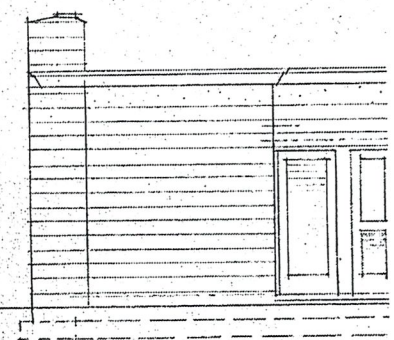
FLOOR PLAN SCALE - 1/4" = 1'-0"



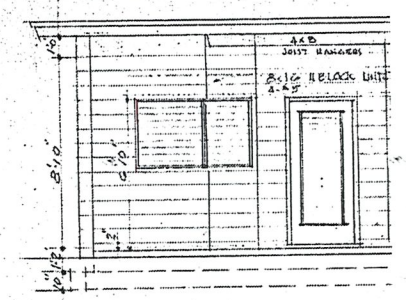
— AVENUE D —

LOT 3 BLOCK "O" ALAMANDA VISTA SUB. FT. PIERCE, FLA.

PLOT PLAN & FOUNDATION - 1/8" = 1'-0"



SOUTH ELEVATION



NORTH ELEVATION

CHRIS CRAFT
TAX COLLECTOR
ST. LUCIE COUNTY

P.O. Box 308
Fort Pierce, FL 34954-0308
772-462-1650
www.tcslc.com

2019 REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT 2409-603-0057-000/6

ESCROW

Skip the trip and pay at www.tcslc.com
- echeck (electronic payment from your checking account with no fee)
- Credit card (2.5% convenience fee applies)
- Print your receipt instantly online!

$1,071.86

Sharon Robinson
1807 Avenue D
Fort Pierce, FL 34950-2743

1807 Avenue D, Fort Pierce
REVISED PLAT OF ALAMANDA VISTA BLK O LOT 3 (OR 4018-2483)

03/19/2020

Paid

RETAIN THIS PORTION FOR YOUR RECORDS

AD VALOREM TAXES

TAXING AUTHORITY		MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
County Parks MSTU	772-462-1670	0.2313	35,600	0	35,600	8.23
Co Public Transit MSTU	772-462-1670	0.1269	35,600	0	35,600	4.52
Erosion District E	772-462-1670	0.1497	35,600	0	35,600	5.33
Law Enf,Jail,Judicial Sys	772-462-1670	3.2324	35,600	0	35,600	115.07
Co General Revenue Fund	772-462-1670	4.3077	35,600	0	35,600	153.35
Childrens Service Council	772-408-1100	0.4765	35,600	0	35,600	16.96
St Lucie Co Fire District	772-621-3338	3.0000	35,600	0	35,600	106.80
FL Inland Navigation Dist	561-627-3386	0.0320	35,600	0	35,600	1.14
City of Fort Pierce	772-467-3777	6.9000	35,600	0	35,600	245.64
School Discretionary	772-429-3970	0.7480	35,600	0	35,600	26.63
School Capital Improvemnt	772-429-3970	1.5000	35,600	0	35,600	53.40
School Req Local Effort	772-429-3970	3.8740	35,600	0	35,600	137.91
School Voter Referendum	772-429-3970	1.0000	35,600	0	35,600	35.60
Mosquito Control	772-462-1670	0.1806	35,600	0	35,600	6.43
S FL Wtr Mgmt District	561-686-8800	0.2795	35,600	0	35,600	9.95

MILLAGE CODE 9022 | TOTAL MILLAGE 26.0386 | TOTAL AD VALOREM TAXES $926.96

eBill

Go paperless and receive your tax bill by email.

www.tcslc.com

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		AMOUNT
FP23 Fort Pierce Stormwater Mgmt Maint	772-467-3777	144.90
TOTAL ASSESSMENTS		$144.90

COMBINED TAXES AND ASSESSMENTS $1,071.86

Scan to view your bill online

Pay One Amount (Discount Already Deducted)	If Postmarked By	Mar 31, 2020
	Please Pay	$0.00

CHRIS CRAFT
TAX COLLECTOR
ST. LUCIE COUNTY

P.O. Box 308
Fort Pierce, FL 34954-0308
772-462-1650
www.tcslc.com

2019 REAL ESTATE

ACCOUNT 2409-603-0057-000/6

Sharon Robinson
1807 Avenue D
Fort Pierce, FL 34950-2743

Pay online at www.tcslc.com

AMOUNT DUE

I am paying the following amount (check only one box):

Mar 31, 2020 $0.00

Checks payable to St. Lucie County Tax Collector
U.S. funds only through U.S. bank
No postdated checks · Print receipt online

Paid 03/19/2020 Receipt # 0008-20200319-006832 $1,071.86



CEMEX

CASH SALE RECEIPT

TREASURE COAST DISTRICT- WEST FORT PIERCE
6100 W MIDWAY RD, FORT PIERCE, FL 34981
PHONE 321-254-1701 FAX 321-242-8630

TODAYS DATE	01/25/21
DELIVERY DATE:	TBD
PAID @ PLANT:	1111
COM ORDER #	TBD

CASH:	
CHECK:	
C CARD:	
OTHER:	

CUSTOMER NAME: BO'S FRESH SEAFOOD **PHONE:** *772-453-5405*
DELIVERY ADD: 1807 AVE D, FT PIERCE, FL SHARON ROBINSON

QTY			UNIT PRICE	AMOUNT
		2500 PSI REGULAR	$116.45	$ -
10.5		3000 PSI REGULAR	$118.45	$ 1,243.73
		4000 PSI REGULAR	$139.00	$ -
10.5		FIBER	$5.00	$ 52.50
1	1202749	ENVIRONMENTAL CHARGE-PER LOAD	$25.00	$ 25.00
1	1247818	ADJ FUEL SURCHARGE-PER LOAD	$13.00	$ 13.00
	1559148	SERV,PAYLOAD CHG 1-3 CY	$ 250.00	$ -
	1571252	SERV,PAYLOAD CHG 3.5-8 CY	$ 150.00	$ -
1	1586055	CONCRETE HANDLING FEE	$ 10.00	$ 10.00

	SUB TOTAL	$ 1,344.23
TAX	7.00%	$ 94.10
	TOTAL	$ 1,438.32

SPECIAL NOTES: _____

CUSTOMER **CEMEX REP** MISTY HASTY

**** Customer must provide an area for Cemex to wash down truck once concrete has been dispensed. Thank you!**

* **All Cash Sales will be refunded in 30 days if delivery has not been made**
* **All sales final and subject to Cemex Standard Terms and Conditions.**

TREASURE COAST DISTRICT 321-254-1701

Secure Checkout

ContactUpdate Your Info

Sharon Robinson

Sharob0321@gmail.com
(305) 747-4808

Home Depot will send you a text message when your order is ready for pickup. Message and data rates may apply and texts may be sent between the hours of [8:00 am and 9:00 pm]. Privacy Policy at www.homedepot.com/c/Privacy_Security. Full terms
Will someone else pick it up?
Store Pickup Location
Ft Pierce Store
Where would you like to pick up your items?

Your Order $3,20999
Pick Up In Store
See below for pick up availability.
FREE
Ft Pierce Store
5880 Okeechobee Rd, Fort Pierce, FL 34947 | (772)489-3688
Curbside Available



Alexander 12 ft. D x 10 ft. H x 20 ft. W Hardtop Double-Roof Aluminum Gazebo with Privacy Curtain and Mosquito Net
Qty : 1
Expected pick up by

Jan 26 - Jan 29

$2999.99
Subtotal$2,999.99
Pick Up In StoreFREE
Estimated Sales Tax*$210.00
Apply Tax Exempt ID
Total$3,20999
Have a promo code?

GET $100 OFF* and pay $3109.99 instead on your qualifying purchase, plus receive 6 months everyday financing** on purchases over $299 when you open a new card.

WayFair

Checkout

Review Your Order

Secure CheckoutBack to Cart

Shipping Address

Change

Sharon Robinson

1807 Avenue D, Fort Pierce, FL 34950-2743

3057474808

Delivery and Service



Get it between Sat, Jan 30 - Fri, Feb 5
FREEInside Drop-Off (No Contact)

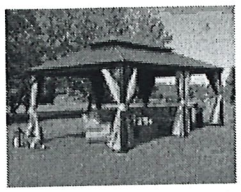
Payment Info

Buy with PayPal/PayPal Credit

By selecting "Continue", we'll use your saved PayPal preferences to place this order. If you'd like to edit your preferences - such as your billing info - you can also "Update How You'll Pay with PayPal."

Other Payment Methods

2 Items



Item Subtotal:$2,869.99
Assembly:$579.99
Shipping:FREE
$241.50

Total:$3,691.48
You Save:$429.01

-

- Privacy
- Terms of Use
- © 2021, Wayfair

AGREEMENT

THIS AGREEMENT made and entered into this ___ day of _____, 2020, by and between the **CITY OF FORT PIERCE**, hereinafter referred to as the **"Grantor"** and **SHARON ROBINSON,** hereinafter referred to as the **"Recipient"**.

WITNESSTH

WHEREAS, Recipient is in the process of remodeling the commercial propertylocated at **1807 AVENUE D, FORT PIERCE, FLORIDA 34950**; rehabilitating a structure that was previously in a serious state of blight and decay; and

WHEREAS, the Grantor has approved the granting of available Community Development Block Grant (CDBG) funds, not to exceed the amount of **$5,000.00 (Five Thousand Dollars)**; and

WHEREAS, the Grantor has determined that a valid public purpose will be served,and it is in the best interest of Fort Pierce to support commercial rehabilitation, neighborhood revitalization and job creation; and

WHEREAS, Recipient warrants and represents he/she is the current legal owner of **1807 AVENUE D, FORT PIERCE, FLORIDA 34950,** further described as Parcel Identification Number **2409-603-0057-000-6** in the records of the St. Lucie County Tax Assessor, and possesses legal authority to enter into this Agreement; and

NOW, THEREFORE, the parties do hereby agree as follows:

1. This specific grant is for rehabilitation and improvements of real property owned by the Recipient. The specific rehabilitative building improvements to be provided, including intended or anticipated uses for the Grant funds by Recipient are set forth in Exhibit "A" to this Agreement.
2. The requirements for approval and reimbursement of expenditures of Grant funds contemplated by this Agreement are set forth in Exhibit "B" of this Agreement.
3. This Agreement shall take effect on the date executed by the Grantor and shall conclude on or before December 31, 2021.
4. Grantor agrees to reimburse 100%, upon submission of approved invoices, as specified in the Agreement and Exhibits thereto, up to the agreed amount of **$5,000.00**

(Five Thousand Dollars), to be submitted by Recipient for review and consideration by Grantor no later than **September 30, 2021**, within the stated term of this Agreement. Recipient agrees to submit invoices and proof of payment to the Grantor for payment of approved expenditures covered by this Agreement and schedule time for City Staff to inspect performed work.

5. All funds from Grantor to Recipient are being donated under the terms of this Agreement shall be used solely for the purpose of those specified in Exhibit A. Recipient shall not use Grant funds provided herein for political activities, sectarian or religious activities, or lobbying activities. Recipient shall not claim reimbursement for any portion of its obligations which it has been paid by another source of revenue.

6. Publications, press releases, media productions, etc., produced by the Recipient shall include the following statement:

   Sponsored in part by a grant award from the City of Fort Pierce's Historic Avenue D Business District Commercial Façade Improvement Program.

7. **Davis Bacon Requirements.** The Davis-Bacon and related Acts (DBRA) require that contractors and subcontractors pay laborers and mechanics employed on the project jobsite not less than the prevailing wage rates (including fringe benefits) listed in the contract's Davis-Bacon wage determination for corresponding classes of laborers and mechanics. All contractors and sub-contractors performing tasks related to this commercial façade grant are required to submit completed Davis Bacon documentation for each payroll provided during the course of this project.

8. Recipient agrees to submit to Grantor written progress/status reports, through the City Grants Administrator, on a monthly basis, including, but not limited to such reports which provide a detailed and itemized list of all expenditures for the project.

9. The Recipient agrees to keep all necessary books and records, including property, personnel and financial records, in connection with the rehabilitation services performed under this Agreement, and shall further document all transactions so that all expenditures may be properly audited. Recipient expressly agrees that funds received by it through this Agreement shall not be used for any purpose outside the scope defined in this Agreement except that the parties may jointly agree in writing hereinafter to such further uses for the funds as may be necessary to accomplish goals and objectives contemplated under this grant. Recipients, shall retain all project records, books, papers, receipts, and documents for a period of not less than five (5) years after the project terminates and grants the Grantor, at its election, the option of retaining upon completion of the work such records as it might deem appropriate to hold in public custody of the Grantor.

10. The Recipient agrees that the Grantor or any authorized representative may have access to and the right to examine all records, books, papers, receipts, or documents related to the grant or the Recipient's programs benefited by the grant and the Recipient warrants that all such project records, books, papers and documents will be retained for a period of not less than five (5) years after the project terminates.

11. The Recipient agrees to obtain all necessary permits for intended improvements or activities within the scope of funding provided for by this Agreement.

12. The Grantor shall not be responsible or liable for any debts, actions, obligations, negligence or liabilities committed by or incurred by the Recipient, its staff or clientele.

13. Recipient hereby agrees to defend, hold harmless, and indemnify the Grantor, its' agents, servants, and employees from and against any and all claims, liabilities for debts, losses obligations, or causes of action which may arise from any negligent or intentional misconduct, act or omission of the Recipient, its agents, servants, or employees in the performance of any services contemplated under this agreement.

14. No payment, however, final or otherwise, shall operate to release the Recipient from any obligations under this Agreement.

15. Nothing contained in this Agreement is intended to, nor shall it be construed in any manner to create or establish an employer-employee relationship, joint venture, partnership, or any other legal relationship between the parties, nor shall any employee or agent of the Recipient by virtue of this Agreement be an employee of the Grantor for any purpose whatsoever, nor shall any employee or agent of the Recipient be entitled to any of the rights, privileges or benefits of Grantor's employees. The Recipient shall be deemed at all times an independent contractor and shall be wholly responsible for the manner in which it performs the services required of it by the terms of this Agreement. The Recipient assumes exclusively the responsibility for the acts of its employees or agents as they relate to the services to be provided during the course and scope of their employment. Under no circumstances shall the Grantor be deemed a contractor, employer or project owner for purposes of Florida Statutes § 440.10.

16. The Recipient shall maintain at all times a general policy or policies of insurance so as to insure the work in progress, including coverage for public liability, fire, flood, worker's compensation and comprehensive loss.

17. The obligations of the Grantor under this Agreement are subject to the availability of funds lawfully appropriated for its purposes by the Grantor, as well as Recipient's compliance with any conditions and terms imposed herein.

18. The Recipient warrants and represents they possess the authority to enter into this Agreement, that there are no restrictions or prohibitions contained in any Article of Incorporation or By-laws against entering into this Agreement, and that it possesses

the authority and ability to undertake all obligations required of them in this Agreement.

19. The Grantor reserves the right to terminate this Agreement or to reduce the contract funding provided for herein, or to obtain reimbursement of monies previously paid if the Recipient:

    a. Fails to file required reports; or

    b. Materially fails to comply with any provision of this Agreement; or

    c. Expends funds under this Agreement for activities, services, or items outside the scope of what is provided for herein.

    In the event Grantor terminates this Agreement, the Recipient shall be required to return all funds not used as of the date of termination.

20. Any notice, request, demand, or other communication required or permitted by this Agreement shall be made in writing and shall be provided by any of the following methods and to the following parties and locations:

    a. Hand delivery

    b. Mailed registered or certified mail, return receipt requested.

GRANTOR:	**COPIES TO:**
City of Fort Pierce	Grants Administration Division
PO Box 1480	100 North U.S. Hwy. 1
Fort Pierce, FL 34954	Fort Pierce, FL 34950

RECIPIENT:
Name: **SHARON ROBINSON**
Address: **1807 AVENUE D, FORT PIERCE, FLORIDA 34950**

21. This Agreement shall be governed by the laws of the State of Florida and venue shall be in St. Lucie County, Florida.

22. Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein and if through mistake or otherwise any such provision is not inserted or is not correctly inserted, then upon the application of either party this Agreement shall forthwith be physically amended to make such insertion or correction.

23. Recipient warrants and represents that all of its employees are treated equally during employment without regard to race, creed, religion, color, age, sex, family status, national origin or handicap. Recipient warrants and represents that they shall not deny assistance to exclude any person from participation any person or entity based on

race, creed, religion, color, age, sex, family status, national origin or handicap.

24. Recipient warrants that it will establish and adopt policies and safeguards to prohibit members, officers, and employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain, whether for themselves or those with whom they have business, family, or other ties.

25. This Agreement incorporates and includes all prior negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter in this Agreement that are not contained in this Agreement. Accordingly it is agreed that no deviation from the terms hereinshall be allowed. Any modification or alteration of this Agreement shall be by written document executed with the formality and of equal dignity herewith.

26. Without the written consent of the Grantor, this Agreement is not assignable by Recipient.

27. If any term or provision herein or the application thereof shall be held invalid or unenforceable as to any person or circumstance, then the application of such term or provision to other persons or circumstances shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

IN WITNESS WHEREOF, the Grantor and the Recipient have executed this Agreement as of the date first about written.

CITY OF FORT PIERCE, FLORIDA

Grantor: Attestation:

By:_____ By: _____
Linda Hudson Linda Cox
Mayor City Clerk

Approved as to form and correctness:

_____
Pete Sweeney
City Attorney

Recipient: _____

By: _____
Signature of Person Eligible to Sign on Behalf of Business

EXHIBIT A

1. This Historic Avenue D Business District Commercial Façade Improvement Grant Award to **SHARON ROBINSON** is for the renovation of property located at **1807 AVENUE D, FORT PIERCE, FLORIDA 34950**. This grant will provide funds to assist with property improvements, including landscaping, fencing, signage, as submitted in the attached grant application.

2. The Recipient will provide to the Grantor proof of the following prior to receiving reimbursement payment(s):

   a. Copies of all invoices and proof of payment for purchases associated with this award;

   b. Inspection of project by City Staff; and

   c. Monthly Progress Reports.

3. The Recipient will include language in any contract and subcontract to contractually commit each agent, contractor and sub grantee to compliance with this agreement.

4. If, at any time, the Recipient is unable to comply with any provision of this agreement, the Grantor shall be notified immediately.

5. Funds awarded under this grant contract must be expended by September 30, 2021. Expended means the purchases identified herein have been fulfilled, as evidenced by documentation of final payment to Recipient by Grantor.

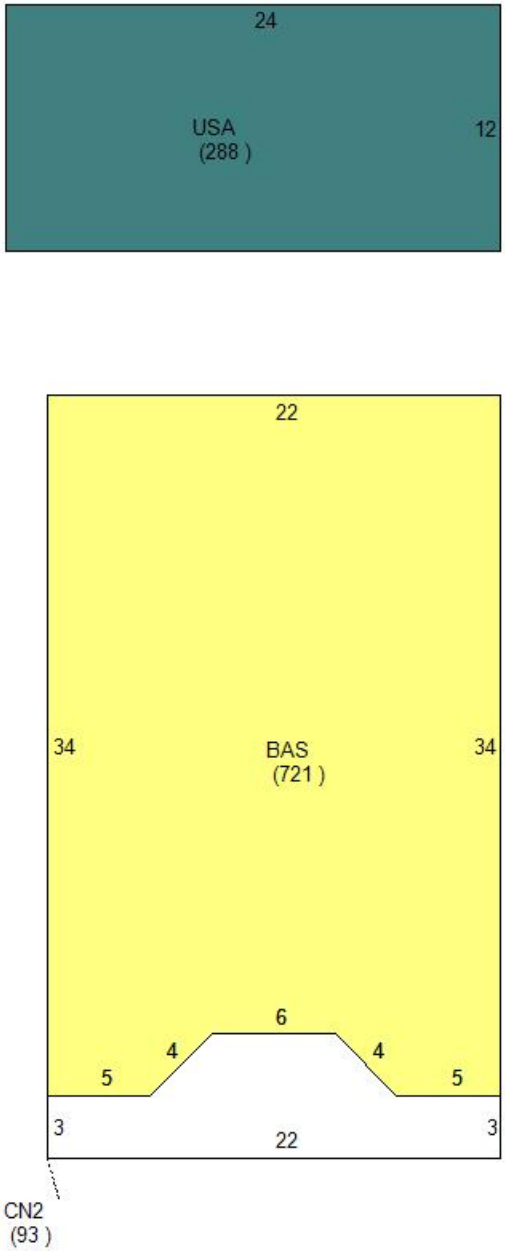
APPROVED GRANT AWARD **$5,000.00**

In order to ensure expenditure of funds, Recipient will provide to the Grantor no less than a monthly status report on the progress of the project(s).

Exhibit B

Commercial Façade Grant
Award Disbursement Schedule

_X_ Funds shall be disbursed upon receipt of invoice(s) for services or materials, proof of payment of said invoice(s) and visual inspection of materials and/or work performed by City Staff.


24
USA
(288)
12
22
34
BAS
(721)
34
6
4
4
5
5
3
22
3
CN2
(93)

City Commission Regular Meeting - 4:30 pm **11. b.**

Meeting Date: 03/15/2021

Re: Replacement of Light Fixtures on S. Ocean Drive, Single Source Purchase

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

---

SUBJECT:

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 $163,740.00.

SUMMARY:

The Public Works Department is requesting approval to contract with L&S Enterprises, LLC to complete phase II of a project to replace all of the missing or inoperable decorative light fixtures along South Ocean Drive. Phase II will address the inoperable fixtures along S. Ocean Drive.

L&S Enterprises, LLC (EC0002615) proposes to replace the mounting arms and fixtures. The existing fixtures and arms are in various stages of disrepair, with 30% currently inoperable. The original fixtures installed are no longer available from the manufacturer, L&S will have the replacements produced to match what is existing.

Proposal Features

10 year / 100,000 Manufacturer's Warranty
10Kv Surge Protector
Operating Life: 200,000 hours (L70)
Marine Grade Powder Coat finish
Stainless Steel hardware
34% reduction in energy consumption

L&S Enterprises, LLC, was the subcontractor for BGA, Energy Savings Performance contractor which performed street lighting retrofit and replaced street lights damage during Hurricane Irma (Ref. PO#180763). The Procurement Division has reviewed and investigated this request and found that all information and justification to be correct. It is on this basis that competitive procurement be waived and that the above item be treated as a "Single Source" purchases.

RECOMMENDATION:

Approve request to replace street light fixtures.

ALTERNATIVES:

Staff will proceed as directed by the Commission

RESPONSIBLE STAFF:

Public Works Department

COORDINATED WITH:

Finance Department
Purchasing Division
Engineering Department

Fiscal Impact

Budgeted Y/N: N
Fiscal Year: 2021
Account: 00160005136445
Amount: 163,740
FISCAL IMPACT:
Funds are available for this project.

Attachments

Phase II

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	03/04/2021 02:19 PM
City Manager	Nick Mimms	03/09/2021 12:16 PM
Form Started By: Mike Reals		Started On: 03/03/2021 06:28 AM
Final Approval Date: 03/09/2021		

L&S
Enterprises, LLC
FL - -EC 0002615
GA – EN 215710
AL - 03407

800 Gatepark Dr.
Daytona Beach, FL 32114

Office: 386-304-0722
Fax: 386-304-0723

WWW.L-SENTERPRISES.COM

City of Ft. Pierce
Attn: Mike Reals

RE: Street Light Replacement – Ocean Dr. - PHASE II

L&S Enterprises, LLC (EC0002615) proposes to replace the mounting arms and fixtures along Ocean Dr. (Round About to Blue Heron). The existing fixtures and arms have been in service for approximately 7 years and are in various stages of disrepair (missing fixtures & inoperable fixtures).

Ocean Dr. – Phase II – Proposed Scope of Work

- Non-Working Fixtures
  - Replace (30) Single fixtures and mounting arms
  - Replace (39) Double fixtures and mounting arms

Turnkey Price $163,740.00

Priority of fixtures to be replaced in Phase II to be determined by City of Ft. Pierce.

Proposal Features

- 10 year / 100,000 Manufacturer's Warranty
- 10Kv Surge Protector
- Operating Life: 200,000 hours (L70)
- Marine Grade Powder Coat finish
- Stainless Steel hardware
- 34% reduction in energy consumption
- All fixtures Turtle Friendly AMBER LED

If you have any questions or need additional information please let me know.

Sincerely,

Doug Robinson
Vice President, Project Development

City Commission Regular Meeting - 4:30 pm **11. c.**

Meeting Date: 03/15/2021

Re: Funding Request for Sunrise Theatre

Submitted For: Johnna Morris, Finance Director, Finance Department

SUBJECT:

Approval of transfers to cover a funding shortage to address the issue for the Sunrise Theatre in the amount of $225,000.00 from Solid Waste and $225,000.00 from FPRA.

SUMMARY:

During the 4th Quarter Preliminary Financial Report Commission was made aware of the shortfall in Sunrise Theatre and the need to transfer funds. The Sunrise Theatre needs $450,000 to address the shortfalls in the account. These funds will be transferred from FPRA, $225,000 and Solid Waste, $225,000 fund balances.

RECOMMENDATION:

Approve as requested.

ALTERNATIVES:

The City Commission may allocate an amount deemed appropriate.

RESPONSIBLE STAFF:

Director of Finance

COORDINATED WITH:

N/A

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2020

OTHER INFORMATION:

Amounts will be taken from FPRA and Solid Waste Fund Balances.

Attachments

Sunrise Theatre Funds Transfer

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	03/02/2021 10:26 AM
City Manager	Nick Mimms	03/09/2021 12:20 PM
Finance Department	Jennifer Robinson	03/10/2021 12:16 PM
City Manager	Nick Mimms	03/10/2021 03:59 PM

Form Started By: Queen Thompkins Started On: 03/02/2021 09:01 AM
Final Approval Date: 03/10/2021

THE SUNRISE CITY
FORT PIERCE
FINANCE DEPARTMENT
Florida

TO : Nicholas Mimms, City Manager

FROM : Johnna Morris, Director of Finance

RE : Sunrise Theatre Funds Transfer

DATE : March 10, 2021

During the presentation of the Fourth Quarter Preliminary Financial Report the City Commission was made aware of the need to make a funds transfer to the Sunrise Theatre due to the negative cash balance and the customer deposits at the end of FY'20. At that time, the cash balance was negative ($379,572), the house credits balance was $48,164 and the deposits balance was $22,359, totaling $450,094.95. This is the total amount needed to cover the cash shortage and the house credits and deposits.

Submitted is a transfer request for $450,000. These funds are to be transferred from FPRA $225,000 and Solid Waste $225,000. FPRA's fund balance at 9/30 is $1,507,899 and Solid Waste's retained earnings at 9/30 are $1,298,303.

City Commission Regular Meeting - 4:30 pm **11. d.**

Meeting Date: 03/15/2021

Re: Scooter Share RFP

Submitted For: Shyanne Harnage, Communications + Economic Development Manager, City Manager

SUBJECT:

Approval of authorization for staff to enter into contractual negotiations with highest ranked proposer for RFP 2021-010 - Scooter Share Program.

SUMMARY:

In September 2019, the City of Fort Pierce launched a scooter share pilot program with the goal of learning how best to realize the benefits of micro-mobility programs while addressing common pitfalls. The pilot program ended on September 12, 2020, and the vendor (Superpedestrian) is currently operating on a month-to-month basis. At the request of the City Commission, staff initiated a Request for Proposals (RFP) to solicit proposals from vendors interested in operating a turnkey, financially self-sustaining, automated, on-demand public electric scooter sharing system within the City of Fort Pierce. The RFP was developed based on the lessons learned in the pilot program, best practices from other jurisdictions, and feedback from stakeholders.

The City of Fort Pierce received six (6) proposals from the following firms – Blue Duck Express, Inc.; CycleHop, LLC dba HOPR; Lynx City; Skinny Labs, Inc. dba Spin; Superpedestrian, Inc dba Link Your City, Inc; Verve S; Wheels Labs, Inc.

The evaluation committee met to evaluate the proposals in accordance with the information detailed in Section I – Scope of Service/Specifications, J. Evaluation Criteria. The committee reviewed and scored the responses with respect to Qualifications and Experience, Technical Proposal, and Management Proposal.

The cumulative scores are listed below:

Skinny Labs, Inc. dba Spin	**275**
Wheels Labs, Inc.	269
Superpedestrian, Inc. dba Link Your City, Inc.	262
CycleHop, LLC dba HOPR	245
Blue Duck Express, Inc.	225
Lynx City	215
Verve S, LLC	190

Maximum Points Possible: 300

RECOMMENDATION:

Authorize staff to initiate negotiations with the highest ranked proposer, Skinny Labs, Inc. dba Spin.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Shyanne Harnage, Economic Development Manager

COORDINATED WITH:

Purchasing Division
Evaluation Committee:
- Mike Reals, Public Works Director
- Sheritta Davis Johnson, Risk Manager
- Audria Moore-Wells, Special Projects Coordinator

Fiscal Impact

Budgeted Y/N:	n/a
Fiscal Year:	n/a
Account:	n/a
Amount:	n/a

FISCAL IMPACT:

None at this time.

Attachments

Bid Tabulation Memo
Proposal - Blue Duck
Proposal - CycleHop LLC dba HOPR
Proposal - Lynx City
Proposal - Skinny Labs, Inc. dba SPIN
Proposal - Superpedestrian, Inc. dba Link Your City, Inc.
Proposal - Verve S, LLC
Proposal - Wheels Labs, Inc.
Evaluation Sheet

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2021 11:51 AM
Finance Department	Johnna Morris	03/09/2021 08:08 PM
City Manager	Nick Mimms	03/10/2021 03:57 PM

Form Started By: Shyanne Harnage Started On: 02/24/2021 11:02 AM
Final Approval Date: 03/10/2021

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

TO: **Shyanne Harnage, Communications Manager**

THROUGH: **Gelencia Carter, Purchasing Manager**

FROM: **Monica Gonzales, Purchasing Specialist** MG

SUBJECT: **RFP No. 2021-010 ~ Scooter Share Program**

DATE: **January 5, 2021**

Attached is the tabulation sheet for the above referenced proposal. Six of the submittals were received via email and one (1) received via delivery services. A copy of each submittal receive via delivery services are attached and the others will be sent via email. The file is available for review in the Purchasing Division.

The invitation was sent to 61 vendors. Seven (7) vendors requested specifications with seven (7) responding (100 %) 0 "No Bid" (100 % total response).

The next step in this process is to meet with the Purchasing Manager to determine members of the Evaluation Committee, assign roles, and issue copies of all proposals. The following are roles that need to be assigned, if applicable to the project scope of work:

1. **Team Leader**: Sets up team, coordinates strategies, sets timetables, assigns roles along with the Project Manager.
2. **Project Manager**: Person or representative responsible for leading the entire project through initiation, planning, execution, control, and completion; representative from department involved in service.
3. **Financial Analyst**: Price and Cost Analyst to compare proposals and check financial data.
4. **Technical Advisor(s)**: References, licensing, background checks, local preference, etc.
5. **Committee Member**: Evaluates the solicitation and will cast a vote.

As the end user department for this proposal, you would assume or assign the role as Team Leader. A representative from Purchasing, will serve as the *Committee Liaison*, and should be present for the meetings, including the initial start-up meeting.

Please respond to the Purchasing Division for recommendation of award **prior** to the Agenda Quick phase. Expiration date is **March 25, 2021** and Commission approval must be completed by this date.

/mg

Attachment
cc: Johnna Morris, Director of Finance (memo only)
Nicholas Mimms, City Manager

CITY OF FORT PIERCE
TABULATION OF BIDS

BID ON:	**SCOOTER SHARE PROGRAM**
BID NUMBER:	**RFP 2021-010**
DATE:	1/5/21 @ 3:00 PM
RECOMMENDED AWARD:	Pending

RESPONSE
7 of 7 = 100 %
0 "No Bids"
Total = 100 %

"Offers from the vendors listed herein are the only offers received timely as of the above opening date and time. All other offers submitted in response to this solicitation, if any, are hereby rejected as late."

VENDOR
Blue Duck Express, Inc San Antonio, TX
CycleHop, LLC dba HOPR<I Miami Beach, FL
Lynx City Bethel, CT
Skinny Labs, Inc dba Spin San Francisco, CA
Superpedestrian, Inc. dba Link Your City, Inc Cambridge, MA
Verve S, LLC Philadelphia, PA
Wheels Labs, Inc West Hollywood, CA

PLEASE NOTE:

COMMISSION MEETINGS ARE HELD THE FIRST AND THIRD MONDAY OF EVERY MONTH. CALL THE PURCHASING DEPARTMENT WEDNESDAY PRIOR TO THE MEETINGS FOR RECOMMENDATION OF AWARD.

CITY OF FORT PIERCE, FL
SCOOTER SHARE PROGRAM
BID NO: 2021-010



PROPOSAL FOR:

BLUE DUCK

DECEMBER 23, 2020



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DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2021-010**
Mandatory Site-Visit:	**Bid Title:** **SCOOTER SHARE PROGRAM**
Mandatory Site-Visit Location: **N/A**	**Bid Opening Location:** City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: **3:00 PM, TUESDAY, DECEMBER 22, 2020**	**If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.**
Bidder Name: Blue Duck Express, Inc. **Mailing Address:** 312 Pearl Parkway, Suite 2403 San Antonio, Texas 78215 **City, State, Zip Code:** San Antonio, Texas 78215	***I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.*** X M Keane **Authorized Signature (Manual)** **Typed or Printed Name:** Michael Keane
Type of Entity (Select one): **Corporation** ✓ **Partnership** _____ **Proprietorship** _____	**Title:** Chief Executive Officer
Incorporated in the State of: Delaware **Year:** 2018	**Delivery in _____days, ARO**
Phone Number: 860-428-2870	**Payment Terms: Net 30 Days**
Fax Number: n/a	**FEIN or SS Number:** 82 4840705
E-Mail Address: brigette.lajoie@flyblueduck.com	**Local Business:** ___Y ✓N **MWBE:** ___Y ✓N
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**

THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID

LETTER OF SUBMITTAL

To the City of Fort Pierce, Residents And Visitors:

Blue Duck is pleased to submit our response to the City of Fort Pierce's ("the City") Bid No. 2021-010 Scooter Share Program. Founded in 2018, Blue Duck provides clean-tech, shared electric scooters and electric bikes for cities, universities, and corporations. Headquartered in Texas with partnerships throughout the Southeast, our civic-minded approach – *Micromobility, Southern Style*™ – sets us apart from our competitors. We invest in superior assets, and we hire employees from the local community, rather than using contractors, to deploy, collect, maintain, and charge our scooters and bikes out of local operations centers.

Collaboration is the foundation of our relationships with our municipal partners. We pride ourselves on being responsible members of the community, working with city planners and staff to contribute real solutions to real problems challenging residents and visitors. Blue Duck values caring and nurturing relationships and rejects the "blitz-scaling" approach of many of our competitors. Our approach to deployment relies on city planning principles informed by actual usage patterns in each city. Our goal is to provide an effective network of micromobility vehicles rather than oversaturating the community with excessive vehicles, which end up cluttering public spaces.

We're confident our response exemplifies Fort Pierce's vision for a scooter share operator and we're hopeful to engage in a true partnership with the City of Fort Pierce, local businesses and the public.

a) Legal contact: Michael Keane, CEO, 312 Pearl Parkway, Suite 2403, San Antonio, Texas 78215, 843-270-5346, and michael.keane@flyblueduck.com;
b) Legal status: C Corporation
c) Local operation center: Sourcing the local warehouse post-award; please see page 12 for more information.
d) Acknowledgement: Blue Duck will comply with all terms and conditions set forth in the Request for Proposals, unless otherwise agreed by the City.

Sincerely,



Michael Keane
Chief Executive Officer

1. ELEMENTS OF THE MICROMOBILITY PROGRAM

a) Proposed launch approach and schedule, assuming March 1, 2021 start date.

Upon contract execution, Blue Duck will develop and confirm an implementation plan similar to the example below. ***Please note:*** Blue Duck will work with the City to determine the desired launch date. The plan below is an example assuming a March 1, 2021 start date. Prior to contract execution, Blue Duck offers consistent communication and support to provide any additional documentation, finalize the legal agreement and engage in preliminary discussions on program launch expectations.

Contract Negotiation (January 2021):

- Initiate communication with key stakeholders from the City to schedule a kickoff call (and schedule regular check-ins at mutually agreed upon frequency based on initial touchpoint)
- Confirm fleet size and secure supply chain, municipal approvals and schedule team site visit
- Finalize deployment operations, staffing and conduct technology testing in the field
- Make in-person introductions with key stakeholders, local businesses and organizations to finalize program expectations and discuss launch event planning

February 1, 2021:

- Establish official launch date and plan launch event
- Draft press releases to announce the partnership and date of launch event/press conference
- Confirm and finalize user pricing and discount programs as applicable
- Finalize details of launch marketing campaign
- Complete Phase One site approval with the City, including service area, parking zones/requirements and technology setup

Mid-February 2021:

- Distribute press release(s) and launch marketing campaign
- Set up local warehouse and complete electrical, security, internet build out and secure required materials/supplies
- Hire and train local Area Manager, Warehouse Leads, Route Operators and Mechanics
- Finalize and distribute information for launch event, including invitations for key stakeholders and the local community (i.e. email, social, etc.)

Please see the following page for a continuation of our implementation plan.

1. ELEMENTS OF THE MICROMOBILITY PROGRAM

One Week Prior to Launch:

- Implementation team arrives at the local warehouse to conduct pre-launch setup
- Scooters are delivered, inspected, charged and disinfected to prepare for deployment

March 1, 2021: Launch Day!

- Blue Duck deploys scooters to parking zones and hosts a launch event for the community to celebrate! ***Please note:*** we will work with the City to determine if an in-person event can be safely executed based on local COVID-19 protocols and regulations.
- Blue Duck recommends a phased implementation 60 days from contract execution. We recommend launching a mutually agreed upon portion of the fleet on March 1, 2021 and the fully desired fleet based on ridership and discussion with key City staff.

Post-launch:

- Continued training for all team members
- Performance monitoring and monthly data reports
- Once the local operations team shows to be proficient in all aspects of deployment and operations, the corporate implementation team will exit the market, with virtual daily operations team check-ins
- Post-launch, monthly check-in calls with key stakeholders to ensure successful launch/implementation and determine next steps for monthly program management

Include information on your ability and plan for deploying staff in the field during the first few weeks of operation to educate and encourage users of the proper and safe use of their micromobility vehicles, encourage the use of helmets and proper parking.

Blue Duck provides education on proper and safe use, including helmet use and proper parking throughout the program term – including within the first few weeks of operation. The following touchpoints ensure proper education on safe riding, helmet use and proper parking upon program launch and throughout the term:

- Our corporate implementation team and locally hired operations team will educate riders on how to ride and park safely and will provide customer support in the field in the first few weeks.
- We host launch and Duck Days events, which include new rider education and onboarding.
- We provide free helmet giveaways and helmet promotion.
- We will offer rider education in-app messaging and social media.
- We can implement an ambassador program to market the program effectively and provide additional, ongoing support for riders.

1. ELEMENTS OF THE MICROMOBILITY PROGRAM

a) Discuss your intentions for scaling the program or any planned phased implementation.

Blue Duck recommends a phased implementation 60 days from contract execution. Please see page 5 for more information on our recommended launch schedule based on Fort Pierce's desired launch date. Blue Duck typically launches in the following scaled approach:

- Phase 1: a minimum of 50% of the permitted fleet size in the first few weeks of operation. These first few weeks provide valuable data and insights such as ridership trends, utilization rates and times, deployment/parking successes and market saturation rates.
- Phase 2: deploying up to 100% of the permitted fleet size 2-4 months post-launch. We will continue to observe daily ridership and utilization while "fine tuning" our operations model to meet demand.
- Phase 3: observing the permitted fleet size to ensure we're maximizing ridership without oversaturating the market, typically on a bi-annual or annual basis. During this time, we typically provide an annual report with "hot spots" and determine any fleet expansion or additional deployment locations to achieve operational success. This allows Blue Duck to make data driven, accurate and reliable recommendations to the City of Fort Pierce.

b) Hours of operation

Based on preliminary research of the current micromobility landscape in Fort Pierce, municipal infrastructure and traffic flow we recommend the following hours of operation and deployment:

- Deployment time: 6:00 AM – 10:00 AM
- Pick-up time: 9:00 PM – 12:00 AM
- Hours of availability to rent: 7:00 AM – 10:00 PM, 7 days a week

Please note: *Blue Duck's standard operating procedure for deploying vehicles is as follows:*

- Charged vehicles are rebalanced to pre-determined deployment locations/parking zones and set to "inactive" outside of the hours of availability to rent; ***we typically do not collect every vehicle at the end of the day unless required by municipal code/ordinance.***
- Vehicles that need to be charged are collected/picked up and returned to the warehouse for charging, maintenance and quality control (QC) inspection prior to re-deployment
- Redeployment/rebalancing occurs during morning deployment and throughout the day to ensure an equally distributed fleet.

1. ELEMENTS OF THE MICROMOBILITY PROGRAM

c) Pricing Plan.

The scooter share program should be accessible for the entire Fort Pierce community, and we plan to accomplish this by:

- Offering affordable user pricing, which is ***significantly lower*** than Fort Pierce's current user pricing.
- Providing equitable distribution throughout the City and the Beach.
- Bringing accessible, equal opportunity employment/jobs to the community for our local team.
- Partnering with local housing and transit authorities to expand our reach and sign-up options.
- Working with local businesses, colleges and organizations to potentially offer corporate and student discounts, memberships and subscription options.

Blue Duck is committed to providing a safe, accessible and affordable scooter share program to Fort Pierce residents and visitors. The fee structure ***below***:

- Is competitive with the current scooter share landscape
- Promotes a fun and efficient transportation alternative
- Encourages single-occupancy vehicle (SOV) trip replacement
- Ensures access to low- and moderate-income citizens

Blue Duck recommends the following pricing structure for the program (***Please note: Pricing structures are subject to change upon mutual agreement and are proprietary and confidential***):

Blue Duck E-Scooter Pay-As-You-Go Pricing: $1 to unlock, $0.25/min

Based on community feedback and further discussion with local entities, we can offer membership plans and discounts for commuter residents, visitors, local businesses and universities. We will work with municipal staff to determine any changes to the approved pricing plan and additional pricing plans based on ridership. It is our priority to provide a low-cost option that is congruent with Fort Pierce's entire transportation system.

1. ELEMENTS OF THE MICROMOBILITY PROGRAM

d) Revenue share with the City of Fort Pierce.

Blue Duck is confident in our ability to furnish and manage a scooter share service that is affordable and accessible for the entire Fort Pierce community. There has been a shift in the past four years from micromobility as a program to micromobility as a ***service,*** offering a solution that alleviates any management, oversight or assistance on the City's part. We're confident that Fort Pierce is a great fit for Blue Duck's strategic approach, and we recognize the value in operating in the City as a true partner.

Blue Duck's philosophy on revenue share for a scooter share service are:

1. **We invest in program management, so the City doesn't have to:** Blue Duck anticipates making an investment of approximately $1.0 million in the first year of this program including in new, latest model of shared e-scooters/micromobility assets, warehouse facilities and required buildouts/upgrades, hiring of local personnel and benefits, insurance costs, software development, allocation of administrative overhead and a tailored marketing and community engagement plan. Blue Duck's business model alleviates any necessity for City investment, management or revenue share.

2. **A revenue share model is not reflective of the current industry/market:** revenue share is indicative of a business model that no longer exists in the micromobility industry, as it is not a sustainable model. Because municipalities do not need to provide any resources, there has been a shift and significant reduction or removal of any revenue share from the operator.

3. **We do not have revenue sharing agreements with any of our current partners:** Blue Duck would be happy to connect the City with our municipal partners, who can substantiate the value we bring to the table and the cost we have saved their staff.

As a company that offers municipalities, businesses, residents and visitors sustainable transportation solutions at zero cost to the partnering entities, we feel our contributions to the City should be taken into consideration when evaluating a revenue share offering for our service. As a responsible operator in the industry, Blue Duck can confidently guarantee a commitment to creating solutions, not problems, that negate the potential for any expenditure on municipal staff and the local community.

2. EQUIPMENT AND SAFETY

a) Provide a detailed description, with images, of the vehicle model(s) that you will use in the City of Fort Pierce – including top speed, description of the wheel type and material, and measurements.

Blue Duck's commercial grade, Gen-3 e-scooter is durable and dependable, with a longer and wider baseboard than our competitors (70 cm x 20 cm) for increased stability. Each scooter is equipped with internal, real-time GPS location/tracking and a larger battery unit for improved range. Blue Duck is continuously innovating new features to provide the latest generation scooter in the industry. We are working toward a new model with a swappable battery, allowing for further reduced maintenance.

- Top Speed: 18.6 MPH (we typically set the top speed to 15 MPH)
- Wheel Type and Material: 10" airless tires
- Measurements: 45.7" x 51.2" x 21.7"

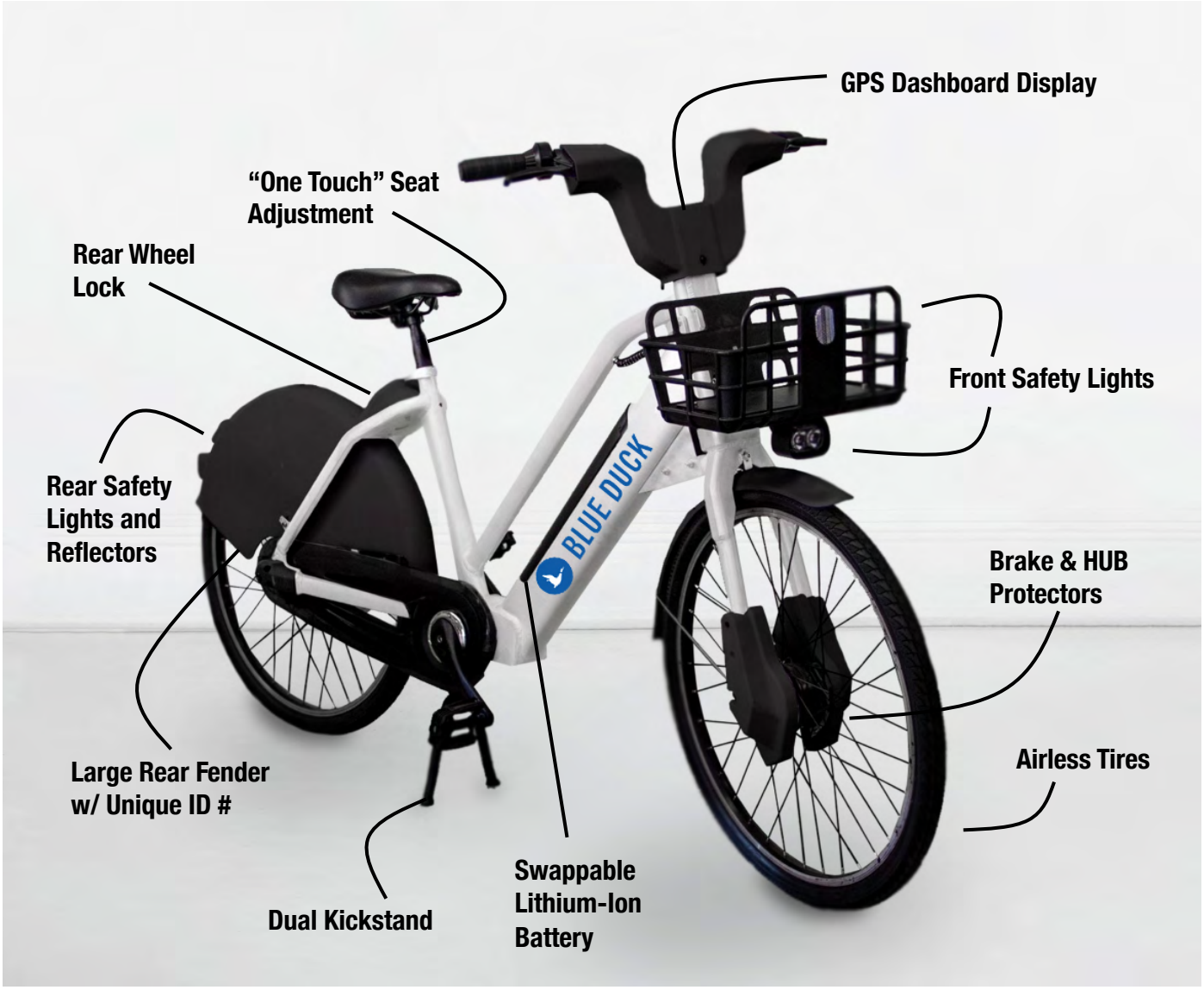


2. EQUIPMENT AND SAFETY

a) Provide a detailed description, with images, of the vehicle model(s) that you will use in the City of Fort Pierce – including top speed, description of the wheel type and material, and measurements.

Blue Duck is proud to offer the most technologically advanced, electric assisted bicycles (e-bikes) in the industry. Our team has worked with our manufacturers to bring to market an exciting, "commercial grade" electric bicycle that offers many innovative features including a lightweight, yet durable frame and a "Safe Rider" Electric 350W pedal-assisted motor for user friendly auto-assisted pedaling. ***If the City of Fort Pierce would like to incorporate additional vehicle types into the micromobility program post-launch, Blue Duck is happy to discuss the potential integration of our e-bike.***

- Top Speed: ~22 MPH
- Wheel Type and Material: 26 in., 8-spoke magnesium alloy rims with airless tires
- Measurements: 72" x 23.6" x 43.7"



2. EQUIPMENT AND SAFETY

a) Provide a detailed description, with images, of the vehicle model(s) that you will use in the City of Fort Pierce – including top speed, description of the wheel type and material, and measurements.

Blue Duck's vehicles are compliant with applicable federal and state laws, including the *State of Florida's House Bill 453: Micromobility Devices*, which governs the use of e-scooters under the same rights and responsibilities as bicyclists. Our vehicles are compliant with U.S. and European consumer products standards, including hardware and software components:

- **Lithium-Ion Battery Pack:** Our battery pack is UL2271 certified.
- **IOT (Internet of Things) Device Radio Transmission Safety:** The IOT device on our micromobility vehicles are FCC and CE-RED certified. This ensures the safety of the City's invisible space and other radio equipment in the public.

Furthermore, our internal testing is 2.5X more robust than the required consumer product standards to ensure vehicles are prepared for rugged, dependable fleet operation.

Local Warehouse to Support Equipment and Safety Measures

Blue Duck maintains and stores our fleet in a local warehouse that we tailor based on the system's requirements. This facility is designed specifically for our locally hired fleet staff to charge, maintain, store and deploy scooters. Blue Duck warehouses are outfitted with enhanced electrical capacity, a security system and proprietary fleet management tools. We determine this site based on three main factors – accessibility to power, proximity to service area, and ease for loading. Having a local warehouse also facilitates comprehensive record keeping of maintenance, daily quality control checks, and emergency plan preparedness. ***We will plan to source a local warehouse in the City of Fort Pierce upon contract award.***

2. EQUIPMENT AND SAFETY

b) Outline your ability to limit speeds, create no-ride zones, and create no-parking zones, based on geofencing. Describe any associated limitations (i.e. number of speed limits that can be set, accuracy of geofencing, etc.)

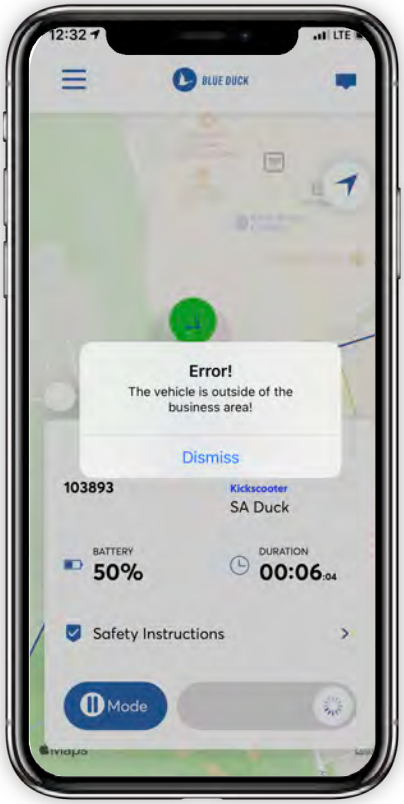
Blue Duck's geofencing capabilities allow us to limit speeds, create no-ride zones and no-parking zones and ensure vehicles are safely ridden within the approved areas. Our team can make real-time adjustments to adhere regulations for safe use based on feedback from riders, city staff and the local community. The following will occur for geofenced, restricted areas:

- No-Ride Zone: If a vehicle enters a no ride zone, it will safely slow to a crawl, rendering the vehicle unrideable/disabled until the rider, returns to an approved location. The rider will receive a message in-app notifying them of the restricted area ***(see example on the next page).*** In order to continue riding, they must return to the approved areas.
- No-Parking Zone: If a vehicle enters a no parking zone within the service area, the rider can continue to ride at a normal speed but will not be able to end their ride and park the vehicle, thus the rider will continue to be charged. It must be returned to an approved location within the service area to allow the rider to end their trip and conclude the associated charges. The rider will receive a message in-app notifying them of the restricted area and the associated rules ***(see example on the next page).***
- Outside the Service Area: If a vehicle leaves the service area, it will safely slow to a crawl, rendering the vehicle unrideable/disabled until the rider returns to an approved location. The rider will receive a message in-app notifying them of the restricted area ***(see example on the next page).*** In order to continue riding, they must return to the approved areas.
- Slow Speed Zones: If a vehicle enters a slow speed zone, the vehicle will slow, and the rider will receive a message in-app notifying them of the approved speed (see example below). Blue Duck will work with the City to establish any of these zones. The maximum set/governed speed is 15 MPH and the minimum, rideable speed is 5 MPH.

2. EQUIPMENT AND SAFETY

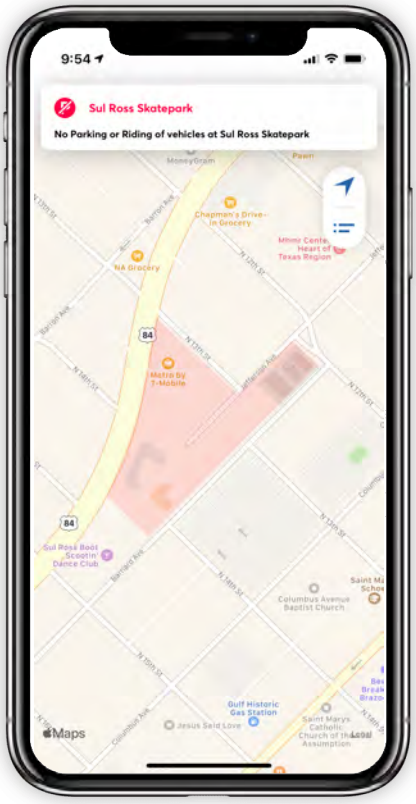
b) Outline your ability to limit speeds, create no-ride zones, and create no-parking zones, based on geofencing. Describe any associated limitations (i.e. number of speed limits that can be set, accuracy of geofencing, etc.)

Each city we operate in requires strict geofencing parameters and we will work with the City of Fort Pierce to notify riders of restricted locations and limited speed zones. Please see examples of the app screens and user notification ***below:***



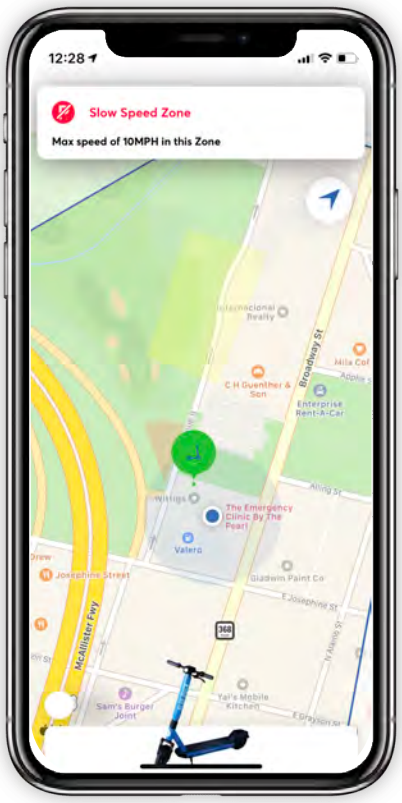
Out of Service Area

Examples of Service Areas: Downtown Fort Pierce and Fort Pierce Beach



No-Ride and No-Parking Zones

Examples: South Bridge, Indian River Drive and during special events



Limited Speed Zones

Example: reduced speed to 10 MPH in Downtown Fort Pierce

2. EQUIPMENT AND SAFETY

c) Describe the process private property owners will use to request speed limits, no-ride zones, and no-parking zones.

Blue Duck is committed to being a true partner, not only to the City but to the community it serves. We work with private property owners, businesses and universities in City-set restricted areas to ensure accuracy of geofencing. We can also work with these entities to collect input on speed limits, no-ride zones and no-parking zones and provide this information to the City for discussion. Blue Duck also conducts proactive site planning and community engagement/outreach where we can meet with these entities prior to launch to better understand their input/requests.



Vicksburg Police Chief, Milton Moore

We've included testimonials from a few of these affiliates that have requested no-ride zones ***below*** indicating our effective geofencing and communication:

"Blue Duck has been very proactive in communicating and cooperating with Baylor University since their launch with the City of Waco. They have used the technology on their devices to comply with Baylor campus guidelines while still operating in the city. This has allowed us to maintain a great working relationship." – Matt Penney, CAPP, *Director of Parking & Transportation, Baylor University*

"The geofencing is working properly as reported by some of our colleagues who have tested the service. Students are using the scooters on the city sidewalks but still able to get close enough to their destination near campus." – Letty Benavides, *AVP for Campus Auxiliary Services, University of Texas Rio Grande Valley*

Blue Duck also works with local organizations and businesses for special events. Please see pages 28-29 for further information.

2. EQUIPMENT AND SAFETY

d) Outline your plan for rider education.

At Blue Duck, rider education and community engagement are crucial to what we do and we take a proactive approach to safety, education, outreach and compliance. We have a responsibility to interact with the communities we serve. Our highly experienced partnerships team engages in a successfully proven process in each market that we operate in. Prior to launch, our team conducts in-person site visits to accomplish the following:

Operations Team: Gain a better understanding of the physical landscape and infrastructure in order to successfully site plan and prepare to operate e-scooters in the City of Fort Pierce.

Partnerships Team: Proactively engage with key stakeholders and community members to listen to their needs, concerns, questions and desires. Our Blue Duck team will interact with local business owners and staff to explore partnerships and drive business to local storefronts. We can also co-host a local event to gather community input on the service area and ideal parking zones.

Blue Duck does not launch a new program without completing appropriate local outreach. We aim to provide communities with an impactful, cohesive solution from the very beginning and throughout our term serving the City of Fort Pierce. This sets the stage for scooters to become a part of Fort Pierce's infrastructure and for those who live, work and play in it to feel ownership, comfort and ease of use. Blue Duck will use the following methods to engage and educate the community:

- In-app and website messaging: When a user signs up on the app, they will be directed through a safety tutorial on safe and proper use, including rules of the road. Users will then be directed to the system area map and will be able to locate the nearest vehicle for rental. The user experience will guide riders to end their ride in the approved parking areas and riders will not be able to end their ride unless they are within the approved service areas.
- Social media and digital marketing: Blue Duck can promote the system through digital marketing and social media campaigns tailored to Fort Pierce's system. This includes photos of properly parked vehicles, riders wearing helmets and reminders on how to safely operate e-scooters.
- Informative customer service: Our customer service team is focused on educating riders and explaining applicable laws to each person who contacts our team. This way, riders are properly informed and can even educate other users.
- Strategic operations/rebalancing: Blue Duck's daily operations are tailored to ensuring user compliance. Our local operations team will provide daily rider education in the field and reinforce the applicable rules of the road. We deploy and rebalance vehicles in approved locations, promoting user behavior consistent with this operation.

2. EQUIPMENT AND SAFETY

d) Outline your plan for rider education.

"Duck Days" Events

We educate the community on how to use and park vehicles appropriately, including recommendations to park vehicles in appropriate locations via the in-app safety tutorial. Blue Duck will host "Duck Days," where we engage with the local community, answer any questions, gather feedback on the program, assist with registration/sign-up, giveaway free helmets and teach riders best practices for safe use. We're committed to partnering with the local community, including City staff, local businesses and influential organizations to ensure both riders and non-riders are properly educated on safe operation.

We believe that offering a micromobility service is a large responsibility and we are committed to providing opportunities to hear, consider and address community concerns. The Blue Duck team plans to host quarterly "Duck Days" in the City of Fort Pierce to allow the community, including those who choose not to use shared micromobility services, to participate in providing feedback that inform improvements for the program. These events will be open to the public, and activities may include:

- Low-Income Access Plan registration
- Maps and surveys to gather community feedback
- Safety quizzes on local rules of the road and scooter regulations
- E-scooter demos/app tutorials
- Open forum/Q+A session to ask Blue Duck team questions about the program
- Giveaways and prizes including free helmets/rides/swag

Working with Local Law Enforcement: Blue Duck has established an excellent rapport with local enforcement in all of our current markets. We will contact and introduce ourselves prior to launch to ensure a clear line of communication between their staff and ours. During our launch, we invite police personnel to participate in events, such as ribbon cuttings and group rides. Post-launch, we've offered our vehicles to municipal staff for use and we're able to coordinate with enforcement of applicable laws.

Working with Local Organizations: Blue Duck is committed to building relationships with local community organizations, which includes but is not limited to:

- Habitat for Humanity
- United Way
- HANDS of St Lucie County
- Care Bag Inc
- House of Hope

2. EQUIPMENT AND SAFETY

d) Outline your plan for rider education.

There are many potential opportunities for community engagement and rider education. We've included a few additional ideas below that we believe set Blue Duck apart and illustrate our commitment to a true partnership and a service-minded operation:

Official Launch Event: Our team will work with key municipal staff in Fort Pierce to plan and host a public launch event which can include a press conference with speeches, ribbon cutting, group ride led by community stakeholders (free rides and helmets!) and press.

Community Art Projects: Engaging with an arts organization in Fort Pierce could allow us to host a public art project where local artists design what we fondly refer to as "Duck Ponds", more simply, visually designated parking zones. The local artists could submit designs to a selection committee and upon approval from the City we can paint or stencil these parking zones.

Scavenger Hunt: To drive business to local storefronts, we can plan and host a scavenger hunt on e-scooters. Our team has significant experience organizing very successful events of this nature and have always found it to be a great way to get people moving around, exploring and discovering.

Ambassador and Externship Programming: Blue Duck can implement and manage ambassador programs that allow Fort Pierce locals interested in marketing and event opportunities to work for Blue Duck to promote the program through local event attendance, group rides and social media. These ambassadors would be paid a stipend based on completion of metrics. Our local operations team could also provide mechanical training for at-risk young adults seeking a GED or equivalent to guide them through a certification program and better prepare them for the workforce.





Vicksburg's Official Launch Event

2. EQUIPMENT AND SAFETY

d. Outline your plan for rider education.

Blue Duck will promote rider education through digital marketing and social media campaigns tailored to Fort Pierce's program. This includes:

- Photos of properly parked scooters, riders wearing helmets, signs indicating areas for "no parking" and reminders on how to safely operate vehicles
- Blue Duck's 24-hour customer service team will be available to keep the entire Fort Pierce community appraised of program operation, safety and service information.
- We display contact information in-app and on every scooter.
- We can partner with the City of Fort Pierce to design a safety education video. Please click the following hyperlink as an example video of our safety promotion for proper use of vehicles on roadways and on sidewalks in the City of Waco: Blue Duck Scooters, Rules.
- Blue Duck can create custom safety messaging in-app, such as the following example:
  - People operating scooters shall adhere to all applicable local, state, and federal laws regarding motorized and non-motorized vehicles;
  - People operating scooters shall yield to pedestrians; and
  - People shall operate scooters safely and park responsibly.

In Vicksburg, MS, we created custom in-app messaging to encourage users to ride within the system area and adhere to rules of the road. In less than 24 hours, we provided this updated screen in-app to new and recurring riders with positive feedback from users and the municipal staff. The custom in-app user instruction is illustrated ***to the right.***



Custom Safety Messaging

Helmet Education and Distribution

We're committed to encouraging helmet usage in every way possible. Our in-app safety tutorial, website and vehicle decals advise wearing a helmet. We give away free helmets at our launch event, Duck Days and other local events. We will work with Fort Pierce to offer collaborative safety initiatives based on campus events/opportunities to educate the community on how to ride safely. We can partner with local advocacy organizations to offer group rides and make helmets available at local events.

2. EQUIPMENT AND SAFETY

e) Describe your plan to properly sanitize vehicles and respond to the COVID-19 pandemic.

Blue Duck has created and implemented cleaning and disinfecting protocols amid COVID-19 adhere to local, state, federal and CDC guidelines to achieve proper sanitation:



Cleaning Procedures For Deployed Vehicles

1. Prior to deployment, the local team will be equipped with multiple bottles of the CDC recommended bleach-water solution, rolls of paper towels to dry vehicles, disposable latex gloves, face masks, safety glasses and trash bags for disposal of used supplies.
2. Upon arriving at scooters/parking zones, route operators spray each vehicle down from top to with the bleach-water solution. The solution sits on each scooter for two (2) minutes to kill any potential viruses/bacteria. After this, each scooter is dried with its own paper towels to ensure there is no cross contamination from one scooter to the next. Used paper towels and gloves are disposed in trash bags at each deployment point and the route operator puts on new gloves.
3. The local team will repeat this process for each deployment point and scooter until all vehicles have been cleaned and disinfected. Once the route is completed, the team will use safety equipment to dispose of the trash sanitarily and wash hands with antibacterial soap.
4. The team puts on new gloves and the bleach is refilled after cleaning ten (10) scooters.

***** We clean/disinfect each vehicle a minimum of two (2) times daily.***

Cleaning Procedures For Collected Vehicles

Scooters collected and returned to the warehouse for charging and maintenance will be dropped off in the designated disinfecting area outside of the warehouse, where they will be cleaned, and supplies will be disposed under the same protocols listed for deployed vehicles. For additional sanitation, each scooter is pressure washed with the bleach-water solution on top of the other cleaning protocols.

"Scooters are sanitized daily, and Blue Duck team members continue to observe guidelines issued by local and state officials, including wearing masks or facial coverings, frequent handwashing, screening for fever and symptoms upon arriving to work and sanitizing workspaces and vehicles." – *Joey Dunn, Deputy City Manager, City of Bryan, TX*

3. PARKING

a) Describe your approach to ensuring that users park appropriately. Include strategies your company uses to incentivize proper parking behavior.

Blue Duck believes in safe, organized parking and prioritizes that in every market we serve. We have vast experience operating within City Right-Of-Way (ROW) and will not operate outside of City-approved locations without prior approval from respective entities such as private business owners and university officials. ***Blue Duck will not "drop" our micromobility vehicles in any space without permission.*** We have experience and success working with these entities to keep vehicles outside of their space unless otherwise stated.

- *Establishing Parking Zones:* Blue Duck will adhere to the restrictions to eligible parking zones as described in the ordinance requirements. Blue Duck's team will provide our initial deployment/parking zone recommendations to municipal staff for review and approval. Should any of these points interfere with the requirements for eligible zones, we will modify accordingly prior to deployment.
- *Proper Parking Education:* Blue Duck recognizes that pedestrian travel and safety is of the utmost importance when introducing another option into their travel infrastructure. We host community engagement events and public forums to gather feedback and ensure that our vehicles are not impeding pedestrian traffic or ADA access.
- *In-App Parking Notifications:* Our parking notifications in-app minimize parking violations and encourage proper use and parking of all vehicles. Parking zones and "no park zones" are identified in-app and banner notifications will inform riders when they are not in a parking zone.
- *In-App Incentives:* Blue Duck provides a feature in-app that allows our team to credit and/or charge riders to incentivize proper parking behavior. This will promote equitable dispersion in approved, appropriate locations.

b) Do you anticipate seeking permits to install objects (i.e. docking or parking stations) in the Right-of-Way? If so, please describe.

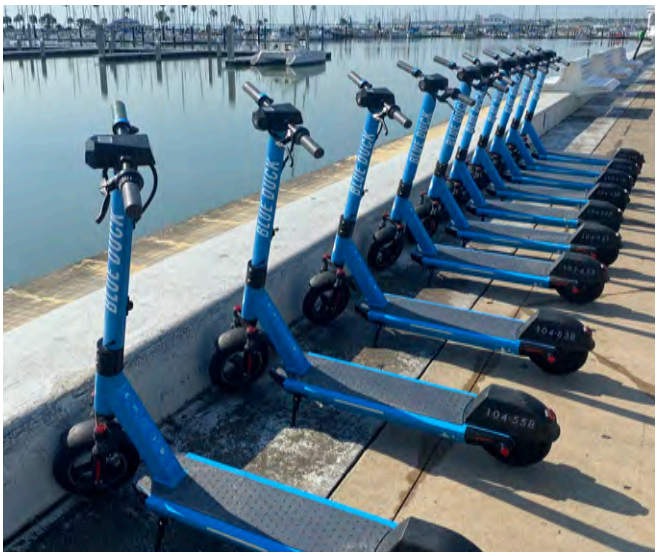
Because we offer an organized, dockless solution with virtually geofenced parking, Blue Duck does not need to stall physical infrastructure in Right-of-Way. We can provide guidance and support if the City of Fort Pierce is interested in physical visual indicators, though we believe that we offer a scalable, sustainable solution for parking and deployment.

4. OPERATIONS

a) Describe the availability of vendor staff for rebalancing or moving improperly parked Vehicles.

- Blue Duck conducts twice-daily redistributions based on the peak hours of operation and fleet utilization.
- Field support will be available daily between 7:00 AM and 10:00 PM, with staff support 24/7.
- Our local Area Manager creates daily routes for deployment and rebalancing and will tailor fleet distribution to trip patterns and highly utilized pick up and drop off locations.
- Blue Duck will ensure an organized deployment each day to designated, City-approved eligible parking zones.
- The footprint of our deployment will be orderly, and vehicles will be parked in a manner that allows clear passage in the right-of-way and does not impede ADA accessibility and/or the boarding/departure of transit users.
- We will implement geofenced parking and riding zones upon the City's request.
- We've included examples of our orderly deployment ***below***.

Deployment Examples



Parking Zone in Corpus Christi, TX



Parking Zone in Waco, TX

4. OPERATIONS

b) Describe your proposed fleet size including your approach to seasonal variation in demand

- **Minimum:** 150 vehicles
- **Maximum:** 350 vehicles
- **Phased implementation:** We recommend a scaled approach/“soft launch” with a full rollout of the maximum fleet size over time based on ridership and utilization. Blue Duck’s phased approach to implementation allows our team to scale effectively without oversaturating the market, while meeting demand within our minimum and maximum thresholds.
- **Seasonal variation:** Blue Duck typically makes changes to the deployed fleet size based on seasonal variation and demand, though we will continually maintain the fully expected fleet should utilization or demand shift. Blue Duck is committed to securing and providing the mutually agreed upon fleet size in the City of Fort Pierce at all times, even if the number of deployed vehicles shifts based on seasonal variation.

Upon final determination with the City, Blue Duck will maintain the minimum fleet size and will not exceed the maximum fleet size proposed. We are amenable to adjusting this initial proposal based on further discussion with municipal staff. Blue Duck will utilize data/metrics along with evidence of actual demand, operations and safety records, consistent implementation of proposed education and parking/deployment strategies to recommend any increase in fleet size.

c) Describe your plan to ensure equitable distribution of micromobility vehicles throughout the City of Fort Pierce, including your approach to re-balancing.

Blue Duck understands there is a natural rebalancing that occurs based on high ridership times and locations that can affect capacity in underserved areas. We will take a proactive approach to deploy a percentage of micromobility vehicles to underserved areas and rebalance throughout the day during peak ride times to ensure vehicles do not oversaturate in one location and are available in all areas identified by Blue Duck and/or municipal staff. We can also encourage riders to return vehicles to specified areas through incentives, promotions and social media campaigns. We are committed to working with municipal staff to achieve a rebalancing strategy that ensures that availability of micromobility vehicles in underserved areas.

When planning deployment zones, Blue Duck typically recommends evaluating proximity to rideable destinations and we’d like to collaborate with municipal staff to identify "hot spots” for parking and operation. We can also gather community feedback on the safest, most accessible areas for deployment and work with local business owners to ensure safe retrieval and drop off near private properties.

4. OPERATIONS

c) Describe your plan to ensure equitable distribution of micromobility vehicles throughout the City of Fort Pierce, including your approach to re-balancing.

Blue Duck is committed to ensuring equitable distribution and offering of the scooter share program. Especially during the coronavirus pandemic, inequities are heightened and relying on mass public transit as the only option can potentially compromise the health, comfort and safety of riders. Blue Duck would aim to address these barriers via implementation of the following strategies:

Address Geographical Disparity And Infrastructure: Blue Duck will work closely with the City to expand the service area for micromobility and ensure that we are deploying a percentage of our fleet in low-to moderate-income areas daily. We will evaluate trip data in partnership with the City through our monthly check-ins, where we can generate ways to improve infrastructure in neighborhoods/areas to make them more bike and pedestrian friendly.

Address Methods of Payment: Blue Duck provides low-to moderate-income residents with a 50% discount, offering cash sign-up centers and exploring alternatives for users without smartphones.

Address Perception: Blue Duck will ensure that our local "Duck Days" and other events are inclusive, using venues in areas and communities that have been historically neglected. We look to identify appropriate locations and organizations that are tied into the social framework or provide resources such as paying utility bills via cash or enrolling for government assistance programs.

Giving Back

We pride ourselves on our civic-minded and community- focused approach. We believe that participation and inclusion is crucial to what we do and encourage the City to creatively explore avenues in which we can donate a portion of our ridership proceeds to help improve the lives of those who live, work and play in Fort Pierce.

Relevant Team Experience

Our Senior Director of Partnerships, Megan McNamara has years of experience in the shared micromobility industry. In her career, Megan has passionately focused on equitable strategies and community engagement for communities across the United States. Her accomplishments in this area include securing significant grant funding and community buy-in for successfully creating, implementing and managing programs that address inequity in micromobility. Megan has completed Racial Equity training and has participated in several workshops focused on the barriers of access presented by shared micromobility and the initiatives to resolve those barriers.

4. OPERATIONS

d) Describe the proactive process you will use to prevent property damage and address property damage claims and complaints related to operation of their shared mobility vehicles.

Blue Duck monitors any incidents daily through our operations and maintenance logs, rebalancing/deployment, customer service inquiries and real-time ridership/utilization. We take a proactive approach to preventing any damage to our scooters and/or property damage. We utilize the following safeguards and preventative measures:

- *Front-end communication* through the Rental Agreement and in-app safety tutorial, which each user accepts prior to their first ride.
- *Proactive community engagement* to educate riders on safe and proper use, including the assumption of risk and responsibility on each user.
- *Working with local enforcement* to mitigate any issues swiftly.
- *24/7 staff availability* including a local operations team to monitor rider behavior, stay ahead of any improper use and perform twice daily fleet relocations. Our customer service staff will also monitor any repeat issues and we will address these effectively.

Should any property damage claim and/or complaints arise, our local team will work with local law enforcement and key municipal staff as needed for proper issue dissolution.

e) Describe your plan to address dumping of your vehicles, including a proactive approach to identify vehicles that have likely been dumped and retrieval plans –including retrieval timelines to minimize environmental impacts.

Blue Duck's strategic operations schedule, service plan and parking proposal mitigate much of the risk associated with "dumped" vehicles. Blue Duck's standard response time in all our markets is ***two hours*** from notification for retrieval. Notification from users, community members and the City will all be directed to our Area Manager to ensure efficient retrieval. Any vehicle that is inoperable or unsafe will be repaired before placing back into service.

4. OPERATIONS

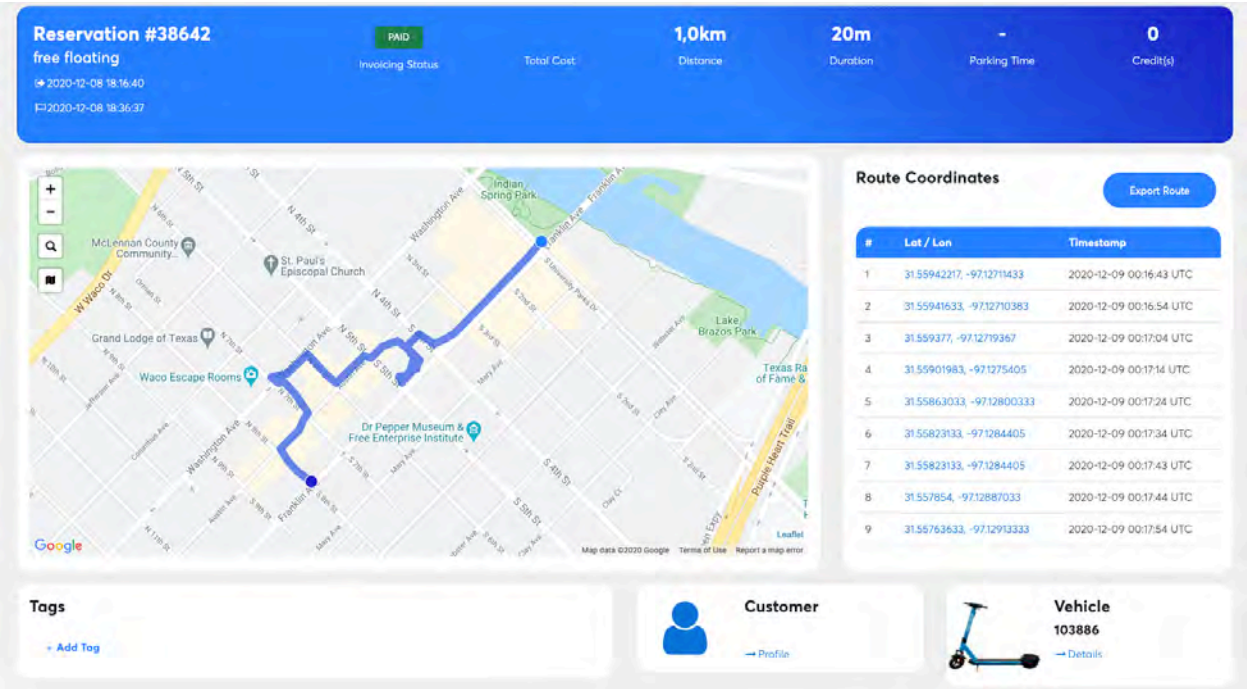
f) Describe your plan to suspend the accounts of users with non-compliant behavior, including property damage & parking violations.

Blue Duck offers in-app notifications to indicate proper and safe riding behavior, including compliance with all applicable laws. If there is a rider that is repeatedly non-compliant, we will contact the user directly via email and phone to ensure proper education on how to use and park vehicles. After two warnings to the non-compliant rider, if this behavior persists, we will issue a fine to the account with a final warning indicating account suspension upon further non-compliance. After a third and final warning and fine, the rider's account will be suspended indefinitely, and we will report such actions to the City.

How are users identified?

Because we can track vehicle rentals in real-time, our team can make informed deductions on user identification based on rental status. Our local team monitors daily ride history (***see below***), and we keep track of any user and scooter. This includes those involved in non-compliant behavior and we will address/investigate these accounts accordingly. Blue Duck's Rental Agreement also includes multiple subsections regarding the responsibility of each user to monitor and report non-compliant behavior:

- *1.11 Reporting of Certain Events. You agree to promptly report to Blue Duck at info@blueduckscooters.com any accident or collision involving, or damage, loss or theft of, a Scooter. In addition, You agree to file a report with the local police department within 24 hours of any incident resulting in personal injury or property damage.*



Ride History Example

4. OPERATIONS

f) Does your company fine users for property damage and/or parking violations?

Yes, our company fines users for property damage and/or parking violations. Users agree to our rental agreement prior to their first use, which addresses damaged, lost or stolen scooters and acceptable/unacceptable areas to park vehicles (***see excerpted language below***).

- *1.12 Damaged Scooters. You accept full responsibility for the Scooter and agree to pay for any damage to the Scooter at full retail value if damaged to the extent that repairs are not practical or feasible.*
- *1.14 Prohibited Acts. You won't park a Scooter in any restricted area, such as on private property, in a locked area or any other non-public or inaccessible space. You won't ride or park a Scooter on any roads, driveways or surfaces likely to cause damage to the Scooter.*

g) Describe your plan to prohibit underage riders.

Blue Duck ensures that all users are 18 years of age or older. Our Rental Agreement, Waiver of Liability and Release includes this age requirement in multiple locations. If there is a rider that is repeatedly non-compliant, we will contact the user directly via email and phone to verify age. If this rider cannot provide proof of identification and age, the rider's account will be suspended, and the rider will no longer be able to use the system. If this becomes a repeat issue, we will report such actions to City staff where applicable. Please find the excerpted language on our policy on age requirement below:

- ***1.2 Safe Operation.*** *You represent and certify that You are at least 18 years old, do not weigh more than 220 pounds, and are in proper physical condition to operate a Scooter without risk to Yourself or others.*
- ***Rider Acceptance Of Agreement:*** *I certify that I am the Rider, I am at least 18 years old, and I have read and expressly agree to the terms and conditions set forth in this Agreement.*

Blue Duck's in-app safety tutorial, decals on each vehicle and messaging clearly indicates the minimum age requirement. Duck will work with local enforcement authorities throughout the community to ensure compliance with the age requirement and age verification of riders.

5. SPECIAL EVENTS AND SEVERE WEATHER

a) Describe your approach to special events including your ability to:

i. Create temporary reduced speed, no park, or no ride zones

Blue Duck has experience implementing tailored operations strategies for special events. We can implement slow ride zones, no ride zones and event parking zones. In the case of a marathon, event, parade or similar instance where pedestrians and micromobility vehicles cannot safely coexist, Blue Duck can remove vehicles from a specific geographic area for a designated period of time. We will work with the City of Fort Pierce to ensure any vehicle removal is quick and efficient. Our local staff will be available to coordinate with local authorities and create parking enforcement strategies that align with special event parking, traffic and transportation plans. We can partner to approve event parking locations designed for micromobility vehicle return and rental for large events and coordinate staffing to maximize efficiency.

In Bryan, TX, we've created "no ride zones" for their First Friday event every month in the local arts district. In this case, Blue Duck redeploys vehicles in areas that allow pedestrians access to still utilize e-scooters for their first-/last-mile up to the event space, such as parking lots and approved locations outside of high traffic areas.

In Corpus Christi, TX, we coordinate with local law enforcement for marathons to remove vehicles from specific areas based on the City's recommendation and rebalance to places that allow riders to get close to the event without obstructing pedestrian and/or vehicle traffic.

Blue Duck works with our partners in multiple markets to modify our hours of operation and deployment locations based on sporting events/tournaments, university football games, concerts and other events that impact the density of pedestrians and vehicles within a small radius. Above all else, we can be flexible to meet the demand of special events by removing our vehicles to mitigate congestion or providing our vehicles in specified locations for safe use. We aim to complement and adhere to the City's current traffic and transportation infrastructure and systems.

5. SPECIAL EVENTS AND SEVERE WEATHER

a) Describe your approach to special events including your ability to:

ii. Remove Vehicles quickly in the event of severe weather

Blue Duck's emergency management plan to address fleet removals due to severe weather and other emergencies is centered on public safety and proper communication with municipal staff. In the event a weather warning is issued in Fort Pierce and/or severe weather is expected, we will work with the City to ensure that vehicles are collected and removed from the streets within the desired time frame. Blue Duck can communicate any relocation, removal and redeployment to all users via our app, website and social media. The entire fleet will be collected and taken to the nearest Blue Duck warehouse to be safely stored. We will work with the City of Fort Pierce to monitor the weather and determine the best course of action for redeployment.

In the event a National Weather Service "Warning" is issued inside of a Blue Duck operation zone, the Emergency Vehicle Securement procedure will immediately become priority. Blue Duck's Emergency Vehicle Securement procedure is as follows:

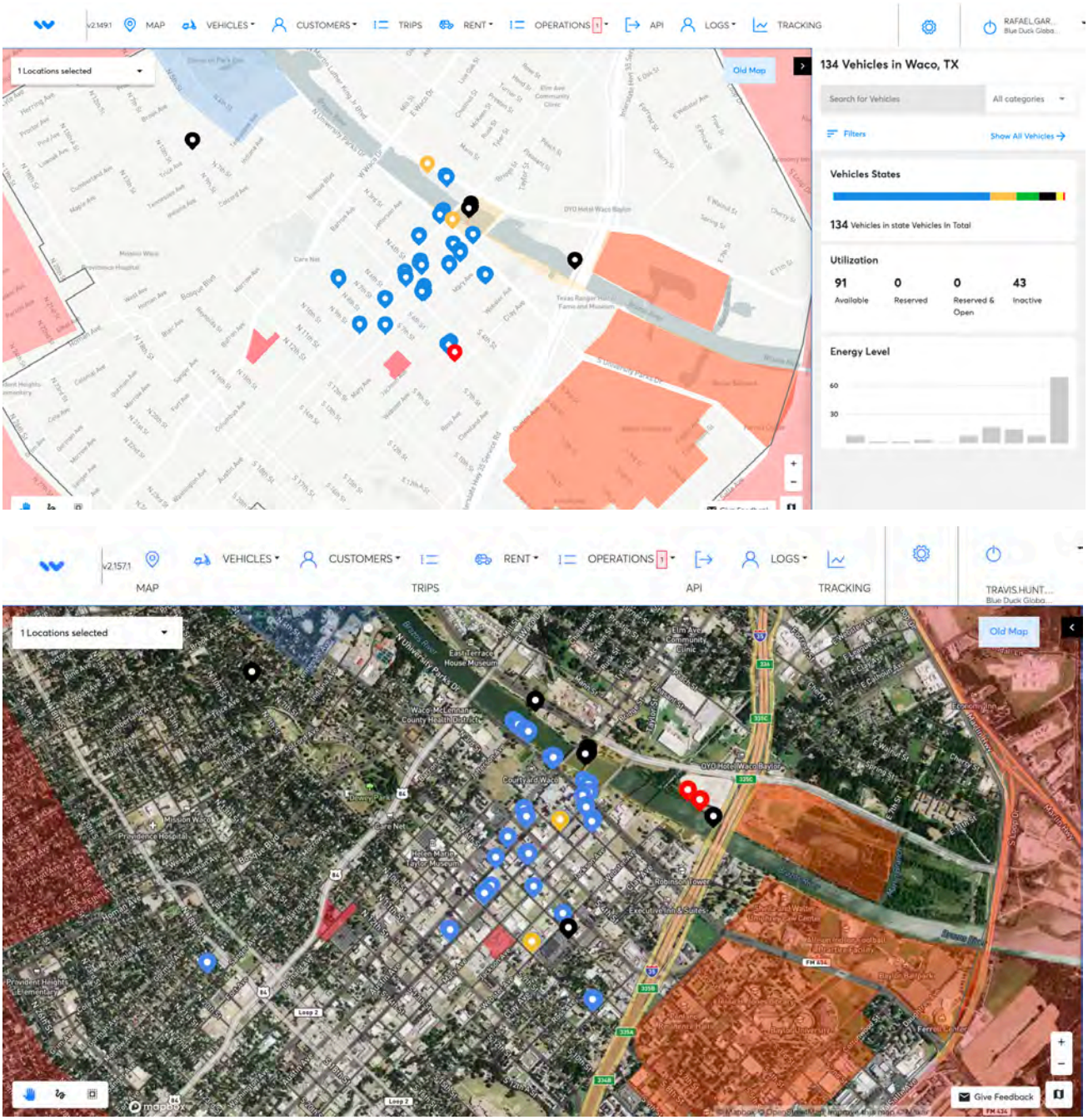
- All deployed vehicles will be set to a mode rendering them unavailable for rental.
- Any rides in operation will be manually completed.
- The local Area Manager will contact Route Operators (fleet collection staff) and assign each "pick up zones" based on the deployment of the fleet.
- Safe locations will be identified along each route and used as shelter if the Route Operator determines in unsafe to continue securement.
- Route Operators will proceed to pick up every vehicle in their zone while being conscious of the severity of the weather. If at any point a Route Operator does not feel safe retrieving vehicles, they will notify the Area Manager and proceed to the nearest safe location.
- If all vehicles are secured from one zone, the Route Operator will proceed to secure from another zone until it is confirmed that every single vehicle has been secured and returned to the warehouse.
- The Area Manager may remain on call for the rest of the day in the event the weather warning is lifted, and a re-deployment is appropriate.

Blue Duck includes our emergency vehicle securement procedure in the training manual for every local staff member to ensure each team member is prepared. Blue Duck dedicates individual plans for floods, winter storms, fog, hurricanes, severe thunderstorms, tornados, tsunamis, wildfires and extreme wind. We will work with the City of Fort Pierce to swiftly and safely respond to any emergency or fleet removal.

6. DATA SHARING

a) Describe the "data dashboard" you will make available to City staff, include screenshots and describe what data will be included and the format of that data.

Blue Duck will provide City staff with anonymized and aggregated location data sharing and open data information regarding scooter locations, ridership and aggregated scooter travel patterns. We offer real-time API access to pull reports at any time from the dashboard and are compliant with MDS and GBFS formats. Please see examples ***below*** of our comprehensive platform for obtaining dashboard data:



Real-Time Dashboard Access Examples

6. DATA SHARING

b) Describe what data will be included in the following reports and the format of the data:

i. Monthly maintenance activities

Blue Duck can provide operations and maintenance logs, as we record and track these activities for each scooter in real-time. Blue Duck would recommend providing these in a readable excel format (***see below***). Blue Duck has extensive maintenance protocols and records for all vehicle maintenance and inspection. We record the following information daily:

- Operations Summary
- Vehicle Deployment Tracking (# Charged, # QC Checks, # Maintenance, # Days Out of Service)
- Parts Inventory (including percentage remaining)
- Parts Delivery (including quantity, dates and receipt)
- Vehicle IDs (including in service date, status update, decommission date and reason)
- Service Logs (including description of the date, mechanic and type of work performed)

Maintenance Log

Scooter ID	Issue Date	Fix Date	Mechanic	Issue(s)	Service Description	Part Used	Days out of Service
104049	12/1/19	12/2/19	Kevin	Adjusted Brake	Tightened		1
104233	12/1/19	12/2/19	Kevin	Adjusted Brake	Tightened		1
104411	12/1/19	12/2/19	Kevin	Adjusted Brake	Tightened		1
104845	12/6/19	12/8/19	Kevin	Adjusted Brake	Tightened		2
105109	12/6/19	12/8/19	Kevin	Adjusted Brake	Tightened		2
103290	12/17/19	12/18/19	Kevin	Adjusted Brake	Tightened		1
103579	12/17/19	12/18/19	Kevin	Adjusted Brake	Tightened		1
104049	12/18/19	12/19/19	Kevin	Adjusted Brake	Tightened		1
104283	12/18/19	12/19/19	Kevin	Adjusted Brake	Tightened		1
104914	1/7/20	1/7/20	Kevin	Adjusted Brake	Adjusted		0
104858	1/21/20	1/21/20	Kevin	Brake/Throttle	Adjusted/Replaced		0
103744	02/05/20	2/7/20	Tyson	Charging Port	Tighten Charging Port		2
103159	3/2/20	3/2/20	Tyson	Broken Left Fender	Make Sure Is Safe To Ride Before Passing Quality Control.		0

ii. Monthly report on property damage complaints

We will work with City staff to mitigate and address damage/complaints on our regular check-in calls to address any reported issues. Blue Duck will also provide this information and any property damage complaints in our monthly reports.

6. DATA SHARING

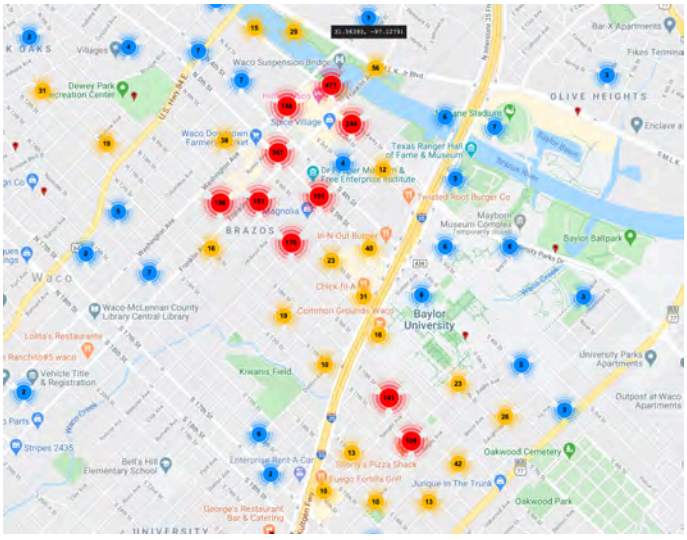
iii. Monthly report on daily deployment

Blue Duck provides monthly reports on daily deployment with breakdowns by day, total and average. These include but are not limited to the following:

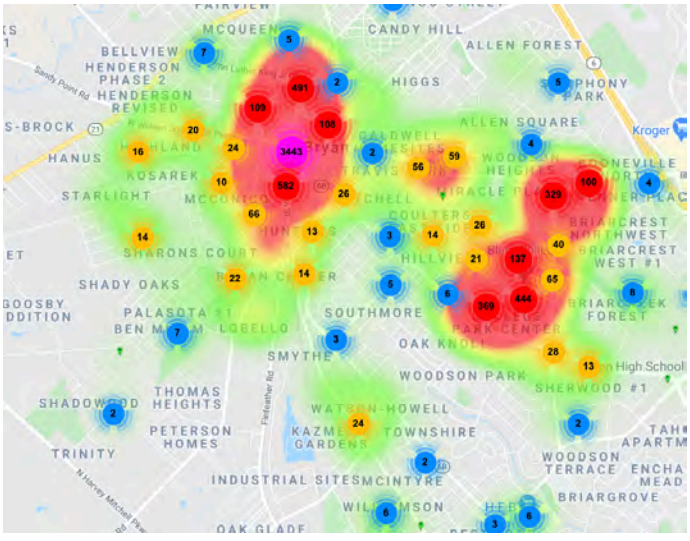
- Number of Vehicles Deployed
- Number of Rides
- Average Rides/Scooter
- Average Ride Time (in Minutes)
- Ride Report Breakdown (each ride time and duration for that month)
- Heat Maps: indicate “hot spots” and areas with high utilization/ridership
- Cluster Maps: indicate popular start/end deployment points

In our monthly reports, Blue Duck will provide maps ***(examples below)*** and excel documents with robust data to ensure comprehensive reporting. We will generate the report at the end of each month and provide it for key staff review no later than the 10th of the next month.

Our monthly data reports better inform transportation planning and scooter operation. For example, the heat and cluster maps ***seen below*** indicate popular start and end points, which often include hubs where riders are using scooters as a viable transportation solution.



Cluster Maps (Popular Start and End Point Traffic)



Heat Map and Cluster Map (Combined)

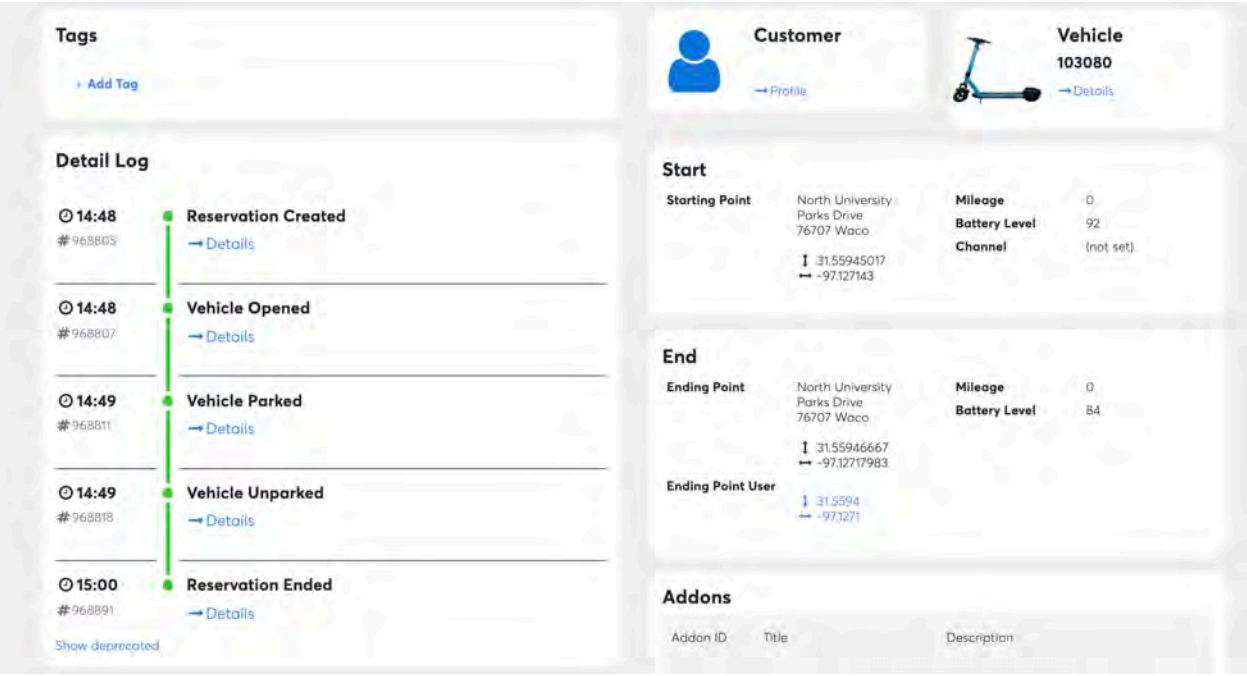
6. DATA SHARING

iv. Describe your collision-reporting process

Blue Duck monitors any safety incidents, equipment failures and/or replaced parts in our daily operations logs. Our local Area Manager and Regional Operations Manager maintain daily communication to address any safety concerns. Should a major safety incident occur, Blue Duck's local Area Manager will enact the Incident Report and Management Protocol that details the accident reported and the response/corrective action plan. The objective of the protocol is to provide a step-by-step directive and written track record of any incident for Blue Duck's local and corporate teams, municipal staff and local police. Upon report of an incident, our local Area Manager will:

1. Review
2. Compile
3. Duplicate
4. Submit

Once submitted, our Regional Operations Manager/Corporate Operations Team will coordinate to determine any next steps. We will communicate any collision reports to city staff immediately and in our monthly reports. Blue Duck is dedicated to maintaining a clear line of communication with Fort Pierce's municipal staff and residents to ensure maximum safety. ***Please see our incident report template on the following page.*** Blue Duck's real-time trip logs allow us to cross reference any incident with the corresponding vehicle and/or rider. Please see page 26 for an example of the ride history log, as well as the detailed trip log ***below:***



Detailed Trip Log Example

6. DATA SHARING

iv. Describe your collision-reporting process

We've included our incident report template below, which we provide in our training and onboarding to every local team member. We provide clear direction on the chain of communication to ensure transparency between local staff, corporate team members, key municipal staff and local enforcement.

BLUE DUCK ACCIDENT/INCIDENT REPORT

Use this form to collect and document information and details of the vehicle accident or incident.

SECTION I: INCIDENT INFORMATION

Date of Incident _____ Time of Incident _____ Date Reported _____

Incident Address or Location _____

Number of Vehicles Involved _____ Number of Passengers in ALL Vehicles Involved _____

Number of INJURED PERSONS (in ALL Vehicles or Pedestrians) Involved _____
Number of Witnesses _____

Describe, in detail, the cause and results of the Incident

_____
_____
_____

Police Authority Notified Yes No, if Yes, Police Department Name/Report #_____
_____

SECTION II: BLUE DUCK VEHICLE & USER INFORMATION

Vehicle Number _____ License Plate Number _____ Driver's Name _____ ☐Faculty Staff Student Other (Note) _____ Home Address (Street, City, Zip Code) _____
_____
Your Driver's License # _____Work Phone _____Home Phone

Describe Damage to Vehicle

_____
_____
_____

6. DATA SHARING

iv. Describe your collision-reporting process

SECTION III: OTHER PARTY VEHICLE/PROPERTY DAMAGE INFORMATION

Year _____ Make _____Model _____ License Plate Number _____
Driver's Name _____

Address (Street, City, and Zip Code)

_____
_____

Driver's License # _____ Work Phone _____ Home Phone _____

Registered Owner of Vehicle (if different from Driver) _____ Insurance Co _____
Policy Number _____

Describe Damage

_____
_____

SECTION IV: INJURED PARTY INFORMATION

	Name	Address (Street, City, Zip Code)	Phone Number	Indicate faculty, staff, student or other
1				
	Record Injuries:			
	Name	Address (Street, City, Zip Code)	Phone Number	Indicate faculty, staff, student or other
2				
	Record Injuries:			
(Use other side of sheet if more space is needed.)				

SECTION V: WITNESS INFORMATION

	Name	Address (Street, City, Zip Code)	Phone Number
1			
2			
(Use other side of sheet if more space is needed.)			

Attach PHOTOS (if possible), Additional information, etc.

Keep this completed form for your records and advise your Area Manager/Department of the incident.

1. PROGRAM MANAGEMENT

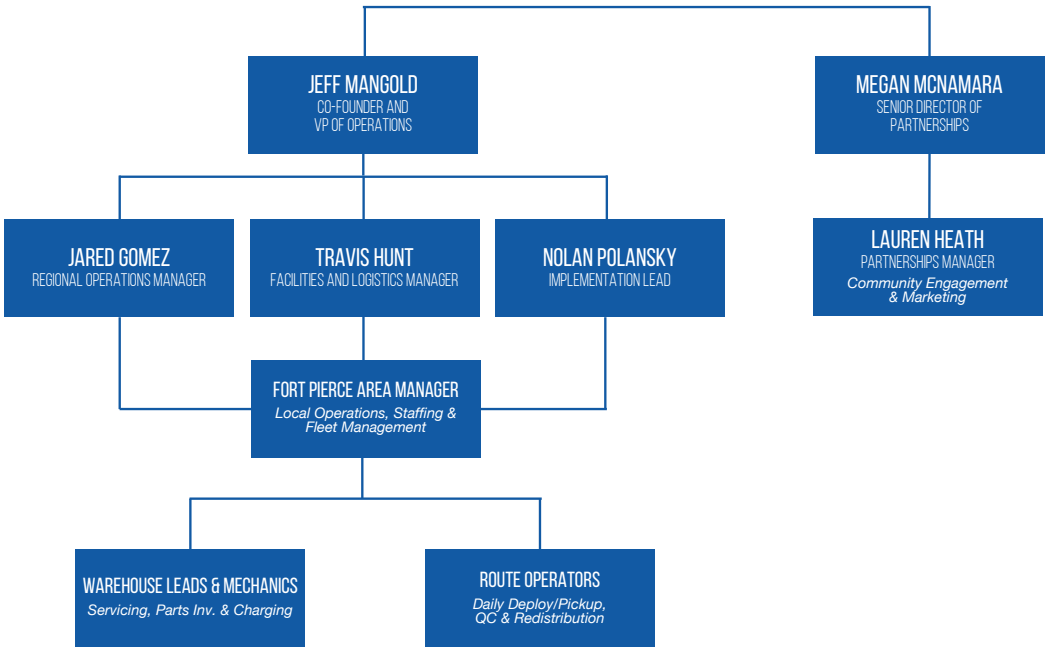
a) Project Team Structure – Provide a description of the proposed project team structure to be used during the course of the Program.

Blue Duck's experienced team is highly skilled at launching, operating, and managing successful partnerships. We've recruited and trained a team of individuals to serve as true assets to every community we partner with in new, innovative ways. We want to ensure that our partnerships and operations teams go above and beyond to maintain successful and clear lines of communication between Blue Duck and the City of Fort Pierce. Our staffing and operations plan includes ratios per fleet size to ensure sufficient staffing for the scale of the proposed operation. Blue Duck has designed a staffing plan for Fort Pierce that ensures adequate coverage for a 150 e-scooter fleet ***below. Please note:*** we will modify the number of local employees based on demand and any fleet expansions.

Fort Pierce's Local Operations Team

- **Area Manager:** one (1) full-time salaried position
- **Warehouse Lead:** one (1) full-time salaried, two (2) part-time hourly
- **Route Operators:** 10 part-time positions
- *14 Permanent Employees*

Provide an organizational chart of the Firm indicating lines of authority for personnel involved in performance of this potential Agreement and relationships of this staff to other programs or functions of the Firm.



1. PROGRAM MANAGEMENT

a) Provide an organizational chart of the Firm indicating lines of authority for personnel involved in performance of this potential Agreement and relationships of this staff to other programs or functions of the Firm.

Fort Pierce's Dedicated Partnerships Support

Megan McNamara, ***Senior Director of Partnerships:*** Megan oversees a team of dedicated managers at Blue Duck. Megan and her team will serve as the primary liaison between Blue Duck and the staff at the City overseeing the program.

Lauren Heath, ***Partnerships Manager:*** Lauren Heath has significant experience working with cities and managing relationships. Her special attention to partnerships, unique understanding of the needs of a municipal transportation network and highly skilled marketing and events background position her as the ultimate manager for Blue Duck's scooter share program in Fort Pierce.

Upon award, Megan and Lauren will:

- Set up a kickoff call with key stakeholders and provide appropriate team introductions
- Negotiate terms of the legal agreement
- Plan the launch event
- Coordinate press and media
- Travel as needed for site visits, launch promotion/marketing and additional events/meetings
- Plan and coordinate engagement efforts and work collaboratively with local businesses and organizations
- Maintain ongoing communication with City staff through regular, monthly check-in calls
- Provide all data reports to key personnel and offer insight into the ongoing analysis of utilization trends and patterns in order to improve upon the program

1. PROGRAM MANAGEMENT

a) Provide an organizational chart of the Firm indicating lines of authority for personnel involved in performance of this potential Agreement and relationships of this staff to other programs or functions of the Firm.

Fort Pierce's Dedicated Corporate Operations Support

Jeff Mangold, ***VP of Operations:*** Jeff manages and oversees all Blue Duck's implementations and has worked with staff, officials, new employees and riders to maximize each program's effectiveness, safety, utilization and retention. Jeff will be responsible for overseeing the Implementation Team and hiring of the Area Manager, Warehouse Lead/Mechanics and Route Operators. Jeff conducts daily check-ins with the local team to discuss ridership, address any questions or comments and ensure transparency.

Travis Hunt, ***Facilities and Logistics Manager:*** Travis' role is comprised of many key factors vital to the launch of a market. He secures the local warehouse space, builds the equipment necessary for fleet operation and rebalancing, and manages the electrical buildout. Travis trains the Area Manager and operations staff prior to launch to ensure proper education and readily available resources.

Nolan Polansky, ***Implementation Lead:*** Nolan aids in the warehouse buildout process and local operations staff training. Nolan is the last corporate touchpoint during the initial launch period to guarantee the local staff is self-sustainable and feels comfortable running operations, with consistent communication and support from the team through daily check-in calls and reporting.

Jared Gomez, ***Regional Operations Manager:*** Jared is tasked with managing and supporting our local staff across the Southeast throughout the term of the operation. Jared is responsible for hiring and managing all Area Managers in his region. Jared is also in charge of maintaining market operations efficiency by tracking ride trends, peak ride times, and operations staff effectiveness. He serves as a daily resource for local teams to ensure they have the tools to succeed.

1. PROGRAM MANAGEMENT

a) Include who within the Firm will have prime responsibility and final authority for the day to day management of the firm's shared mobility fleet within Fort Pierce.

Fort Pierce's Local Staff Roles and Training

Area Manager: The Area Manager is responsible for local operations and growth, while serving as the main, local point of contact for Blue Duck. The Area Manager will lead the operations team, consisting of warehouse leads, route operators and mechanics. They are accountable for the team, fleet oversight and ensuring metrics are being achieved. Throughout the day the Area Manager will dispatch teams for rebalancing requests, attend campus events and monitor scooter usage. The Area Manager's direct contact information, including phone number and email address will be provided to key City staff and local police. If any issues should arise, the Area Manager will be available to provide resolution regarding but not limited to scooter operation, parking, rebalancing, safety, and usage.

- ***Training:*** Fleet operations and management, including performance and tracking maintenance, quality control, cleaning and disinfecting, emergency protocols, ridership and incident reports, inventory management, daily logging and responding to City correspondence.

Warehouse Lead/Mechanic: The Warehouse Lead oversees warehouse operations in assistance to the Area Manager. The Warehouse Lead will direct deployment and pickup teams, ensuring that the teams are adhering to all policies and procedures defined by the Blue Duck's Operations Training Manual and rules for local operations/regulations. This includes charging, quality control inspections, servicing, repairs, assembly, and maintaining scooters.

- ***Training:*** Fleet operations and management, including performance and tracking maintenance, quality control, cleaning and disinfecting, emergency protocols, deployment and retrieval, route efficiency tracking and route assignments.

Route Operator: Route Operators are responsible for rebalancing, redistribution, collection and charging. The Route Operator will manage the delivery to parking zones and/or retrieval. Route Operators will also work closely with local operations staff to improve the delivery/retrieval, locations, routings, and product improvement. Route Operators also conduct standard quality control checks and cleaning/disinfecting during the rebalancing and retrieval of scooters and identify repairs/maintenance needed to the Warehouse Lead.

- ***Training:*** Fleet management including cleaning and disinfecting, emergency protocols, deployment and retrieval and deployment/pickup checklist.

1. PROGRAM MANAGEMENT

b) Operations/Internal Controls/Customer Service – Discuss the Firm's regular operating procedures including daily fleet deployment, fleet rebalancing and other related activities.

Blue Duck's prides ourselves on being the best option to commute around town or to work, navigate highly congested areas, and enjoy the outdoors while using a high-end micromobility service. By placing our vehicles in complementary, convenient locations riders can travel more freely, and get from point A to point B more easily than ever before.

We are focused on being the best micromobility company in the market by:

- Hiring a local staff already invested in the community where they live, work and play
- Working hand-in-hand with local municipal entities, businesses, universities and community organizations to ensure the highest quality service
- Focusing on rider satisfaction and safety first

Blue Duck will actively engage with municipal staff to resolve issues and to develop solutions to improve system performance throughout the term. We will share data, clearly communicate with the City, promptly respond to both rider and City inquires and requests and resolve any issues that may arise.

Blue Duck's daily operations schedule ensures that vehicles are deployed appropriately and parked upright. The current touchpoints to certify organized operations and parking daily are:

- We allow ample time each day for vehicle's deployment and retrieval. This gives our team the ability to stage vehicles appropriately in the eligible parking zones, while rebalancing and retrieving vehicles efficiently throughout route operations.
- We are rebalancing and cleaning/disinfecting vehicles multiple times a day. Having multiple daily field checks ensures properly maintained vehicles remain in the upright position in parking zones.
- Our issue resolution is quick, and we will tailor our operations, user communication and messaging to issues we receive.
- We educate the community on how to use and park vehicles appropriately, including in-app notifications and safety tutorials.

Users can report safety or maintenance issues through the customer service number listed on the vehicle, the mobile app and the website. Once reported, vehicles will not appear in-app and will be unavailable for rental by another user. Our fleet staff will receive a notification of the reported safety or maintenance issue, pick up that day and service the vehicle before redeployment.

1. PROGRAM MANAGEMENT

b) Operations/Internal Controls/Customer Service – Discuss the Firm's regular operating procedures including daily fleet deployment, fleet rebalancing and other related activities.

Customer Service Support

Blue Duck offers a 24-hour customer service phone number for customers to report safety concerns, maintenance issues, complaints, or ask questions: 1-833-BLUEDUCK. Blue Duck has multiple channels for users and non-users to reach our team directly. Riders can submit inquiries via the mobile app, by calling our customer service line listed within the app and on each bike, via our social media channels or by submitting the form on our website found here: https://www.flyblueduck.com/connect/.

Blue Duck's customer service is available via phone, email, in-app messaging and social media pages such as Instagram and Facebook. We will work with the City to ensure that every channel for communication is accessible to riders and can provide further options upon request. Blue Duck employs dedicated customer service representatives at our corporate headquarters in San Antonio, TX, to manage customer service needs and inquiries. Blue Duck is also partnered with Goodwill Industries of San Antonio as a call center. This includes bilingual agents fluent in Spanish to answer and resolve all incoming calls and issues submitted through the mobile application. This multi-level customer service coverage ensures we are available 24/7. We will scale our customer service support effectively and adjust our staffing strategy based on volume. We will provide contact information to the City for our Area Manager should any issues arise. We intake customer issues and communication via the methods above, most frequently via phone and email and we track correspondence on an internal platform.

Customer Service Infrastructure

Blue Duck utilizes Zoho Desk, an industry leading web-based help desk. This platform enables our Customer Service agents to provide the highest possible level of customer service. We apply standard operating procedures to each of the tickets received in the platform to ensure that we are responding to Customer Service inquiries within an acceptable timeframe. Zoho Desk, an on-demand, web-based help desk software allows our agents to engage with riders and deliver the highest level of customer service in the fastest and easiest way.

1. PROGRAM MANAGEMENT

b) Discuss the Firm's internal controls, quality controls related to fleet maintenance, fleet inspection and repair.

Quality Control Checks

Blue Duck has created a comprehensive "7-point safety check" for each vehicle deployed:

1. **Visual –** checking the overall look of the vehicle; ensuring upon visual inspection that the following (but not limited to) are intact: frame, brake handles, fenders, handlebars, footboard and neck.
2. **Brakes –** next, a field test on brake depression is conducted and we ensure the kickstand is functioning and intact.
3. **Steering –** the integrity of the steering column is reviewed to ensure neck stability.
4. **Alignment –** next, we check wheels for misalignment and confirm the vehicle is in a locked position.
5. **Lights –** safeguard front and rear lights (in the "off" setting) and functioning for use.
6. **Motor –** ensure motor is functioning at full capacity based on maximum speed for the vehicle.
7. **Sanitation –** we use the bleach–solution recommended by the CDC to wipe down each vehicle multiple times daily regardless of use.**

**Blue Duck is committed to providing clean vehicle, and we are compliant with all corporate and CDC regulations for sanitation/cleanliness. Please see page 20 for our cleaning and disinfecting procedures to address COVID-19.





Daily Deployment, Quality Control and Rebalancing

1. PROGRAM MANAGEMENT

b) Discuss the Firm's typical fleet maintenance activities and maintenance intervals. Provide standards for equipment serviceability and expected vehicle life in accordance with these fleet maintenance levels.

Charging Plan

Blue Duck's robust micromobility vehicles designed for operational efficiency, including a lithium-ion battery that lasts exponentially longer than other vehicle batteries on the market. This ensures we are achieving the maximum lifespan for the vehicles. E-scooters and e-bikes are recovered throughout the day and at night to return to the warehouse for charging. A recharge for a completely depleted battery is approximately five hours. Batteries will be sustainably charged and disposed, and vehicles will be redeployed with full battery levels. Vehicles with below 30% battery will automatically be removed from the app, rendering the vehicle unavailable for use, and will be collected for charging. Vehicles will prompt riders and our local team of the "low battery," and will be collected immediately.

Blue Duck's operations team will perform quality control checks including our "7-point safety check" on each vehicle that comes into the warehouse for charging before redeployment. The charging plan listed above, paired with our team's day-to-day oversight on the fleet's battery levels and current maintenance status allows Blue Duck's team to retrieve, charge, repair, and rebalance proficiently. Charging and maintenance is monitored daily by our corporate fleet management/logistics team to guarantee checks and balances for the methods and frequency of operation.

Blue Duck's e-scooters expected vehicle life is 18 months.

Safe Disposal Procedures

Our goal is to keep 100% of our vehicles out of the landfill. Our priority is the safe and proper recycling of each vehicle's lithium-ion battery. At this time we are working towards a partnership with world-recognized, Battery Recyclers of America for all of our lithium-ion recycling requirements. The remaining decommissioned vehicles are stripped for usable parts and then either stored for donation to local universities and organizations or properly recycled locally.

1. PROGRAM MANAGEMENT

b) Discuss the Firm's typical fleet maintenance activities and maintenance intervals. Provide standards for equipment serviceability and expected vehicle life in accordance with these fleet maintenance levels.

Blue Duck maintains daily record of maintenance activities, including but not limited to the vehicle identification number and maintenance performed. Our Vehicle Quality Control and Service Checklist can be ***found below*.**

Date: _____
Mechanic: _____
Scooter ID: _____

Visual Inspection	Pass	Fail	Comments
1. Chassis			
2. Fenders			
3. Handle Bars			
4. Front Wheel Alignment			
5. Head Light Functionality			
6. Brake Light Functionality			
7. Reflectors			
Mechanical Inspection			
1. Handle Bar/Front Wheel Alignment			
2. Steering Column			
3. Kickstand			
4. Tire Wear			
5. Throttle			
6. Brake Lever Tension			
7. Brake Functionality			
8. Rear Wheel Motor Function			
9. Wheel Lock Function			
10. Headlight/Tail Light Functionality			
11. Reflector Inspection			
System Test			
1. GPS Connection Status			
2. Battery Level			
3. Front Motor Lock/Unlock			
Ride Test			
1. Rear Motor Lock/Unlock			
2. Rear Motor Function/ABS			
3. Brake Lever Tension			
4. ABS Brake Sensitivity			
5. Throttle and Acceleration			
6. Front Motor Regen Brake			
7. Handle Bar Alignment			
8. Steering Column – Stiffness			
9. Steering Column – Screw Tension			
10. Headlight Functionality			
11. Tail Light Functionality			
12. GPS Connection Status			
13. Battery Level			

2. EXPERIENCE OF THE FIRM

Indicate the Firms experience by providing a list of municipalities, campuses or locations where their vehicles are currently or were recently deployed. Include the average number of vehicles in operation per day at each location.

Blue Duck values caring and nurturing relationships rather than scaling at any cost. Our fleet management model and "white glove" approach have allowed us the opportunity to provide a tailored approach to each municipality we serve. We're a service-minded organization dedicated to streamlining operational efficiencies and creating effortless, innovative partnerships and programs.

- We're focused on deploying the appropriate fleet size in each market, and we're able to operate with greater financial stability than many of our competitors in the industry.
- **Blue Duck has never exited a market nor failed to fulfill the terms of an agreement.**
- We have launched new partnerships and continue to secure new permits and agreements with like-minded communities across the Southeast, even amid the global pandemic.

Blue Duck is trusted partner when piloting micromobility as a new service and improving upon current or previous programs. Please see a list of our municipal markets ***below***:

Partner	Maximum Fleet Size	Average Fleet Availability**	Launch
City of Jacksonville, FL	250 Scooters	N/A	Pending Launch
City of Winston-Salem, NC**	200 Scooters	150 Scooters	November 2020
City of Vicksburg, MS**	75 Scooters	50 Scooters	September 2020
City of Waco, TX**	150 Scooters	127 Scooters	July 2020
City of Edinburg, TX	125 Scooters	151 Scooters	December 2019
City of El Paso, TX	50 E-Scooters	145 Scooters	December 2019
City of Bryan, TX	100 E-Scooters	142 Scooters	November 2019
City of Laredo, TX	200 E-Scooters	170 Scooters	June 2019
City of Olmos Park, TX	50 E-Scooters	50 Scooters	May 2019
City of Corpus Christi, TX	400 E-Scooters	451 Scooters	March 2019
City of Alamo Heights, TX	65 E-Scooters	65 Scooters	March 2019

Average Fleet Availability: Blue Duck maintains more scooters than required in most of our markets to achieve a balanced and readily available fleet. Markets we've launched amid COVID-19 have reduced fleet sizes to reflect social distancing guidelines (i.e. Winston-Salem, NC, Vicksburg, MS and Waco, TX) and we will increase the fleet size in these markets as local, pandemic-related regulations change.

2. EXPERIENCE OF THE FIRM

Indicate the Firms experience.

Blue Duck has strategically recruited and hired key members of the micromobility industry, skilled at working with municipalities to launch, maintain and operate successful program. Please see a description of qualifications for applicable leadership personnel ***below***.



Michael Keane

Chief Executive Officer

Michael Keane, *Chief Executive Officer and Director,* joined Blue Duck in October 2018. He previously served as Chief Strategy Officer for Inter-Con Security Corporation, an international security services firm with over 25,000 security officers, from September 2017 to October 2018. From 2016 to 2018, Mr. Keane also served as the Vice Chairman of the Board of Directors and Head of the Strategic Committee of Vaalco Energy, Inc., an independent oil exploration and drilling company. Mr. Keane was previously Head of Strategy for Digital Domain from 2014 to 2016. He has an extensive background in capital markets with investment banking firms including Susquehanna International Group, Wedbush Securities, and Kemper Securities. He is a former Fellow of the U.S. Department of Defense's National Security Education Program. Mr. Keane holds an M.B.A. in Finance from the University of Chicago's Booth School of Business, a J.D. from the University of Texas School of Law, and a B.A. from the University of Southern California.



Andre Champagne

Chief Innovation Officer

Andre is an international business executive who brings over 15 years of expertise in the environmentally friendly transportation and logistics sector. Prior to joining the team, he was the founder and CEO of Hollywood Trucks, a full service, eco-friendly, entertainment fleet. The company began in 2008 with seven vehicles and under Andre's guidance, grew to more than six offices with 300 vehicles. During his tenure, Champagne designed and engineered the world's first, 100% clean energy, off-grid trailer line, trademarked as Ecoluxe. Andre graduated with a B.S. from Louisiana State University where he was asked to give its commencement address in 2012. Andre works with our corporate partners and currently manages our micromobility vendor partnerships with ACTON, Wunder Mobility, Drover AI, LUNA and Tortoise.

2. EXPERIENCE OF THE FIRM

Indicate the Firms experience.



Megan McNamara

Senior Director of Partnerships

Megan came to Blue Duck in November 2019 with over four years of experience in the micromobility industry. She started in her hometown of Charleston, SC by launching the City's first official bike share program as the program manager and worked with key stakeholders, city staff and the community to design and scale the program. She quickly became Director of Municipal Partnerships, working with more than 25 municipalities on their micromobility program needs including community engagement, equitable access initiatives, ridership retention and program development. She secured grant funding for an equity program in Charleston through the Better Bike Share Partnership and through community foundations in Louisiana and New York.

Megan's extensive experience will not only add value and expertise to the City of Fort Pierce's program but positions her as the perfect liaison from the Blue Duck team to achieve the goals of this program. She has worked with comparable cities such as Jacksonville, FL, Fort Lauderdale, FL, St. Augustine, FL, Charleston, SC, Winston-Salem, NC, Atlanta, GA and Baton Rouge, LA.



Jeff Mangold

Co-Founder and VP of Operations

As *Co-Founder and VP of Operations*, Jeff designed the company's strategy and vision for operations and fleet management. Jeff draws his experience to his previous work in multi-site golf course management, which equipped him to provide streamlined, efficient processes around consumer products. Jeff has worked with city staff, local officials, new employees and riders to maximize each program's effectiveness, safety, utilization and retention. Jeff will be responsible for hiring Fort Pierce's Area Manager and other key staff locally.

Jeff has worked with all our partners to launch, operate and scale the programs effectively, including comparable partnerships such as Jacksonville, FL, Winston-Salem, NC, Waco, TX, and Bryan, TX.

3. REFERENCES

List names, addresses, telephone numbers, and e-mail addresses of three (3) agency references for locations where the firm has deployed their vehicles.

Blue Duck is confident in our proven ability to operate a shared micromobility vehicle program. Each municipality is unique, and we tailor our service accordingly as to not provide a "one-size-fits-all" model. Our partners can verify our ability and qualifications as a valued partner.

City of Winston-Salem, NC | 200 e-scooters

Blue Duck is launching our micromobility program in the City of Winston-Salem, NC this November. We were selected as one of two vendors to provide a micromobility service to the City following the previous pilot in 2019. As our first launch in North Carolina, we're excited to work with our municipal partners in Winston-Salem to maintain the integrity of the city's entire transportation system, keep public rights-of-way free and clear of unnecessary obstructions, protect the health, safety, and welfare of the citizens of the city, and ensure access to micromobility vehicles by low- and moderate-income citizens.

Contact: **Matthew Burczyk, AICP,** Bicycle and Pedestrian Coordinator
(336) 727-2707, mattbk@cityofws.org

City of Waco, TX | 150 e-scooters

After winning the competitive bid process, we launched our micromobility program in the City of Waco on July 17, 2020. We've worked closely with local stakeholders to launch a successful program after previous operators failed to deliver on their agreements. We've experienced incredible ridership, with over 19,000 rides in the first three months, averaging 4 trips/scooter/day. Waco's program substantiates micromobility as a safe, clean-tech transportation solution amid COVID-19.

"Blue Duck was selected by the City of Waco as the exclusive micromobility operator in March of this year via a competitive RFP process. At the height of the pandemic, Blue Duck worked closely with us to plan their launch with caution and safety at the forefront, including specific protocols in compliance with CDC guidelines in order to combat the spread of the coronavirus. The team at Blue Duck is genuinely engaged with the community and has conducted extensive outreach, listening and responding to concerns of stakeholders across the spectrum: residents, businesses, the university, and city planners and staff. We are happy to recommend them to any municipality or school considering Blue Duck as a micromobility provider." – **Clint Peters, AICP,** *Development Services Director, City of Waco*

Contact: **Chelsea Phlegar, AICP,** Senior Planner
(254) 750-5660, chelseap@wacotx.gov

3. REFERENCES

List names, addresses, telephone numbers, and e-mail addresses of three (3) agency references for locations where the firm has deployed their vehicles.

City of Bryan, TX | 100 e-scooters

Bryan City staff began exploring micromobility options for their community in January 2019, ultimately selecting a vendor for a pilot program. However, the selected vendor was unable to deliver on the terms of service. Blue Duck has since worked with the City to successfully implement a safe, sustainable program for Bryan. We were selected based on our geofencing capabilities, commitment to safety and practice of hiring local employees. As a result of a successful program and partnership thus far, we are in the process of entering into a long-term contract with the City as their sole provider.

"We were interested in working with Blue Duck for this pilot program because of its approach to managing their fleet with in-house employees rather than contractors." – Joey Dunn, *Deputy City Manager*

Contact: **Joseph Dunn,** Deputy City Manager
(979) 209-5100, jdunn@bryan.tx.gov

City of Vicksburg, MS | 75 e-scooters

The Blue Duck team began working with city staff of Vicksburg, Mississippi after meeting at the National League of Cities Summit in the Fall of 2019. Inspired and impressed by Blue Duck's unique and thoughtful approach, the City of Vicksburg noted, "Blue Duck is doing micromobility, the right way." Since that time, the Blue Duck team and the City of Vicksburg worked very closely together to design and implement a customized, shared micromobility program and launch the first legalized e-scooter program in the State. Blue Duck even passed state-level legislation to reach that milestone amidst the COVID-19 pandemic. The whole community gathered for a wonderful launch event in September, including a ribbon-cutting, speeches and a group ride to follow. The year-long and exclusive pilot program is off to a great start with wonderful ridership and a continued dedicated partnership between the community and Blue Duck. ***Please see an official Letter of Recommendation from the Mayor of Vicksburg, George Flaggs Jr., attached on page 51.***

"It's the beginning of a new exciting way of supporting tourism in a time when our tourism is down so much. I plan to ride one downtown all day." – Mayor George Flaggs, Jr.

Contact: **Sam Andrews,** Chief of Staff
601-631-3718, sandrews@vicksburg.org

3. REFERENCES

List names, addresses, telephone numbers, and e-mail addresses of three (3) agency references for locations where the firm has deployed their vehicles.

City of Edinburg, TX | 125 E-Scooters
Tomas D. Reyna, Assistant City Manager
(956) 388-8207, treyna@cityofedinburg.com

"Blue Duck has been great about working with Edinburg to make sure the e-scooters are integrated into our community in a safe, smart way. This is going to be a tremendous help especially around the courthouse area where mobility is restricted and finding parking is so frustrating. Now you can just hop on a scooter and get where you need to go quickly, safely and affordably." – Mayor Richard Molina

****City of Jacksonville, FL | 250 E-Scooters**
Lori Radcliffe-Meyers, Downtown Investment Authority
(904) 255-5307, lrmeyers@coj.net
**Blue Duck has been selected as a partner for the City of Jacksonville's dockless mobility pilot program and we can provide further information upon request regarding the official announcement.

City of Corpus Christi, TX | 400 E-Scooters
Randy Almaguer, Senior Management Analyst
(361) 826-3956, randya@cctexas.com

City of Laredo, TX | 200 E-Scooters
Robert Pena, Traffic Safety Department
(956) 795-2550, rpena@ci.laredo.tx.us

City of El Paso, TX | 50 E-Scooters
Harrison Plourde, Lead Planner
(915) 212-1584, plourdeht@elpasotexas.gov

City of Alamo Heights, TX | 65 E-Scooters
Richard L. Pruitt Sr., Chief of Police
(210) 822-6433, rpruitt@alamoheightstx.gov

City of Olmos Park, TX | 50 E-Scooters
Rene Valenciano, Chief of Police
(210) 824-3281 Ext. 304, policechief@olmospark.org

GEORGE FLAGGS, JR.
MAYOR

December 22, 2020

To Whom It May Concern:

The City of Vicksburg continues to be a progressive, trailblazing community in the great State of Mississippi. I first met representatives from the Blue Duck team at a conference in November of 2019. After learning about their unique business model and approach to shared micromobility (and riding their scooter) the City of Vicksburg was very excited to move forward with implementing an e-scooter program exclusively with Blue Duck.

From that time, the Blue Duck team began working very closely with us and conducted a site visit in February of 2020 to start planning the program collaboratively with key stakeholders and the City. Even in light of the pandemic, Blue Duck worked to pass state-level legislation to bring the first legal e-scooter program in the State of Mississippi to life. They have always had caution and safety at the forefront of their programming, including specific protocols in compliance with CDC guidelines in order to combat the spread of the coronavirus.

Members of the Vicksburg community and our visitors have adopted Blue Duck's scooters as a popular means of transportation and recreation in our downtown area. Through effective use of geofencing, Blue Duck's operations team is able to keep scooters confined to the preferred service area and has been proactive and responsive. They continually rebalance the fleet daily, making sure scooters are parked neatly in permitted parking zones and are distributed evenly.

Blue Duck is genuinely engaged with the community and has conducted extensive outreach, listening and responding to concerns of stakeholders across the spectrum: residents, businesses and city government. They have been thoughtful and communicative and even planned a public socially distanced launch event in September 2020 that included free helmets, a press conference, an app demo and a group ride. It marked a very important day in our community's history, and we are proud to call Blue Duck our partner.

We are happy to recommend Blue Duck to any municipality or school that is considering micromobility providers. We believe they are the superior choice in the industry.

Sincerely,

Mayor George Flaggs Jr.
Vicksburg, Mississippi

CITY OF VICKSBURG, MISSISSIPPI • OFFICE OF THE MAYOR

1401 Walnut Street • Vicksburg, Mississippi 39180 • Office: 601.631.3718 • Fax: 601.631.3674 • *mayorflaggs@vicksburg.org*
VICKSBURG.ORG

BLUE DUCK

Date: Dec 17,2020

To: City of Fort Pierce, Florida
Attn: Purchasing Department
P.O. Box 1480
Fort Pierce, FL 34954-1480

From: Blue Duck Express, Inc.
312 Pearl Parkway
Suite 2405
San Antonio, Tx 78215

Re: RFP No. 2021-010: Scooter Share Program

To the City of Fort Pierce, Florida:

Pursuant to the RFP No. 2021-101 Scooter Share Program requirements, please allow this letter to serve as official notice that Blue Duck Express, Inc. ("BDE") hereby acknowledges and commits to increase our current Commercial Automobile liability general aggregate limit from $1MM to $2MM upon mutual agreement between Blue Duck and the City of Fort Pierce prior to contract execution. Furthermore, it is hereby acknowledged and agreed that revised Certificates of Insurance (COI) reflecting the aforementioned increases will be provided to the City and will be "effective and in force" prior to the commencement of operations adhering to the terms therein Bid No. 2021-010 .

Please feel free to contact me if you have any questions regarding this letter.

Thank you,

M Keane

Michael Keane
CEO
Michael.Keane@flyblueduck.com

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/17/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Marisa Medina	
SWBC Insurance Services, Inc. P O Box 791028 San Antonio TX 78279	PHONE (A/C, No, Ext): (800) 499-7922	FAX (A/C, No): (210) 525-0054
	E-MAIL ADDRESS: marisa.medina@swbc.com	

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	AmGuard Insurance Company	42390
INSURER B :	Texas Mutual Ins Co.(Tx W/C)	22945
INSURER C :	Navigators Specialty Insurance Company	36056
INSURER D :		
INSURER E :		
INSURER F :		

INSURED
Blue Duck Express, Inc., DBA: Blue Duck Scooters
312 Pearl Pkwy, Suite 2403
San Antonio TX 78215

COVERAGES **CERTIFICATE NUMBER:** 20-21 Master **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS			BLAU187928	01/15/2020	01/15/2021	BODILY INJURY (Per accident)	$
	☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	DED ☐ RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☒ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y	N / A		0002025829	01/15/2020	01/15/2021	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Errors & Omissions/Media/Cyber/Privacy and Network Security Liability			FA20PTLY00009N	05/28/2020	05/28/2021	Aggregate	$1,000,000
							Deductible	$5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Fort Pierce
P.o. Box 1480
Fort Pierce FL 34954-1480

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Patricia D. Coward

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CERTIFICATE OF INSURANCE

PRODUCER:	DATE ISSUED: 12/18/2020 COMPANY A) 100% CERTAIN UNDERWRITERS AT LLOYDS / LONDON(CNP5) COMPANY B) HDI GLOBAL SPECIALTY SE COMPANY C) CERTAIN UNDERWRITERS AT LLOYDS/LONDON
LESTER KALMANSON AGENCY, INC &/OR MITCHEL KALMANSON P.O. BOX 940008 MAITLAND, FL 32794-0008 PH: (407) 645-5000 FAX: (407) 645 2810 WWW.LKALMANSON.COM / MITCHELK25@HOTMAIL.COM	POLICY NUMBER: A) CNPO1982 B) 18HX1150 C) 19HX1113

NAMED INSURED:	EFFECTIVE DATE:	EXPIRATION DATE:
BLUE DUCK EXPRESS INC. DBA BLUE DUCK SCOOTERS 312 PEARL PKWY SAN ANTONIO, TX 78215	A) 03/22/2020 B) 03/22/2020 C) 03/22/2020 (BOTH DAYS AT 12: 01 A.M.	03/22/2021 03/22/2021 03.22/2021 LOCAL STANDARD TIME)

COVERAGE INFORMATION

THIS IS TO CERTIFY THAT THE POLICY(S) OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOT WITHSTANDING ANY REQUIREMENT, TERM(S) OR CONDITION(S) OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE(S) MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND/OR CONDITIONS OF SUCH POLICIES. LIMITS OF LIABILITY SHOWN MAY HAVE BEEN REDUCED BY ANY PAID CLAIMS

TYPE OF INSURANCE:	LIMITS:	
_X_ GENERAL LIABILITY _X_ OCCURRENCE	GENERAL (ANNUAL) AGGREGATE:	$2,000,000.00
_X_ MANUSCRIPT POLICY FORM	LIMITED PRODUCTS (IF ANY): EACH OCCURRENCE: FIRE DAMAGE (ANY ONE FIRE): MED PAY (UP TO)	$1,000,000.00 $1,000,000.00 $100,000.00 $5,000.00
COMPANY B __X__ BUFFER LAYER FOLLOWING FORM LIABILITY	EACH OCCURRENCE: AGGREGATE:	$3,000,000.00 $3,000,000.00
COMPANY C ____X__ EXCESS LAYER FOLLOWING FORM LIABILITY	EACH OCCURRENCE: AGGREGATE:	$2,000,000.00 $2,000,000.00

TOTAL LIMITS OF LIABILITY $6,000,000.00 PER OCC / $7,000,000.00 AGG

ADDITIONAL INSURED(S): **CITY OF FORT PIERCE** IS /ARE HEREBY ADDED AS ADDITIONAL INSURED(S). NO INSURED ACTIVITIES AS OF 12/18/2020. FOR BID PURPOSES ONLY.

EVENT DATE(S): VARIOUS THROUGHOUT POLICY PERIOD

EVENT LOCATION(S): FORT PIERCE, FL (NUMBER OF SCHEDULED UNITS – TBD, ZERO AS OF 12/18/2020)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE(S) AFFORDED BY THE POLICY(S) LISTED. **"LIMITS SHOWN ARE THOSE IN EFFECT AS OF POLICY INCEPTION"**

SHOULD ANY OF THE ABOVE DESCRIBED POLICY(S) BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL _0_ DAYS' WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED BELOW, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION(S) &/OR LIABILITY(S) OF ANY KIND UPON THE COMPANY, ITS AGENTS &/OR REPRESENTATIVES &/OR KALMANSON ET AL

CERTIFICATE HOLDER / ADDITOINAL INSURED:	AUTHORIZED REPRESENTATIVE
CITY OF FORT PIERCE **ATTN: PURCHASING DEPARTMENT** **P.O. BOX 1480** **FORT PIERCE, FL 34954-1480**	X_____ MITCHEL KALMANSON / PRESIDENT

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

Blue Duck Express, Inc. does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business=s policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on,or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee=s community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

M Keane

Proposer's Signature

12.17.2020

Date

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Request for Proposal cover page (page 1) completed, signed and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents.	✓	
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents.	✓	
Proposal envelope is marked accordingly.	✓	
Are Two (2) complete proposal packages included (one original and one electronic copy (PDF) on a USB Flash Drive) of sealed proposals? Disregard, if you are going to utilize the electronic submission option	n/a	
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH PROPOSAL M Keene

December 15, 2020

CITY OF FORT PIERCE

SCOOTER SHARE PROGRAM

RFP NO. 2021-010

ADDENDUM NO. 1

The purpose of this addendum is to respond to questions submitted by potential bidders for clarification of the proposal specifications and to extend the proposal due date.

1. **QUESTIONS:** Was there a mandatory site visit for this bid and if so, what is required of vendors in our submission/response with regards to the site visit?

   ANSWERS: **This is a typo, there we not a mandatory site-visit scheduled for this solicitation. See revised proposal document, attached.**

2. **QUESTIONS**: Reference: Page 1, cover page Delivery in _____ days, ARO what does the vendor include in the space provided?

   ANSWERS: **ARO stands for "After receipt of order" this is not applicable for now, please type in N/A.**

3. **QUESTION:** Reference: Page 1 cover page – Bid Security – Is Bid Security required for this bid?

   ANSWER: **No bid security is required.**

4. **QUESTION:** For this bid, the only document that requires manual signature is the cover page, correct?

   ANSWER: **No. The cover page and all of the forms now listed in Section V of the proposal document (see attached REVISED proposal document).**

5. **QUESTION:** Reference: Page 6-17 Drug -Free Workplace (DFW) Can you provide the Drug Free Workplace Certification Form?

   ANSWER: **Please see attached, REVISED proposal document, Section V - Forms**

6. **QUESTION:** Reference: Page 9-13 Insurance- What are the insurance coverages and limits required for this bid?

   ANSWER: **Please see attached, REVISED proposal document, Section II Insurance Requirements.**

7. **QUESTION:** Reference: Page 11.1 Proposal Opening- Bearing in mind current social distancing measures vary by state, will the City consider modifying it's submission requirements to an online submission through the Demandstar.com portal or via email?

ANSWER: **You may submit your proposal response electronically to: procurement_dl@cityoffortpierce.com no later than 3pm EST, January 4, 2021. If you decide to use this submission option, please note your entire submission must be submitted electronically. Please do not mail hard-copies.**

8. **QUESTION:** Reference Page 12:3 Minority Participation and Outreach Program- Is Minority and Woman Owned Business Enterprise (M/WBE) participation required for this bid?

ANSWER: **No, it is not required. If you have a Minority Participation and Outreach Program please provide the information as required, if you do not have this program state N/A.**

9. **QUESTION:** Is the Firm/vendor required to be licensed to do business in the State of Florida upon bid submission or upon bid award?

ANSWER: **Upon bid award.**

10. **QUESTION:** As it is a significant investment and this is a competitive bid process, we typically do not secure the local facility from which we will operate until after bid award. We are happy to provide this location upon contract negotiation to ensure compliance with this requirement and good faith effort. With this said, what should we provide here that is satisfactory given the scope of services?

ANSWER: **Proposers are not expected to secure a local facility prior to bid award. A brief description of the type of facility that you typically operate from, proximity to scooter locations and any other relative information about the prospective facility will suffice for the proposal.**

11. **QUESTION:** Reference: Page 18: H. Proposal Format and Presentation, Technical Proposal- Elements of the Micromobility Program, d) Revenue Share with the City of Fort Pierce – Could the City please elaborate on the desired revenue share agreement?

ANSWER: **The terms of the revenue share should be proposed by the firm based on their assumptions or projections; it will ultimately be negotiated as part of the agreement.**

12. **QUESTION:** Reference: Page 18. H Proposal Format and Presentation, 2 Equipment and Safety, C) Describe the process private property owners will use to request speed limits, no ride zones- Could the City please elaborate on the intention for this question? It is our understanding that vehicles will only be deployed and operate in approved locations with City-required parameters for speed, riding and parking?

ANSWER: **During the pilot program, the City received concerns from citizens received concerns from citizens regarding rate of speed, trespassing on private property, etc. In some cases, those issues were rectified through the ability to create "no ride zones" and alter the speed limits in certain areas. How would your firm handle those type of complaints?**

13. **QUESTION:** Reference Page 20: I Evaluation Criteria, Qualifications and Experience- Are vendors interested in submitting a response to this bid required to have been Operating in the City of Fort Pierce previously in order to receive points towards this evaluation criteria?

ANSWER: **No. The Firms will be evaluated on their experience with similar Municipalities and whether or not they are currently operating a scooter share program, regardless of the location.**

14. **QUESTION:** Other than the fees associated with submission, are there any fees or charges to the vendor to operate within the City of Fort Pierce?

ANSWER: **There is no fee associated with submission. The selected vendor will need to have a valid Business Tax Receipt with City of Fort Pierce.**

15. **QUESTION:** With respect to Scorecard Section I "Evaluation Criteria", considering that the Evaluation Criteria seems to be following the Proposal Format and Presentation (see point H), could you please clarify the following issues: the first 20 points are graded against "Qualifications and Experience", does this section refer to the Letter of Submittal? If not, to which section and question does it refer to? Additionally, for your ease of reading, where should Proposer's address the "Qualification and Experience" criteria: Letter of Submittal, Technical Proposal or Management Proposal?

ANSWER: **The Evaluation Committee will rate the firm based on their overall Qualifications and Experience. This can be addressed in the Management Proposal: Experience of the Firm, as well as the Letter of Submittal.**

16. **QUESTION**: Within the Management Proposal Evaluation Criteria we see "Ability to respond to citizen/duty complaints". However, although It is an Evaluation Criteria for the Management Proposal, it is not Part of a specific question in the Management Proposal. Should the above be addressed within Management Proposal Section 1 b) Customer Service?

ANSWER: **Yes**

17. **QUESTION:** With reference to Section G "Commitment of Firm Key Personnel", we understand the Respondents can identity Key Personnel either in their submittal or during contract negotiation- can you please clarify whether the fulfilment of this particular provision is necessary at this initial stage?

ANSWER: **The key personnel can be identified during the contractual negotiations. The Respondent agrees that key personnel identified in the submittal or during contract negotiations as committed to this project will, in fact, be the key personnel to perform during the life of this contract.**

18. **QUESTION:** Can you please clarify the extent of the commitment and the information to be provided?

ANSWER: **It is important that the City be made aware of key personnel changes with relation to this contract. This information can be determined during contractual negotiations and mutually agreed upon. If there are key personal changes after the contract is executed, the City shall be notified of the change(s).**

19. **QUESTION:** With regard to Facility (Letter of Submittal point (c) and Article "28 Facilities ", can you please clarify whether Proposers have to disclose their chosen facility at this stage? If so, do you have any preference with the choice of facility? Alternatively, if bound to do at this stage, are proposers free to choose where to choose their facility?

ANSWER: **Proposers are not expected to secure a local facility prior to bid award. A brief description of the type of facility that you typically operate from, proximately to the scooter locations and any other relative information about the prospective facility will suffice for the proposal.**

20. **QUESTION:** What was ridership like during Fort Pierce's pilot?

ANSWER: **See attached the Ridership Report, July 2020.**

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: M Keene 12.17.2020
Manual

Signature: _____
Typed or Printed

Company Name: Blue Duck Express, Inc.

Address: 312 Pearl Parkway, Suite 2403, San Antonio, TX 78215

Date: 12.17.2020

/gm

Attachments: **Revised Proposal Document**
Ridership Report July 2020

HOPR

Ready when you are.

Fort Pierce proposal of Electric-Powered Scooter Share

RFP NO. 2021-010



CycleHop LLC dba HOPR
1111 Lincoln Road, Suite 500
Miami Beach, Florida 33139
josh@gohopr.com, 773-251-9757
www.gohopr.com

January 4, 2021

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE**  **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No:** 2021-010
Mandatory Site-Visit:	**Bid Title:** SCOOTER SHARE PROGRAM
Mandatory Site-Visit Location: N/A	**Bid Opening Location:** City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, DECEMBER 22, 2020	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: CYCLEHOP LLC DBA HOPR **Mailing Address:** 1111 LINCOLN ROAD, STE 500 **City, State, Zip Code:** MIAMI BEACH, FL 33139	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual) **Typed or Printed Name:** JOSH SQUIRE
Type of Entity (Select one): Corporation Partnership Proprietorship LLC	**Title:** CEO
Incorporated in the State of: FLORIDA **Year:** 2011	**Delivery in** _____ **days, ARO**
Phone Number: 773-251-9757	**Payment Terms:** Net 30 Days
Fax Number: 305-230-3950	**FEIN or SS Number:** 45-3704648
E-Mail Address: JOSH@GOHOPR.COM	**Local Business:** X Y ___N **MWBE:** ___Y X N
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

Letter of Submittal.

January 4, 2021

Business Name: CycleHop LLC dba HOPR
Legal Status: LLC, Florida
Business Address: 1111 Lincoln Road, Suite 500
Miami Beach, Florida 33139
Contact Person: Josh Squire
Contact Email: josh@gohopr.com
Contact Phone: 773-251-9757
Website: www.gohopr.com

CycleHop LLC dba HOPR is thrilled to submit a proposal for operating the electric scooter share program in the City of Fort Pierce. HOPR is a Florida based company with strong ties to the community. We launched the first bike share program in Tampa, St Pete, and in Orlando and continue to operate in and remain committed to these communities today. Having such a large presence in Florida means that our management team will pay close attention to your city and always be available to monitor and solve issues quickly. If selected we will establish local operations center in Fort Pierce and staff with HOPR employees.

HOPR's background is micro-mobility operations, the most important aspect of micro-mobility. We have launched and operated over 20 programs across North America and have a unique understanding of the Florida market as well as smaller cities. Our operating experience is what differentiates us from the rest, we are 100% focused on operations, no gig workers, only highly trained and dedicated HOPR staff.

HOPR's core service:

- Supply of shared bikes, electric bikes & scooters.
- Micro-mobility planning & operations.
- Micro-mobility technology development.
- Micro-Mobility Sponsorship & advertising sales.

HOPR's vision for Fort Pierce is to:

- Deploy the most robust and safe scooters in the industry.
- Offer affordable service to both locals & visitors.
- Focus on operations excellence and high levels of customer service.

CycleHop LLC dba HOPR will comply with all the terms and conditions set forth in the Request for Proposals, unless otherwise agreed by the City.

Sincerely,

Josh Squire
Founder & CEO
CycleHop LLC dba HOPR

HOPR

Technical Proposal



1. Technical Proposal

1) a. HOPR is prepared to deliver and launch the system by March 1, 2021. We plan to launch 150 scooters in the first month and increase up to 300 scooters per demand, seasonality, and ridership levels.

The HOPR Team.

HOPR's management team is based in Florida and has decades of experience
with operating micro-mobility programs and fleets. We utilize tools and technology for optimal performance and adhere to industry standards. Unlike many other companies, HOPR hires and trains local staff for operations, maintenance and balancing activities. All roles will be on the HOPR payroll and comply with all local, state, and federal laws with respect to hiring and employment practices.

The following table illustrates pre-launch tasks that we typically perform. All tasks can be completed with-in 30 to 60 days.



1. Technical Proposal

Table #1: Pre-Launch Tasks

Item	Task
A.	**City**
A. 1	Sign Agreement with City
A. 2	Provide City with Insurance Certificate
B.	**Design & Production**
B. 1	General Information Flyer
B. 2	Design hub/ parking signage
B. 3	Any special scooter stickers to meet local rules
C.	**Equipment**
C. 1	Finalize Equipment List
C. 2	Order/transfer equipment needed for launch
C. 3	Order shop tools and workbench
C. 4	Order all safety items for staff and facility
C. 5	Order all staff uniforms
D.	**Station Siting & Permitting**
D. 1	Map desired hub locations for staging scooters
D. 2	Establish balancing zones and priority maintenance hubs
E.	**Vehicles & Facilities**
E. 1	Sign lease for local maintenance facility
E. 2	Lease and prep the balancing vehicles
E. 3	Order e-trikes & trailer for balancing
F.	**Staff, Recruitment & Training**
F. 1	Assign Launch Manager
F. 2	Assign Account/ Service Manager
F. 3	Assign Marketing Lead
F. 4	Assign Operational Lead
F. 5	Hire field ops & mechanics
F. 6	Train team
G.	**Marketing & Public Outreach**
G. 1	Submit Pre-launch Communications & Marketing Plan
G. 2	Pre-Launch Press Release
G. 3	Outreach to potential partners and stakeholders
G. 4	Website & Social Media
G. 5	Establish equity program
G. 6	Create events materials including table/ booth/ tent set up
G. 7	Schedule helmet giveaway and safe riding events

Item	Task
H.	**Website & Mobile App**
H. 1	Setup local network
H. 2	Set up back end & pricing details
H. 3	Update terms & conditions
H. 4	App updates for local rules
H. 5	Launch HOPR app
I.	**Customer Service & Operations**
I. 1	Train CS team on new location
I. 2	Setup local Slake group
J.	**Equipment & Hub Set-up**
J. 1	Define hubs on system map
J. 2	Identify site preparation requirements
J. 3	Assemble scooters
K.	**System Testing**
K. 1	Test ride every scooter
K. 2	Perform full system software test
L.	**Launch**
L. 1	Plan launch event for press
L. 2	Announce launch date
L. 3	Plan launch date
L. 4	Launch

1. Technical Proposal

Safety.

New riders who sign up to use the scooter are required to pass through a series of instructional app screens that inform them of how to safely and legally use the e-scooters. The scooter has multiple locations with safety stickers, text and graphic icons. The app allows for popup screens and notifications for ongoing safety and parking education. We plan to create safety and educational scooter riding videos specifically for Fort Pierce. Additionally, our marketing team does consistent marketing to users and the general public through emails, push notifications, and social media to reinforce safety information.

Eye-Net.

We also plan to implement and test this new predict & protect technology from Eyenet: The Eye-NetTM solution is a software-based platform that uses smartphone applications and cellular infrastructures to identify and predict potential traffic collisions. Eye-NetTM uses advanced algorithms and cutting-edge server architecture to provide real time alerts for each of the road users involved. Visit www.eyenet-mobile.com

Safety Classes.

Additionally, we plan to offer monthly safe riding classes and distribute free helmets and free rides to participants. Our street ambassadors will educate users on safe and legal riding practices.





1. Technical Proposal

Helmets.

HOPR has developed a specialty micro-mobility helmet with a leading U.S. helmet. The helmet is now in-use and very successful in our Vancouver bike share system. The sharable helmet is very light, weather resistant, and drop-proof.

- **Designed for micro-mobility**
- **One-size fits most**
- **Weather proof**
- **Drop proof (No outer shell)**
- **Cable goes through helmet**
- **EPP Light weight foam material**
- **CPSC-ASPM certified**

We plan to securely attach the helmet to the scooter front basket.



Helmet



Basket



Safety Sticker

b) Hours of Operation

The scooters will be available to rent from 6:00am until 10:00pm
The hours can be adjusted per demand and safety.

The Scooters are not required to be picked up as we can swap batteries in the field. However we do send out staff daily to collect the scooters and place them at designated hubs. We inspect all scooters as they are collected and distributed daily.

Morning deployment time: 6am - 8am
Night return to hubs: 8pm - 10pm

1. Technical Proposal

c) Table #2 Pricing plan

Plan	Cost	To unlock	Per minute	Free minutes per ride
Pay as You Go	$0	$1.25	$0.30	0
Monthly	$30	$0.25	$0.25	0
Low Income	$15	$0.25	$0.25	15
Out of hub parking fee			$2	
Out of system violation			$20	

Additional costs: Local sales tax, local and service fee: TBD

d) Revenue share with the City of Fort Pierce

We are happy to explore revenue sharing with the City of Fort Pierce.

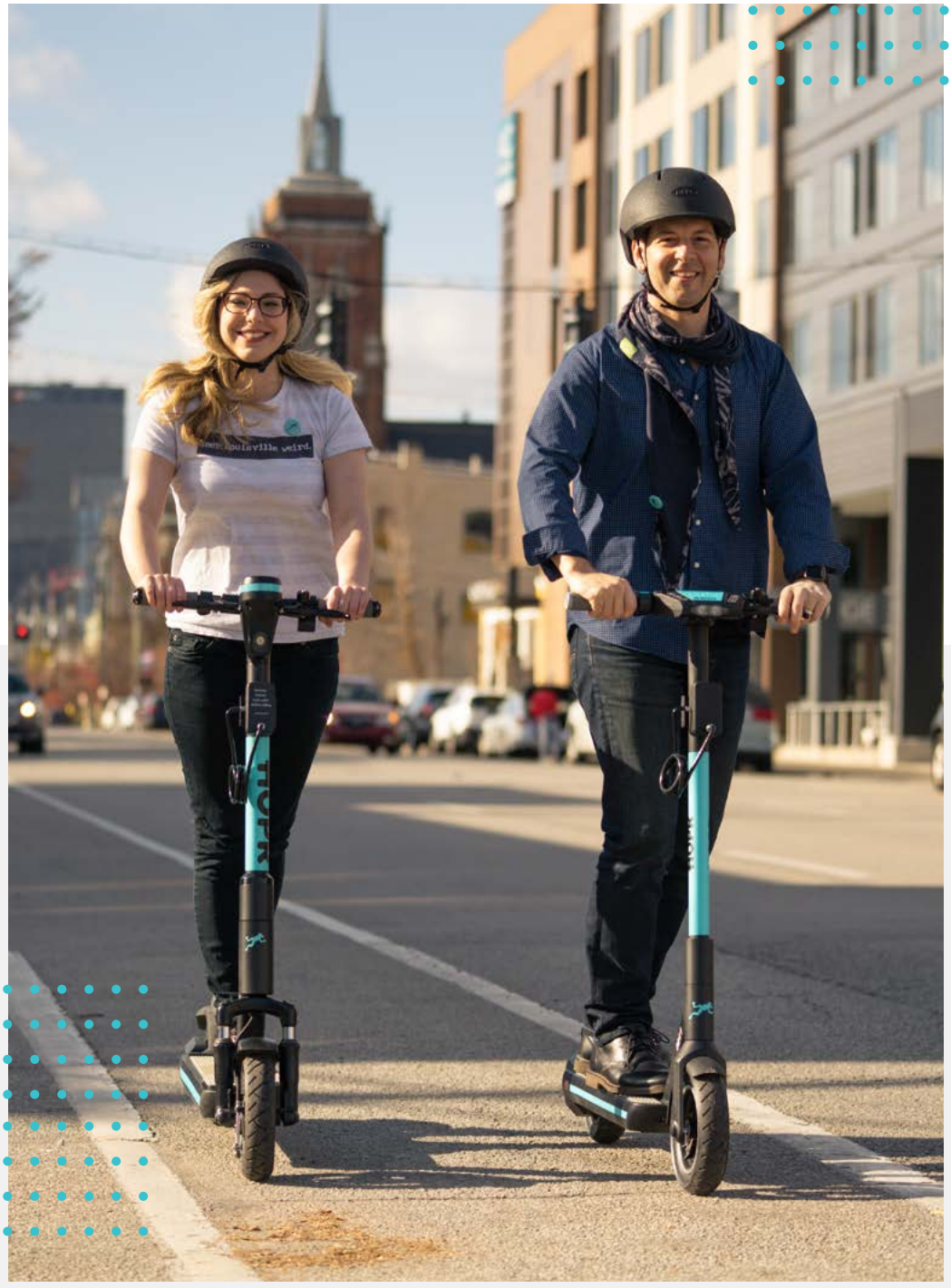
HOPR proposes the following options for Revenue Share:

Option 1:
$0.25 per ride (excluding low income pass) this fee will be added to the user bill as a local surcharge.
This fee is the same as Orlando.

Option 2:
15% of net revenue. Net revenue is defined as profit after operating and equipment costs. Calculated annually.

HOPR

Equipment & Safety.



2. Equipment & Safety

a) Provide a detailed description, with images, of the vehicle model(s) that you will use in the City of Fort Pierce – including top speed, description of the wheel type and material, and measurements.

HOPR has two models of scooters that we plan to deploy in Fort Pierce:

HOPR S1:
Segway Max Pro, 10 inch wheels, no front suspension, no basket

HOPR S2:
Okai 12 inch front wheel with front suspension and basket





We plan to mix the two scooters as some people will benefit from the basket use and the S2 model can also accommodate riders up to 350 pounds.

Both scooters are connected to the HOPR platform and are manufactured by the world's leading and most experienced scooter manufacturers; they have been supplying the industry and the largest scooter operators around the world from the beginning. The current scooter models that we are proposing for Fort Pierce are the latest and greatest scooters on the market.

2. Equipment & Safety.

HOPR S1



HOPR S1 Features:

Max Speed
15mph

Distance
40 miles

Wheels
10 inch

Load
42 lbs

Battery
Swappable battery

Power
350W / 690W

IOT
4G

Rear Lights
2 LED Strips
+ Reflectors

2. Equipment & Safety.

HOPR S2



HOPR S2 Features:

Max Speed
15 mph

Distance
40 miles

Wheels
Front: 12 inch,
Rear 10 inch

Load
350 lbs

Battery
48V / 16Ah
Swappable battery

Power
350W / 700W

Rating
IP67

IOT
4G

Lock
Cable Lock (optional)

Rear Lights
2 LED Strips
+ Reflectors

Breaks
EABS + Drum Breaks

Kickstand
Dual kickstand

2. Equipment & Safety.



Display



Swapabble Battery



Dual Brakes



Front Wheel Suspension



Phone Charger



Dual Kickstand



Front Basket



Safety Sticker

2. Equipment & Safety.

HOPR Micromobility Helmet.

+ Designed for micro-mobility
+ One-size fits most
+ Weather proof
+ Drop proof (No outer shell)
+ Cable goes through helmet
+ EPP Light weight foam material
+ CPSC-ASPM certified



2. Equipment & Safety.

Bike Share (optional)

If the City is interested we can also add shared pedal and electric bicycles.

HOPR 3 Pedal Bike





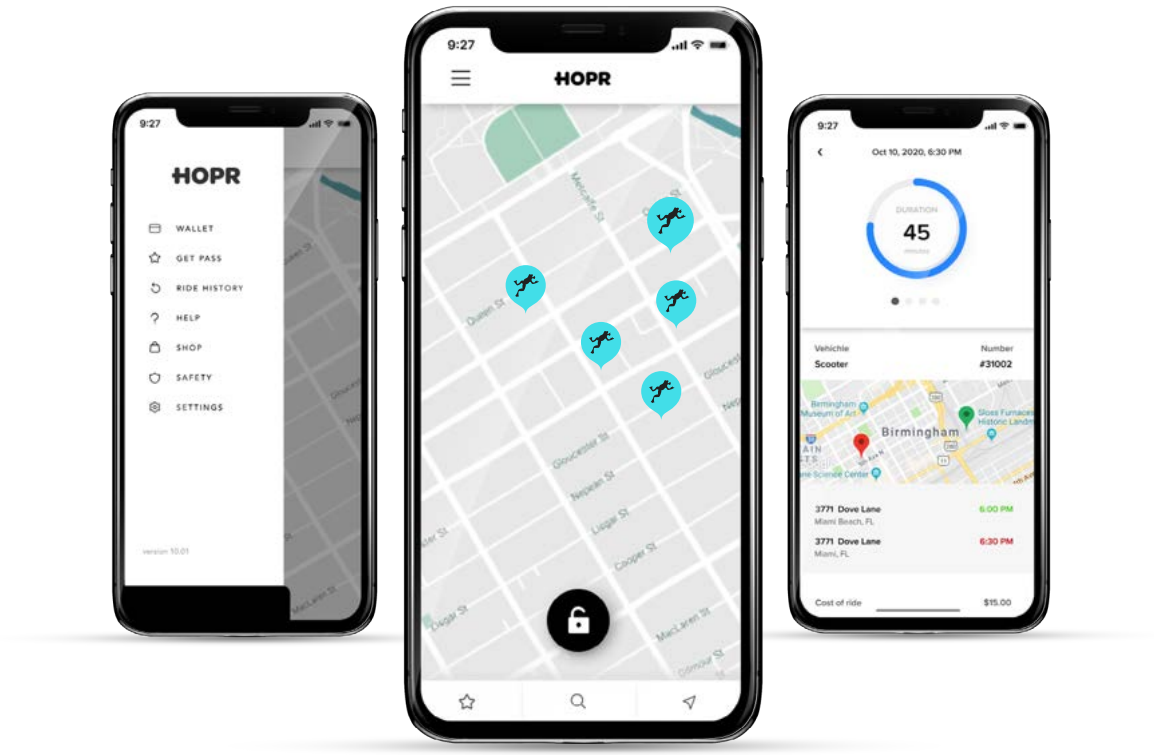
HOPR Electric Bike.



2. Equipment & Safety.

HOPR app.

HOPR transit app allows consumers to scan and go, customize plans, and access to multiple rides.



Start

- Find a ride or parking hub.
- Sign-up with phone, Facebook, or Gmail.
- Pay per trip or get a pass.

Ride

- Scan QR to unlock.
- Scan again to add riders.
- Switch between modes.

Other features

- Reserve a ride.
- Pause ride.
- Multiple languages.

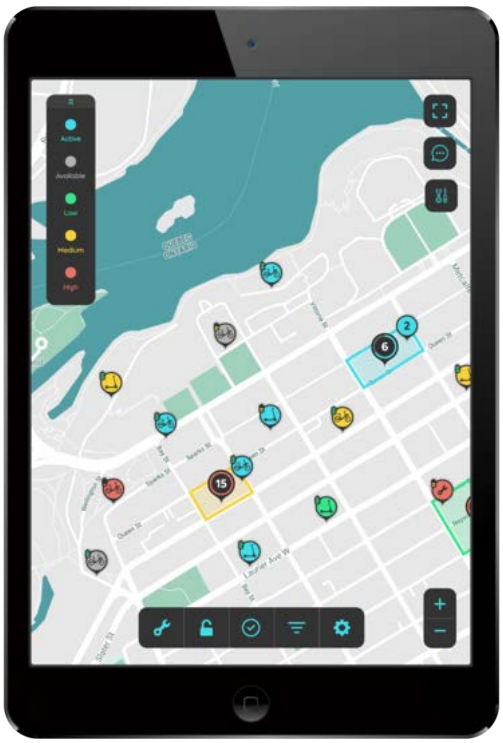
Return

- Lock & Go.
- View and share your ride.
- Earn rewards.

2. Equipment & Safety.

HOPR OS.

HOPR OS manages all aspects of the bike share fleet, users, and operations.



Operations
Manage the fleet, locate vehicles, view status, create work orders, record maintenance, and re-balance.

Tickets
Everything you need to handle customer support &maintenance requests.

Customers
Manage customer rides, tickets, ratings, passes, transactions, documents, and more.

Transactions
Automatic payment processing for all rides. PCI compliant.

Multi-modal
Unlock different modes of transportation with-in the app.

Gig Tasks
Manage chargers and maintenance tasks and distribute payment.

Reports
View reports for trips, customers, revenue, fleet utilization, and more.

Gov-Tech
API's for City data requirements.

2. Equipment & Safety.

b) Outline your ability to limit speeds, create no-ride zones, and create no-parking zones, based on geofencing. Describe any associated limitations (i.e. number of speed limits that can be set, accuracy of geofencing, etc.)

The HOPR technology uses geofencing to identify proper parking locations, system boundaries, no-ride zones, speed limiting and improper parking areas.

We are able to set up unlimited no-ride zones and activate the speed limiter in that zone. For the no-parking zone we can also setup unlimited number of zones and if the customer tries to end the ride in the no-parking zone the system will not allow it and display a notification to move and park elsewhere.

For no parking zones, we couple this geofencing with user fines for improper parking and user notifications.

Our geofencing technology is accurate in the type of urban environment such as Fort Pierce. We are currently studying new technology that emerged on the market and is still in early stages of integrations with scooter hardware and provider apps, if selected we are committed to pursue one or more of these technology solutions:

Luna Urban Platform:
www.luna.systems

Drover:
www.drover.ai

c) Describe the process private property owners will use to request speed limits, no- ride zones,

We can set up an online form that would allow private property owners to request speed limits, no-ride zones and no-parking zones. Our operations team would review all requests and work with the private property owner directly.

Also, the HOPR OS (operations software) immediately and automatically notifies our field ops team of any improperly parked vehicles so that they can be addressed immediately.

2. Equipment & Safety.

HOPR's outreach strategy is informed by years of experience in launching and operating other cities.

Our plan includes the following:

Pre-Launch

- Meetings with local stakeholders
- Pre-launch press
- Social media
- Safety videos
- Pre-launch public get to know us events

Launch Month

- Press release
- Launch event
- Safety education classes and helmet giveaway
- Announce and promote Equity program
- On e-scooter messaging tags
- Community ambassadors for education
- Membership drive
- First ride free

Ongoing

- Attendance at community events
- Monthly safety educational classes
- Corporate membership sales
- Social media campaigns and education
- Newsletters
- Rider app safety notifications
- Refer a friend promotion
- Local partnerships

e) Describe your plan to property sanitize vehicles and respond to the COVID-19 pandemic.

We take sanitation very seriously and have added additional cleaning measures to protect both our riders and our staff. These include sanitizing all touch points on every device encountered in the field. We also fully sanitize all devices entering and exiting our facility, and prior to the device returning to the field. Our staff are required to wear masks and gloves at all times and encouraged to frequently wash their hands with soap or use hand sanitizer. Additionally, we have in-app notifications reminding our users to wash their hands before and after riding.

We also can attach hand sanitizer liquid gel to each scooter. Once depleted we will refill them.
HOPR took a very proactive approach in adjusting our operations for the safety of our customers and staff. We put together a comprehensive plan that we submitted to our clients and cities for review. Almost all of our cities approved our plans and allowed us to continue to operate throughout COVID.

HOPR

Parking.



3. Parking.

a) Describe your approach to ensuring that users park appropriately. Include strategies your company uses to incentive proper parking behavior.

We suggest a hybrid "dock-optional" system.

Users are encouraged to pick up and return to hubs but also have the option to return to other approved parking areas as well like a public bike rack or furniture zone.

Over time once we study the patterns we will tweek the hub locations and size to further encourage use of hubs. The Hybrid system offers predictability and availability in a similar way to citibike. Alternatively users have the ability to park the scooter in other approved parking areas where there is no hub available. This works especially well in less dense areas outside of Manhattan.

Our app can also accommodate incentives in the form of free rides for parking at hubs and extra fees for parking outside of hubs. The hubs will be geofenced and when the scooter is parked there both the device and the app recognize and verify the location. Users are also required to take a photo of proper parking at the end of the ride.

3. Parking.

b) Do you anticipate seeking permits to install objects (i.e. docking or parking stations) in the Right-of-Way? If so, please describe.

HOPR believes in light parking infrastructure for scooters. We have different types of scooter parking racks that can be deployed quickly and in an affordable way for the program. Depending on space availability and connection to the grid we can offer the following rack types:

Example #1: Parking Box, no rack.



Example #2: Non-powered U shape scooter parking rack





Example #3: Non-powered low parking rack



Example 4: Powered scooter lock & charge rack

* See appendix for complete brochure.

HOPR

Operations.



HOPR

4. Operations.

a) Describe the availability of vendor staff for rebalancing or moving improperly parked Vehi-

HOPR has over 10 years of experience operating micro-mobility. We also are very familiar with Florida operations as we are currently operating in Tampa, St. Pete, Orlando, and Miami.

HOPR employees in-house well trained staff for all maintenance, charging and balancing activities.
Our dedicated team delivered consistent service every day of the year.

HOPR follows industry best practices and we hold ourselves to the highest standards for operational methods.

HOPR's approach to rebalancing and moving improperly parked scooters is on multiple levels:

Level 1: Prevention

- We follow the hybrid system methodology for parking; encouraging users to return the scooter to dedicated parking hubs and discouraging them from parking out of hubs in dense areas.

- At the end of the ride the customer is required to take a photo of proper parking.
We are also studying new technology from Drover AI that will automatically take a photo of the parking area at the end of the ride from a camera attached to the scooter. If the scooter is not parked properly it will send a notification to the user or provide an audible response prompting the user to park properly. The same technology has the ability to monitor sidewalk riding and will automatically slow down the scooter when riding on the sidewalk and notify the user.

- Our S2 scooter is also equipped with a double kickstand to prevent tipovers.

Level 2: Prediction

- Based on our years of experience, we will develop multiple rebalancing protocols to achieve an efficient and streamlined redistribution of scooters throughout the day as needed. We continuously customize rebalancing thresholds based on location and ridership volumes as the system matures.

- The advanced HOPR operations platform ensures constant monitoring of devices and round-the-clock attention to distribution patterns and device movement. We will cater our deployment and rebalancing schedule to the needs of the system to ensure reliable availability of devices when and where they're needed.

- HOPR utilizes software and AI that studies historical data and predicts demand, based on this we adjust the balancing activities to accommodate the locations that require the most attention.

4. Operations.

Level 3: Notifications & Quick Response

- Both users and the general public are able to report improperly parked, damaged or fallen scooters through our mobile app. They can also call the toll free number or email us, both displayed on the scooter, to connect directly with our 24/7 customer service center.

- The HOPR OS (software) automatically notifies our local operations team of improperly parked devices so our team can resolve the issue quickly. We typically respond with-in the hour.

b) Describe your proposed fleet size including your approach to seasonal variation in demand

HOPR has been operating in Florida for 10 years and we are well aware of the slow and high tourism seasons as well as the rainy and hurricane seasons.

We plan to deploy 150 scooters and increase to 300 based on demand, ridership levels, and seasonality. The scooters will be well distributed to serve locals and complement other modes of transportation for example connections to get to the bus.

During the tourism season we will increase the number of scooters and deploy them in the proper locations where the demand for rides exists.

For hurricane season we will implement a plan to retrieve all scooters from the street 5 days prior to the hurricane approach.

We also utilize the slower times of the year to refresh the fleet, improve operations and prepare for the high demand times.



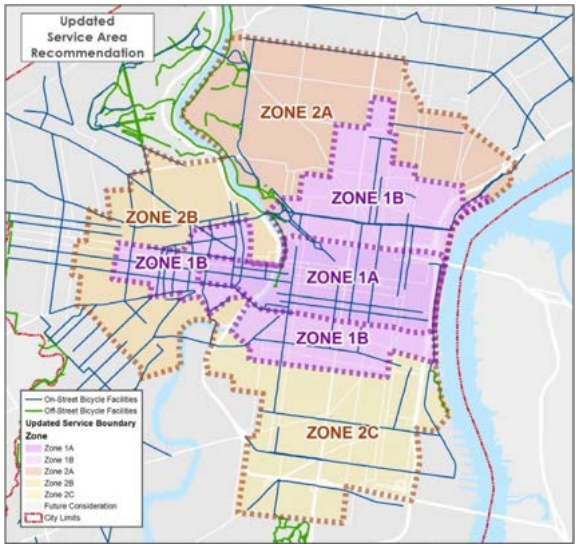
4. Operations.

c) Describe your plan to ensure equitable distribution of micromobility vehicles throughout the City of Fort Pierce, including your approach to re-balancing.

HOPR has a lot of experience with planning micro-mobility systems and distribution of vehicles in all areas of the city. We typically start with a feasibility study and submit to the City for feedback.

- We start by mapping the city into zones based on commercial vs residential areas.
- We identify the equity zones. The parking hubs based in the equity defined areas will be allocated a percentage of devices that are not based on revenue generation.
- We then map the demand based on population density, employment centers, destinations, hotels, transit hubs, commercial centers, medical centers, supermarkets, civic centers, parks, waterfronts, etc.
- We identify the most suitable locations for placement of parking hubs and plot them on the map.
- Each hub will have an assigned number of scooters.
- Over time we adjust based on historical ridership.
- We also accommodate special requests for hubs from stakeholders, local businesses and the community.

Sample Zone Map



4. Operations.

Our approach to equity locations:

1. **Placement of Hubs:**
   - Distribute scooters in equity defined areas regardless of revenue levels
   - Include signage at equity defined locations to promote equity programs.
2. **Access:**
   - Make it easy for the unbanked population to register and rent a scooter without a credit card.
   - Make it affordable for low income to rent a scooter.
3. **Partnerships:**
   - Partner with local organizations already catering to low income populations. These Partners typically include housing authorities, churches, social services agencies, transit authorities, and nonprofits.
   - Get the word out through these partners
   - Work with sponsors to give free rides and memberships
4. **Employment:**
   - Offer employment opportunities with-in low income community.
   - Youth internship program during the summer.
5. **Community Events:**
   - Attend community events
   - How to ride clinics
   - Helmet giveaways

d) Describe the proactive process you will use to prevent property damage and address property damage claims and complaints related to operation of their shared mobility vehicles.

HOPR is very responsive to these types of issues, in many cases property owners will contact us and ask to consider placement of devices on their property and in-such case we provide them with a hub location agreement to allow us and customers to access the property. In other cases that customers are parking scooters all over the property we will work with the property owner to establish designated parking hubs.

All third party claims regarding damage to property or people and handled promptly. We have a claim form that we provide for them to fill out and pass it on to our insurance company.

4. Operations.

e) Describe your plan to address dumping of your vehicles, including a proactive approach to identify vehicles that have likely been dumped and retrieval plans – including retrieval timelines to minimize environmental impacts.

Once we become aware of the issue either via external report or internal missing device investigation we will initiate certain emergency protocols to address the issue.

Devices that are in undesired places such as waterways, on trees, building tops, etc. will get top priority for retrieval. Once retrieved we will examine the device and if required decommission it.

Table #3 Time from Notification

Activity	Time from Notification
Major Incidents	Under 1 hour
Scooter blocking, misparked, private property	Under 2 hours
Damaged scooter removal	Under 4 hours
Recovery from waterways	Within 1 to 6 hours
Graffiti removal	Within 24 hours
Recovery from water	Daily

f) Describe your plan to suspend the accounts of users with non-compliant behavior, including property damage & parking violations.

We are able to temporarily or permanently suspend a user based on non-compliant behavior. We can temporarily suspend a user for repeated infractions such as leaving scooters out-side of the system area or parking violations. If a user has proven to continuously pose a problem to our system or the health of our system we are able to permanently suspend their account.

We identify users based on the last rental log in our system. We typically will call the user to investigate what happened and provide a warning.

Our system can also be configured to automatically suspend users for bad behaviour for certain periods of time and goes larger each time they misbehave. Eventually they will be required to take a safety course to re-open their account.

Our technology also has the ability to charge out of hub and out of system area fees. From our experience these are helpful in mitigating repeated misuse of the system. The amount of these fines can be configured per City. Additionally, if a user is found to have caused damage to our property, our terms allow us the right to charge them for the replacement of the device.

4. Operations.

g) Describe your plan to prohibit underage riders.

We have stickers on the scooter communicating the minimum age requirement to rent, this information is also included in the terms and conditions, We also require riders to scan their drivers license during signup and we verify their age based on that.



HOPR

Special Events & Severe Weather.



5. Special Events & Severe Weather

a) Describe your approach to special events including your ability to:

With systems in Tampa, Orlando, Miami, Vancouver, Cleveland and other cities, HOPR has years of extensive experience dealing with extreme weather events and we have developed standard operating procedures across all our systems.

For Fort Pierce HOPR will establish a hurricane plan and remove all devices 5 days prior.

During high winds and rain we have the ability to close down the system so people can't rent the devices and remove them from the street if necessary.

Our storage facility will also have measures in place to avoid flooding damage.

Following any severe weather event we do a system check and physical inspection of all devices.

For special events we will establish a temporary hub and geofence it so riders know to park there.
We also will staff the event and work with event organizers to best accommodate the event.

i. Create temporary reduced speed, no park, or no ride zones

With our flexible software, we are able to create reduced speed zones, no parking zones and no ride zones for events. We can also create temporary parking zones to encourage alternative modes of transportation to and from events while also ensuring the vehicles are parked responsibility.

ii. Remove Vehicles quickly in the event of severe weather

Yes, we are experienced in addressing severe weather conditions, including removing vehicles from the street if and when necessary.

HOPR

Data Sharing.



6. Data Sharing

a) Describe the "data dashboard" you will make available to City staff, include screenshots and describe what data will be included and the format of that data.

We monitor all aspects of our system through HOPR OS (software).

HOPR believes in sharing anonymized real-time and historical data with our partners, allowing for a better understanding of transportation needs. We can provide data in various formats including:

- Industry standards MDS and API's.
- Raw data in the preferred file format.
- A custom online portal with auto-generated reports and real-time data on hub utilization, ridership, and trip information.
- Monthly reports summarizing ridership, trips, and maintenance activity.

We can provide authorized personnel at City of Fort Pierce a custom online portal with auto-generated reports and real-time data on hub utilization, ridership, and trip information. A sample dashboard is pictured below.



6. Data Sharing

b) Describe what data will be included in the following reports and the format of the data:

i. Monthly maintenance activities

Our monthly maintenance report can include, but not be limited to:

- Number of scooters inspected
- Number of hubs inspected
- Number of scooters repaired
- Summary of type of repairs
- Vandalized scooters
- Scooters decommissioned

ii. Monthly report on property damage complaints

- Date of complaint
- Property damage address
- Nature of complaint
- Actions taken to resolve the complaint
- Resolution of complaint

iii. Monthly report on daily deployment

- Average number of scooters deployed
- Most active hub locations
- Least active hub locations

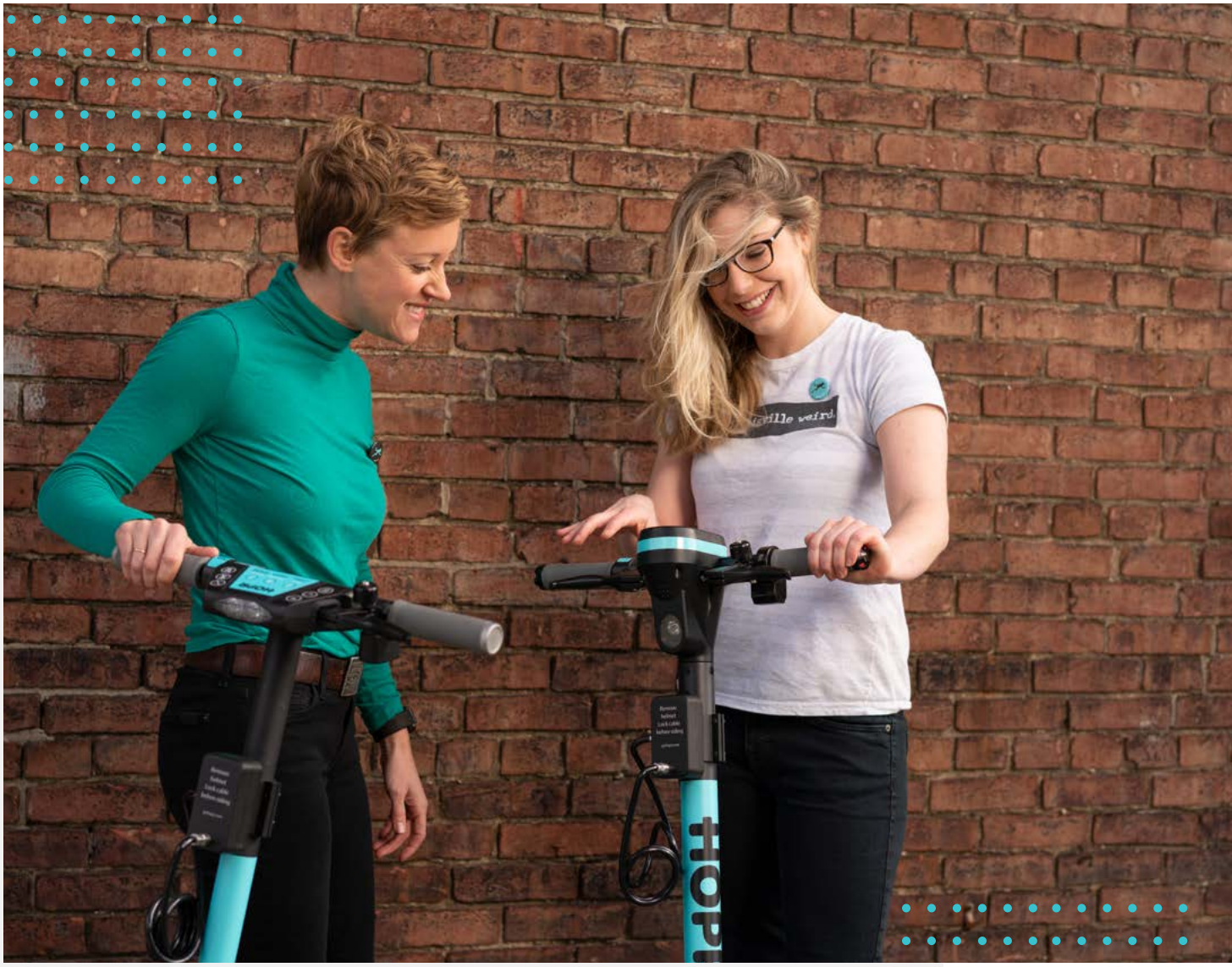
iv. Describe your collision-reporting process

HOPR has an online form that is completed after each incident. Please see the appendix for sample form.



HOPR

Management Proposal.



1. Program Management.

a) Project Team Structure

HOPR is a Florida based company with strong ties to the community. We launched the first bike share program in Tampa, St Pete, and in Orlando and continue to operate in and remain committed to these communities today. Having such a large presence in Florida means that our management team will pay close attention to your city and always be available to monitor and solve issues quickly.

HOPR's background is micro-mobility operations, the most important aspect of micro-mobility. We have launched and operated over 20 programs across North America and have a unique understanding of the Florida market as well as smaller cities. Our operating experience is what differentiates us from the rest, we are 100% focused on operations, no gig workers, only highly trained and dedicated HOPR staff.

- **HOPR is headquarters in Miami Beach only two hours south from Fort Pierce.**
- **We also have a large regional operational center in Orlando just 2 hours north of Fort Pierce.**
- **Upon award, we plan to open a local operations facility in Fort Pierce.**

Being so close to Fort Pierce allows us to operate the program in a very effective way. We can share resources from our neighboring systems in the region and even allow for Statewide micro-mobility membership passes.

Locally we will hire an operations lead that will be well trained and supervised by our corporate office in Miami Beach.

The local operations manager will be responsible for the day to day operations of the local team and fleet. This person will report directly to the corporate office in Miami to the Operations Manager and CEO.

Fort Pierce team will also receive support from our entire corporate team and customer service & engagement center.

1. Program Management.

HOPR Organization Chart

Corporate Team

Josh Squire
CEO

Eli Gartenbank
Technology

John Romero
Product Innovation

Ruben Figueredo
Operations Manager

Ruben Figueredo
Operations Manager

Carol Henry
Finance & Human Resources

Chelsea Davidoff
Government Relations

Regional Operations Support

Seiji Schoppert
Operations

Joe Freeman
Operations

Philip Frost
Scooter Fleet Manager

Local Team

(will be hired and trained upon award)

Operations Manager

Mechanics
Field Operations

Local Marketing

Customer Support & Engagement

Chris Ferell
Customer Service Manager

Livnelly Molina
Graphic Design

Alma Langshaw
Marketing Manager

1. Program Management.

Josh Squire, Founder & CEO

Mobility Experience: 28 years

Josh is a mobility expert with three decades of experience operating shared mobility programs and transit facilities. Josh launched and operated over 20 cities and a dozen campuses in North America including Tampa, USF, Orlando, Fort Lauderdale, Miami, Atlanta, Chicago, Cleveland, Louisville, Phoenix, Tempe, Santa Monica, Beverly Hills, UCLA, West Hollywood, Bay Area, Vancouver BC, Ottawa ON, and more. Josh has experience managing hundreds of employees and multiple mobility programs. Josh was involved with many new products and technology platforms for micro-mobility. He received the first U.S. patent for bike share in 1999 and created the HOPR transit platform.

Eli Gartenbank, Chief Technology Officer

Software & Mobility Experience: 25 years

Eli is an experienced developer with a demonstrated history of working in the computer software industry. He has designed and programmed the HOPR Transit Platform. He is experienced in the SaaS industry, advancing his skills in front and back-end web, and mobile app development and high-traffic website management. Over the years he has led teams of developers and programmed for multiple startups in the mobility, sport and medical fields. Eli Co-founded a software company catering to the recreational rental industry including bike rental.

John Romero, Product Innovation

Mobility Experience: 10 years

John leads the design, production and logistics of HOPR's bikes and scooters. John has years of experience collaborating with bike and scooter manufacturers. Before taking the lead on product development john managed the successful launch of Bike Share systems in 10 US cities. John is also the Co-founder of The Bicycle Cellar, a bicycle commuting facility.

Chelsea Davidoff, Government Relations

Mobility Experience: 4 years

Chelsea leads HOPR's government relations across the U.S. Prior to taking on that role she was the General Manager for HOPR's west coast systems including: Santa Monica, West Hollywood, Beverly Hills, UCLA, UCSB, San Ramon, and Menlo Park. She also spearheaded multiple program launches and managed successful integration of systems into a regional network. Prior to HOPR Chelsea worked at Paramount Pictures identifying strategic partners and opportunities to build goodwill within the community and company.

Ruben Figueredo, Operations General Manager

Mobility Experience: 4 years

Ruben is an expert in managing and operating micro-mobility services. He launched a micro-mobility brand and ecommerce store focused on electric mobility vehicles. Ruben has also spearheaded maintenance services for major micro-mobility brands. Prior to joining HOPR he managed large sporting events.

1. Program Management.

Joe Freeman, Operations Manager

Mobility Experience: 7 years

Joe started as a fleet manager and helped launch Coast Bike Share in Tampa, USF and St. Pete. Three years ago he was promoted to Operations Manager for Coast, he oversees the regional bike share network, recruits, trains and manages the Florida west coast team. Currently Joe is focused on expanding the system with the launch of HOPR's electric bikes in St. Pete, FL.

Seiji Schoppert, Operations Manager

Mobility Experience: 5 years

Seiji manages operations in north Florida including Orlando. Prior to managing operations he managed the fleet in Orlando and prior to that he worked for an electric vehicle shuttle company in Orlando.

Phillip Frost, Scooter Fleet Manager

Mobility Experience: 11 years

Phillip is a military veteran with expertise in mechanics of automobiles. Prior to joining HOPR Phillip was an operations manager for Lyft's electric scooter program in Miami. He was also involved in launching Louisvuille's scooter program with HOPR. Today Philip oversees the scooter fleet maintenance and safety checks for HOPR and is also overseeing a national scooter share fleet account for HOPR 3rd party operations program.

Chris Ferell, Customer Service Manager

Mobility Experience: 4 years

Chris started out as a customer service representative and worked his way up to customer service manager. He has vast experience in the mobility space with handling and solving any type of issue related to customers, businesses and community stakeholders. Chris has also put together training processes and quality control for the customer service department at HOPR.

Alma Lanshaw, Marketing Manager

Marketing Experience: 5 years

Alma has worked in Digital Marketing for three years at both creative agencies and established companies. Alma has experience in Digital Marketing across various industries such as food & beverage, retail, beauty, hospitality and micro-mobility. She currently manages all digital marketing efforts including planning, execution, and optimization of digital/local marketing and sales efforts. Her scope encompasses online paid advertising, content marketing, SEO, product marketing, e-commerce, email automation, PR and social media management.

1. Program Management.

b) Operations/Internal Controls/Customer Service

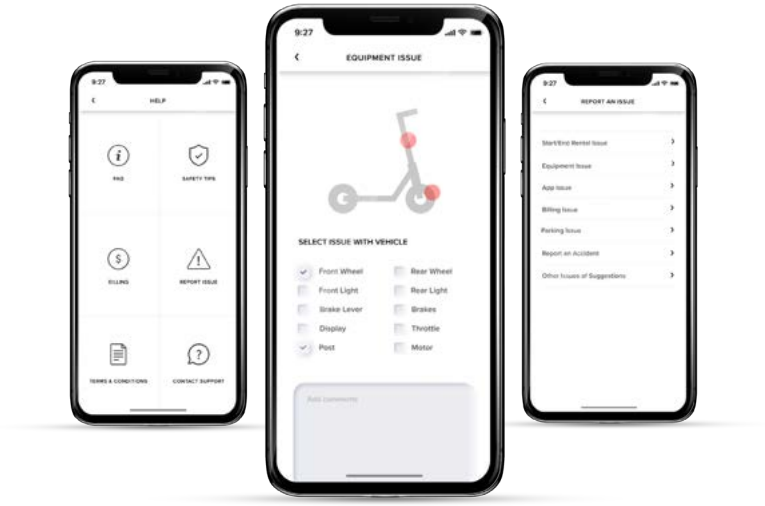
Our industry-leading operations software helps our trained staff to easily manage repairs and inspection schedules to ensure all devices are well-maintained and reliable. The maintenance and repair data can be captured in the system back-end for historical reference. Our current daily maintenance includes but are not limited to:

- **Oversight of all devices.**
- **Daily field operations activities: safety checks, cleaning, adjusting, battery swapping, collecting, distributing and moving devices.**
- **Response to issues and complaints.**
- **In-house planned maintenance activities: repairs and tune-ups.**
- **Customer service: answering calls, emails, social media, and solving customer issues.**

The software will automatically disable scooters and notify field operations teams when:

- **Users submit a ticket via app to report a problem with the scooter**
- **The scooter auto-detects a malfunction with the scooter, such as:**

  - Throttle issues: short circuit, stuck in push position
  - Brake and brake lever failures
  - Motor related issues
  - Power supply issues
  - Battery and motor overheating
  - BMS and Controller related issues
  - Light malfunctions
  - IOT and communication related issues



1. Program Management.

Regular Operating Procedures

We are able to manage the quality of our product through our established maintenance protocols that call for daily field visits as well as bi-weekly maintenance checklists for each device.

Our fleet methodology is based on:

1. Preventive maintenance plan
2. Daily field maintenance
3. Manufacturer guidelines per miles ridden maintenance
4. Seasonal maintenance
5. Refurbishment

HOPR's maintenance methodology is based on years of experience of operating micro-mobility.

Table #4 Maintenance activities

Activity	Performed By	Frequency
Cleaning & Safety checks	Field operations staff	Daily
In-Field light repair	Field operations staff	Daily
Reactive maintenance	Staff mechanics	Daily
Preventive maintenance	Staff mechanics	Monthly
Device miles maintenance	Staff mechanics	Per manufacture guidelines
Seasonal maintenance	Staff mechanics	Fall - Winter
Refurbish	Staff mechanics	Annually
Firmware updates	Tech team	Periodically

1. Program Management.

Table #5: Ongoing maintenance operations and checks

Activity	Task
Entire Scooter	• Wipe down scooter • Disinfect scooter touch points • Wash off graffiti • Replace stickers
Battery	• Swap battery
Brakes	• Right brake lever • Left brake lever
Wheels & Basket	• Check front wheel & tire • Check front shock • Check front basket • Tighten steering column • Check rear wheel & tire • Check rear brake spring • Check rear wheel pin
Lights	• Check front light & reflector • Check rear light & reflector • Rear reflector

Activity	Task
Front	• Check handlebar • Check Grips • Check dashboard • Check throttle • Check bell • Check phone charger • Tighten loose screws
IOT	• Check comm.
Fenders	• Check front Fender • Check rear Fender
Frame & Kickstand	• Check for damaged Frame • Check for damaged or bent tube • Identify cracks • Check Kickstand • Check foot mat

Charging Activities

All of our scooters have ops swappable batteries, and our field staff can swap batteries in the field very quickly, under 30 seconds.

The system also alerts field ops when batteries are low, 20% or under, and require a swap.

We plan to utilize electric cargo bikes for swapping batteries.

Once the batteries are swapped the ones that need charging are returned to our warehouse for safe charging. We swap batteries daily as needed however we prioritize batteries that reach a 20% level.

1. Program Management.

Table #6: Battery swap averages by # of rides per scooter per day

# of rides per scooter/day	Battery swap required every
1-2	10 days
3-4	5 days
5-6	4 days
7-8	3 days
9-10	2 days
11+	daily

Expected vehicle life

HOPR comes from an operations background and we pride ourself for keeping our devices running for a very long time (24 to 60 months) and we go to great lengths to refurbish the devices and recycle when necessary in a responsible way. When a scooter is decommissioned we will dismantle the scooter and reuse all the parts that are still in good condition.

In some cities we operate we have recycled shared bikes after 5 years of use, and designed retrofits to upgrade locking technology on the bike and updated the locking, connectivity and app for the devices. We also have experience developing retrofit kits for other companies.

Battery life depends on many conditions, primarily length of usage and number of times charged. On average, our batteries will be replaced every 24 to 36 months.

Rebalancing Activities

We have the ability to customize rebalancing thresholds based on location and ride volumes can be refined as the system matures.

Our system sends alerts to field staff when hubs are out of balance and when there is scooter overflow based on predefined thresholds.

We also utilize Qucit AI Software for balancing optimization. www.en.qucit.com

1. Program Management.

Physical Operations.

- We start by labeling high traffic destinations based on historical ridership data and other sources.
- We adjust the balancing activities to specific locations and specific times of the day that require it.
- We try to avoid peak traffic times if possible and utilize electric cargo bikes and trailers for balancing activities.
- We continuously study patterns of use and adjust scooter staging and balancing activities accordingly.
- We prepare for events ahead of time.



2. Experience of the Firm.

Indicate the Firms experience by providing a list of municipalities, campuses or locations where their vehicles are currently or were recently deployed. Include the average number of vehicles in operation per day at each location.

HOPR is one of the most experienced micromobility operators in North America. Unlike many other companies we started in operations and have been focused on operations for a decade with vast experience operating in many different settings and working with multiple equipment and technology providers including: Social Bicycles, PBSC, B-cycle, Smoove, Okai, Segway, Kwickwheel and HOPR.

HOPR employs several scooter expert managers and staff that have extensive experience working for some of the largest scooter companies in the U.S. HOPR also works as a contractor for other scooter companies, charging, balancing, cleaning and maintaining scooters. More recently HOPR deployed its own scooter fleet in Louisville KY and was awarded contracts for scooter operations in Rochester, New York. HOPR also operates a scooter service center in Miami Beach, FL.

Table #7: HOPR Cities

City	Start Date	End Date
Tampa-St. Pete, FL	2013	Present
Orlando, FL	2015	Present
Beverly Hills, CA	2016	Present
Atlanta, GA	2016	Present
Vancouver, BC	2016	Present
Cleveland, OH	2016	Present
Louisville, KY	2017	Present
Fremont, CA	2019	Present
Rochester, NY	2020	Present
Multiple campuses & Parks	2017	Present
Phoenix-Tempe, AZ	2014	2020
Santa Monica, CA	2015	2020
West Hollywood, CA	2015	2019
Ottawa, ON	2015	2019

3. References

Tampa, FL

Calvin Thornton
Smart City Micro-Mobility Engineer, City of Tampa
306 E. Jackson Street, 4E
Tampa, Florida 33602
813-274-7884
calvin.thornton@tampagov.net

Orlando, FL

Ian Sikonia
Senior Planner / Bicycle & Pedestrian Coordinator,
City of Orlando
400 South Orange Avenue
Orlando, FL 32801
407-246-3325

Louisville, KY

James Graham
Mobility Coordinator,
Louisville Metro Division of Transportation
444 S 5th Street, ste. 400
Louisville, KY 40202
502-574-6473



HOPR

Ready when you are.

Appendix.

- Bikekeep Public Scooter
- Forms

Appendix #1:
Bikeep public scooter

bikeep

Technical specification

SS-P1000-1.1

Public Scooter Station

Main features

Dimensions

Power requirements

Operating enviroment

Using personal scooter station



bikeep.com
hello@bikeep.com
479 Jessie St San Francisco +1 (415) 625-3053

Appendix #1:
Bikeep public scooter

MAIN FEATURES

Standard Scooter station has 5 docks for 5 scooters.



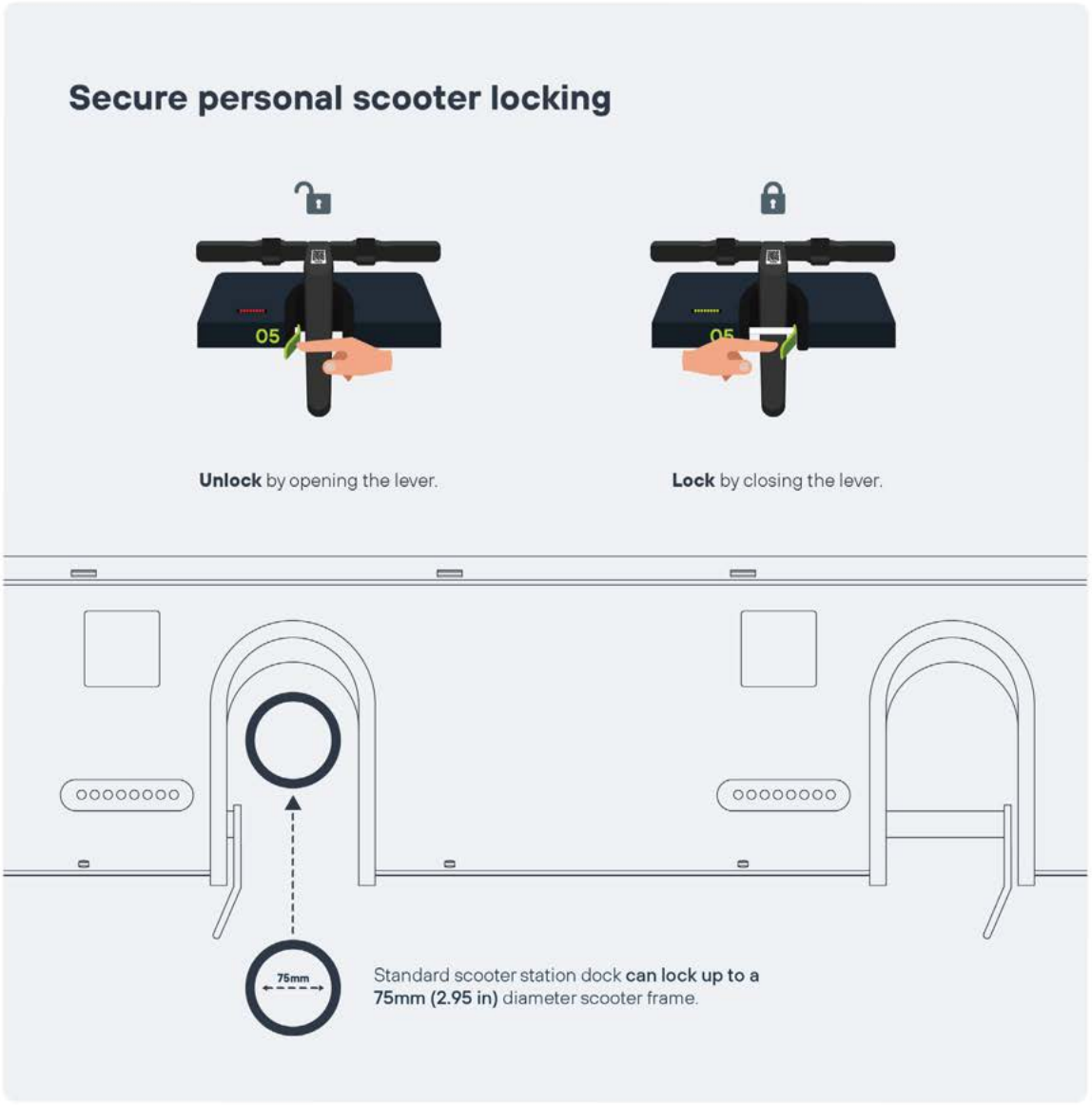
Default options

Feature	Deafult	
Standard colors	Body: RAL5008 (Gray-blue) Legs and locking bar: RAL6018 (Yellow-green)	
Contactless card reader	Integrated contactless card reader (RFID reader).	The default station works with contactless cards and Bikeep App.
Integrated chargers	42V 1.7A (71W) chargers with standard DC connector. Segway Ninebot ES1, ES2, ES4 or Xiaomi M365/Pro.	Scooter chargers require a line power connection. Third-party charger adds extra handling costs.

Bikeep personal scooter station is a scooter station where the scooter owners can lock and/or charge their personal scooters. The standard station has 5 docks.



Appendix #1:
Bikeep public scooter



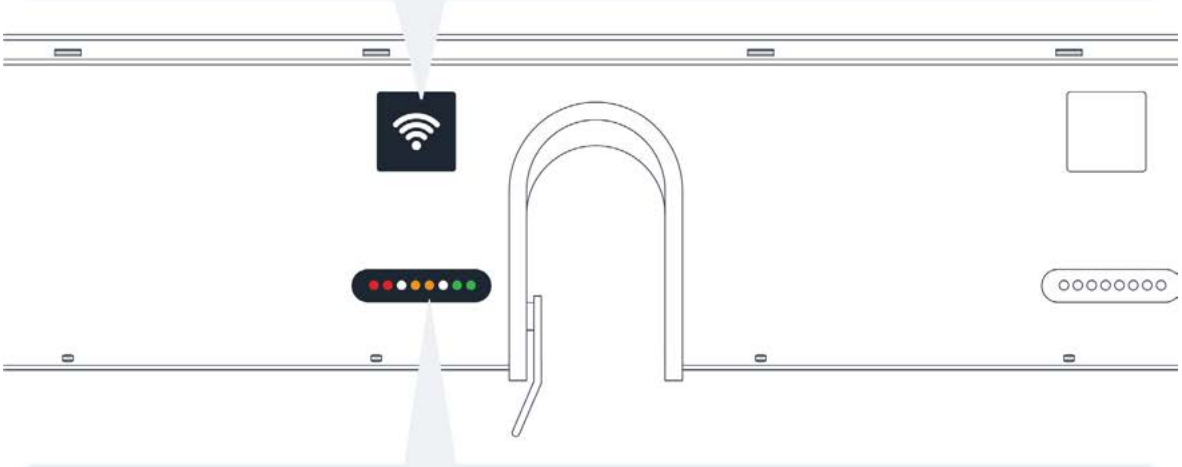


Appendix #1:
Bikeep public scooter

Contactless card reader



- The card reader module provides you with access control via contactless cards or key fobs.
- The contactless card reader module supports most 13.56MHz cards (13.56MHz ISO14443A compatible).



Led indication

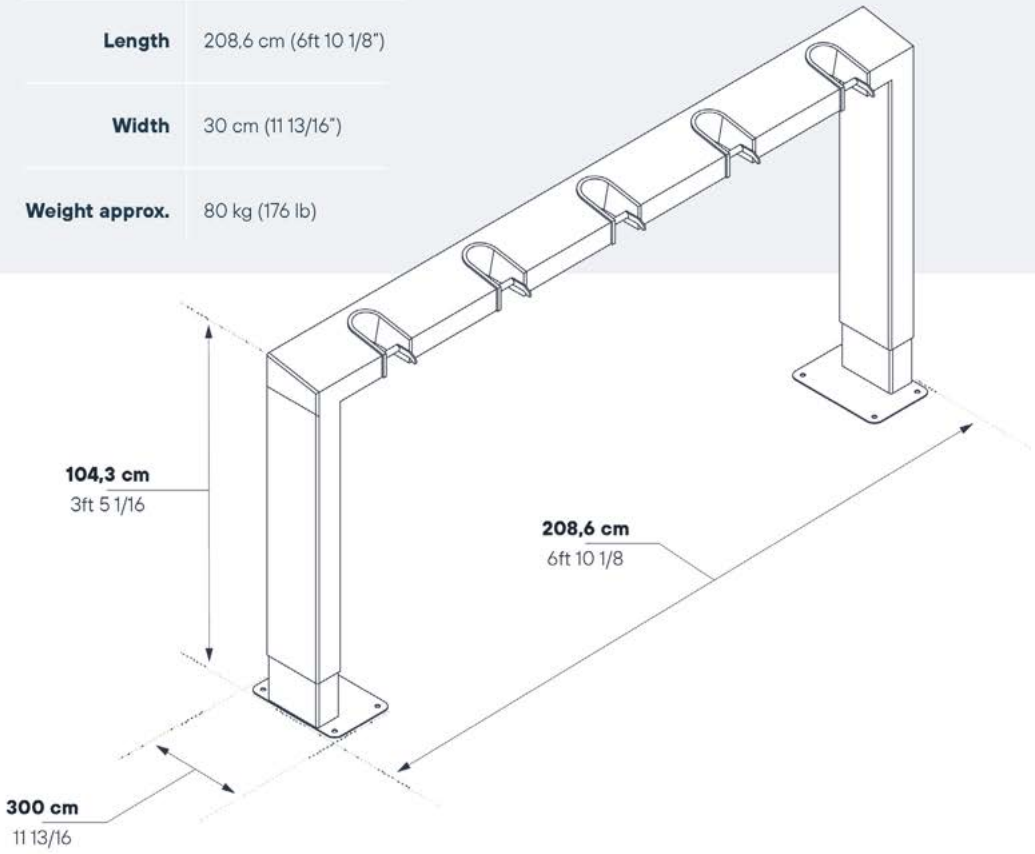
Status (indication) LED shows the current state of the scooter station dock.



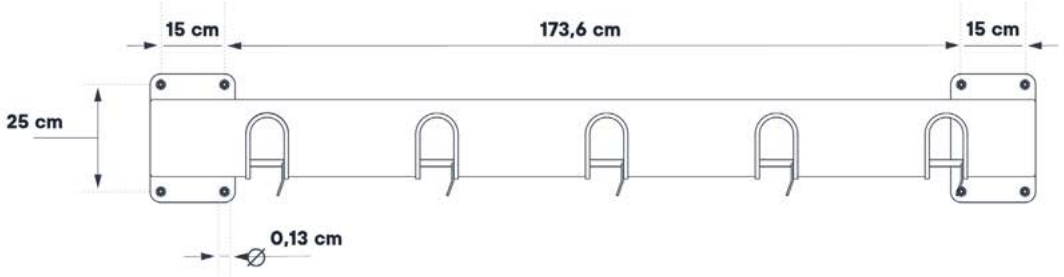
Appendix #1:
Bikeep public scooter

DIMENSIONS

Height	104,3 cm (3ft 5 1/16")
Length	208,6 cm (6ft 10 1/8")
Width	30 cm (11 13/16")
Weight approx.	80 kg (176 lb)



Installation and ground fixture



Appendix #1:
Bikeep public scooter

POWER REQUIREMENTS

Scooter locking only

Input voltage: 24DC or 110/230VAC
1W per dock and per the main controller 10W

Nr. of docks	Power consumption	Power requirement
5 dock station	15W	Less than 1A @230VAC **or** Less than 1A @110VAC
10 dock station	20W	Less than 1A @230VAC **or** Less than 1A @110VAC
15 dock station	25W	Less than 1A @230VAC **or** Less than 1A @110VAC
25 dock station	40W	Less than 1A @230VAC **or** Less than 1A @110VAC

Scooter locking & Charging station

Input voltage: 110/230VAC
⚠ Scooter chargers require line power 110/230VAC

Nr. of docks	Power consumption	Power requirement for E-charger Station
5 dock station	0.75kW	3.25A @230VAC **or** ~7 @110VAC
10 dock station	1.5kW	6.5A @230VAC **or** ~14A @110VAC
20 dock station	3kW	13A @230VAC **or** ~27A @110VAC

Calculations based on 150W e-scooter chargers that are charging at full load.
The actual power requirements may be smaller.



Appendix #1:
Bikeep public scooter

OPERATING ENVIROMENT

Operating temperature.
-35 °C to 70 °C.

Ingress Protection Rating
IP55

Operating humidity.
10% to 90% non-condensing.

MTBF
230 000h

Regulatory approvals

CE FC

Materials

- 3 mm steel sheet metal
- Corrosivity category C4
- Teknos INFRALIT powder coating



SECTION V
FORMS

THE SUNRISE CITY
FORT PIERCE
PURCHASING DEPARTMENT
Florida

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

CYCLEHOP LLC DBA HOPR does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business=s policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on,or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee=s community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Proposer's Signature

12/28/2020

Date

Form **W-9**
(Rev. November 2017)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
CYCLEHOP LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ C

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
1111 LINCOLN ROAD, STE 500

Requester's name and address (optional)

6 City, state, and ZIP code
MIAMI BEACH, FL 33139

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
___ - ___ - ____

or

Employer identification number
45 - 3704648

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ _____ Date ▶ 12/28/2020

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Cat. No. 10231X Form **W-9** (Rev. 11-2017)

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Request for Proposal cover page (page 1) completed, signed and attached?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents.	X	
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents.	X	
Proposal envelope is marked accordingly.	X	
Are Two (2) complete proposal packages included (one original and one electronic copy (PDF) on a USB Flash Drive) of sealed proposals? Disregard, if you are going to utilize the electronic submission option		
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH PROPOSAL _____

December 15, 2020

CITY OF FORT PIERCE

SCOOTER SHARE PROGRAM

RFP NO. 2021-010

ADDENDUM NO. 1

The purpose of this addendum is to respond to questions submitted by potential bidders for clarification of the proposal specifications and to extend the proposal due date.

1. **QUESTIONS:** Was there a mandatory site visit for this bid and if so, what is required of vendors in our submission/response with regards to the site visit?

   ANSWERS: **This is a typo, there we not a mandatory site-visit scheduled for this solicitation. See revised proposal document, attached.**

2. **QUESTIONS**: Reference: Page 1, cover page Delivery in _____ days, ARO what does the vendor include in the space provided?

   ANSWERS: **ARO stands for "After receipt of order" this is not applicable for now, please type in N/A.**

3. **QUESTION:** Reference: Page 1 cover page – Bid Security – Is Bid Security required for this bid?

   ANSWER: **No bid security is required.**

4. **QUESTION:** For this bid, the only document that requires manual signature is the cover page, correct?

   ANSWER: **No. The cover page and all of the forms now listed in Section V of the proposal document (see attached REVISED proposal document).**

5. **QUESTION:** Reference: Page 6-17 Drug -Free Workplace (DFW) Can you provide the Drug Free Workplace Certification Form?

   ANSWER: **Please see attached, REVISED proposal document, Section V - Forms**

6. **QUESTION:** Reference: Page 9-13 Insurance- What are the insurance coverages and limits required for this bid?

   ANSWER: **Please see attached, REVISED proposal document, Section II Insurance Requirements.**

7. **QUESTION:** Reference: Page 11.1 Proposal Opening- Bearing in mind current social distancing measures vary by state, will the City consider modifying it's submission requirements to an online submission through the Demandstar.com portal or via email?

ANSWER: **You may submit your proposal response electronically to: procurement_dl@cityoffortpierce.com no later than 3pm EST, January 4, 2021. If you decide to use this submission option, please note your entire submission must be submitted electronically. Please do not mail hard-copies.**

8. **QUESTION:** Reference Page 12:3 Minority Participation and Outreach Program- Is Minority and Woman Owned Business Enterprise (M/WBE) participation required for this bid?

ANSWER: **No, it is not required. If you have a Minority Participation and Outreach Program please provide the information as required, if you do not have this program state N/A.**

9. **QUESTION:** Is the Firm/vendor required to be licensed to do business in the State of Florida upon bid submission or upon bid award?

ANSWER: **Upon bid award.**

10. **QUESTION:** As it is a significant investment and this is a competitive bid process, we typically do not secure the local facility from which we will operate until after bid award. We are happy to provide this location upon contract negotiation to ensure compliance with this requirement and good faith effort. With this said, what should we provide here that is satisfactory given the scope of services?

ANSWER: **Proposers are not expected to secure a local facility prior to bid award. A brief description of the type of facility that you typically operate from, proximity to scooter locations and any other relative information about the prospective facility will suffice for the proposal.**

11. **QUESTION:** Reference: Page 18: H. Proposal Format and Presentation, Technical Proposal- Elements of the Micromobility Program, d) Revenue Share with the City of Fort Pierce – Could the City please elaborate on the desired revenue share agreement?

ANSWER: **The terms of the revenue share should be proposed by the firm based on their assumptions or projections; it will ultimately be negotiated as part of the agreement.**

12. **QUESTION:** Reference: Page 18. H Proposal Format and Presentation, 2 Equipment and Safety, C) Describe the process private property owners will use to request speed limits, no ride zones- Could the City please elaborate on the intention for this question? It is our understanding that vehicles will only be deployed and operate in approved locations with City-required parameters for speed, riding and parking?

ANSWER: **During the pilot program, the City received concerns from citizens received concerns from citizens regarding rate of speed, trespassing on private property, etc. In some cases, those issues were rectified through the ability to create "no ride zones" and alter the speed limits in certain areas. How would your firm handle those type of complaints?**

13. **QUESTION:** Reference Page 20: I Evaluation Criteria, Qualifications and Experience- Are vendors interested in submitting a response to this bid required to have been Operating in the City of Fort Pierce previously in order to receive points towards this evaluation criteria?

ANSWER: **No. The Firms will be evaluated on their experience with similar Municipalities and whether or not they are currently operating a scooter share program, regardless of the location.**

14. **QUESTION:** Other than the fees associated with submission, are there any fees or charges to the vendor to operate within the City of Fort Pierce?

ANSWER: **There is no fee associated with submission. The selected vendor will need to have a valid Business Tax Receipt with City of Fort Pierce.**

15. **QUESTION:** With respect to Scorecard Section I "Evaluation Criteria", considering that the Evaluation Criteria seems to be following the Proposal Format and Presentation (see point H), could you please clarify the following issues: the first 20 points are graded against "Qualifications and Experience", does this section refer to the Letter of Submittal? If not, to which section and question does it refer to? Additionally, for your ease of reading, where should Proposer's address the "Qualification and Experience" criteria: Letter of Submittal, Technical Proposal or Management Proposal?

ANSWER: **The Evaluation Committee will rate the firm based on their overall Qualifications and Experience. This can be addressed in the Management Proposal: Experience of the Firm, as well as the Letter of Submittal.**

16. **QUESTION**: Within the Management Proposal Evaluation Criteria we see "Ability to respond to citizen/duty complaints". However, although It is an Evaluation Criteria for the Management Proposal, it is not Part of a specific question in the Management Proposal. Should the above be addressed within Management Proposal Section 1 b) Customer Service?

ANSWER: **Yes**

17. **QUESTION:** With reference to Section G "Commitment of Firm Key Personnel", we understand the Respondents can identity Key Personnel either in their submittal or during contract negotiation- can you please clarify whether the fulfilment of this particular provision is necessary at this initial stage?

ANSWER: **The key personnel can be identified during the contractual negotiations. The Respondent agrees that key personnel identified in the submittal or during contract negotiations as committed to this project will, in fact, be the key personnel to perform during the life of this contract.**

18. **QUESTION:** Can you please clarify the extent of the commitment and the information to be provided?

ANSWER: **It is important that the City be made aware of key personnel changes with relation to this contract. This information can be determined during contractual negotiations and mutually agreed upon. If there are key personal changes after the contract is executed, the City shall be notified of the change(s).**

19. **QUESTION:** With regard to Facility (Letter of Submittal point (c) and Article "28 Facilities ", can you please clarify whether Proposers have to disclose their chosen facility at this stage? If so, do you have any preference with the choice of facility? Alternatively, if bound to do at this stage, are proposers free to choose where to choose their facility?

ANSWER: **Proposers are not expected to secure a local facility prior to bid award. A brief description of the type of facility that you typically operate from, proximately to the scooter locations and any other relative information about the prospective facility will suffice for the proposal.**

20. **QUESTION:** What was ridership like during Fort Pierce's pilot?

ANSWER: **See attached the Ridership Report, July 2020.**

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: JOSH SQUIRE, CEO
Typed or Printed

Company Name: CYCLEHOP LLC DBA HOPR

Address: 1111 LINCOLN ROAD, STE 500, MIAMI BEACH FL 33139

Date: 12/28/2020

/gm

Attachments: **Revised Proposal Document**
Ridership Report July 2020

December 17, 2020

CITY OF FORT PIERCE

SCOOTER SHARE PROGRAM

RFP NO. 2021-010

ADDENDUM NO. 2

The purpose of this addendum is to extend the proposal due date from 3:00 P.M., December 22, 2020 to:

3:00 P.M., MONDAY, JANUARY 4, 2021

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: JOSH SQUIRE, CEO
Typed or Printed

Company Name: CYCLEHOP LLC DBA HOPR

Address: 1111 LINCOLN ROAD, STE 500, MIAMI BEACH FL 33139

Date: 12/28/2020

/gc

CYCLLLC-03 KPOPP

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/4/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Robertson Ryan - Oak Brook Riordan & Scully Insurance Services 815 Commerce Drive Oak Brook, IL 60523	PHONE (A/C, No, Ext): (630) 468-5400	FAX (A/C, No): (630) 468-5432
	E-MAIL ADDRESS:	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Cyclehop, LLC 1111 Lincoln Road, Suite 500 Miami Beach, FL 33139	INSURER A : Burlington Insurance Company	23620
	INSURER B : Continental Insurance Company	35289
	INSURER C : GREAT AMERICAN INSURANCE COMPANY	16691
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 2,000,000
	[ ] CLAIMS-MADE [X] OCCUR	X		403BW59558	8/9/2020	8/9/2021	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	[X] POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	[ ] OTHER:							$
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	[X] ANY AUTO			6042613539	6/1/2020	6/1/2021	BODILY INJURY (Per person)	$
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
C	[ ] UMBRELLA LIAB [X] OCCUR						EACH OCCURRENCE	$ 5,000,000
	[X] EXCESS LIAB [ ] CLAIMS-MADE			XS330506006	8/9/2020	8/9/2021	AGGREGATE	$ 5,000,000
	[ ] DED [ ] RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						[ ] PER STATUTE [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
B	Inland Marine			6042919270	6/1/2020	6/1/2021	Bike Equipment	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional Insured: City of Rochester

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/09/2020

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IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
FounderShield, LLC 122 W 26th Street, 2nd Floor New York, New York, 10001	PHONE (A/C No. Ext): 646-854-1058	FAX (A/C No):
	E-MAIL ADDRESS: coi@foundershield.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : PACIFIC INSURANCE COMPANY, LIMITED	10046
INSURED	INSURER B :	
Cyclehop LLC dba HOPR 1111 Lincoln Road, Ste 500 Miami Beach, FL 33139	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS MADE ☑ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☑ POLICY ☐ PROJECT ☐ LOC ☐ OTHER	☑	☐	TBD	09/08/2020	09/08/2021	EACH OCCURRENCE	$1,000,000.00
							DAMAGE TO RENTED PREMISES (Ea occurrence)	Excluded
							MED EXP (Any one person)	Excluded
							PERSONAL & ADV INJURY	Excluded
							GENERAL AGGREGATE	$2,000,000.00
							PRODUCTS - COMP/OP AGG	$2,000,000.00
								$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	☐	☐				COMBINED SINGLE LIMIT (Ea accident)	
							BODILY INJURY (Per person)	
							BODILY INJURY (Per accident)	
							PROPERTY DAMAGE (Per accident)	
	☐ UMBRELLA LIAB ☐ EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE	☐	☐				Each occurence	
							Aggregate	
	WORKERS COMPENSATION AND EMPLOYERS` LIABILITY ANYP ROPRIETOR/PARTNER/EXECUTIV OFFICER/MEMBER EXCLUDED? Y/N N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	☐				☐ PER STATUTE ☐ OTHER	
							E.L. EACH ACCIDEN	
							E.L. DISEASE - EA EMPLOYEE	
							E.L. DISEASE - POLICY LIMIT	
		☐	☐					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The Certificate Holder is included as an Additional Insured on the above referenced policy where required by written contract.

CERTIFICATE HOLDER CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE 

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/04/2020

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PRODUCER Automatic Data Processing Insurance Agency, Inc. 1 Adp Boulevard Roseland NJ 07068	**CONTACT NAME:** Automatic Data Processing Insurance Agency, Inc. **PHONE (A/C, No, Ext):** 1-800-524-7024 **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED **Cyclehop, LLC** **1111 Lincoln Road, Suite 500** **Miami Beach, FL 33139**	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Hartford Underwriters Insurance Company — 30104 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1652527 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ $ $ $ $ $ $
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ $ $ $ $
	☐ **UMBRELLA LIAB** ☐ OCCUR ☐ **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE 	$ $ $
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **Y / N** Y **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	N	76WEGAB4GMQ	06/01/2020	06/01/2021	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Electronic Articles of Organization
For
Florida Limited Liability Company

L11000124591
FILED 8:00 AM
November 01, 2011
Sec. Of State
nculligan

Article I

The name of the Limited Liability Company is:

CYCLEHOP, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

210 10TH STREET
MIAMI BEACH, FL. US 33139

The mailing address of the Limited Liability Company is:

210 10TH STREET
MIAMI BEACH, FL. US 33139

Article III

The purpose for which this Limited Liability Company is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The name and Florida street address of the registered agent is:

UNITED STATES CORPORATION AGENTS, INC.
13302 WINDING OAK COURT
SUITE A
TAMPA, FL. 33612

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: MATT PFLEGING, US CORP. AGENTS

Article V

L11000124591
FILED 8:00 AM
November 01, 2011
Sec. Of State
nculligan

The name and address of managing members/managers are:

Title: MGRM
JOSHUA SQUIRE
210 10TH STREET
MIAMI BEACH, FL. 33139 US

Signature of member or an authorized representative of a member

Electronic Signature: MATT PFLEGING, LEGALZOOM.COM, INC.

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

State of Florida

Department of State

I certify that the attached is a true and correct copy of the Application For Registration of the Fictitious Name HOPR, registered with the Department of State on March 2, 2018, as shown by the records of this office.

The Registration Number of this Fictitious Name is G18000029661.

Given under my hand and the Great Seal of Florida, at Tallahassee, the Capital, this the Fourth day of March, 2018

Ken Detzner

Secretary of State

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No:** 2021-010
Mandatory Site-Visit: WEDNESDAY, NOVEMBER 18, 2020	**Bid Title:** SCOOTER SHARE PROGRAM
Mandatory Site-Visit Location: N/A	**Bid Opening Location:** City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, DECEMBER 22, 2020	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: Lynx City **Mailing Address:** 102 Wooster St Unit A5 **City, State, Zip Code:** Bethel CT 06801	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual) Typed or Printed Name: Alan O. Moisio
Type of Entity (Select one): Corporation ____ Partnership X Proprietorship ____	**Title:** CEO
Incorporated in the State of: CT **Year:** 2019	**Delivery in** N/A **days, ARO**
Phone Number: 833-439-5969	**Payment Terms:** Net 30 Days
Fax Number: 203-628-7735	**FEIN or SS Number:** 834650287
E-Mail Address: Alan@lynx.city	**Local Business:** X Y ___ N **MWBE:** N/A Y ___ N
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**

THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID

Electric Motorized Foot Scooter Operation

Lynx City

Fort Pierce, Florida

Section I. Letter of Submittal

Lynx City LLC
102 Wooster St, Unit A5
Bethel, CT 06801
833-Hey-Lynx

November 21 2020

To Whom It May Concern:

Lynx City is a privately owned American business based out of Bethel Connecticut. Lynx City Launched in 2019 as the first electric scooter company to operate within a city, in the state of Connecticut. Lynx City has been featured on NBC Connecticut as well as numerous newspaper articles across the state. Lynx City plans to continue expanding their operations across the USA in 2021.

Although the micro mobility industry is only a few years old, Lynx City owners have many years of experience. Our CEO and COO have over 32 years of combined business ownership experience in transportation, technology and operations. Upon approval we will locate a facility in the Fort Pierce area to operate from and employ local team members. Every Lynx City facility operates off of 100% renewable energy (where available). At the end of 2019, Lynx City also rolled out its wildlife support fund. A portion of every ride goes to wildlife foundations right in your area.

"Micro mobility transportation is gaining in popularity because it's easy, affordable, energy efficient and attractive to professionals: suit and tie, no sweat" - Alan Moisio CEO

Lynx City has a vision of helping reduce Fort Pierce's carbon footprint, by providing a green mode of transportation charged by 100% renewable energy while also supporting Florida's wildlife through local rehabilitation operators.

Some of the advantages to using Lynx City Electric Scooters:

- Reduce Emissions
- Green Transportation
- Reduce Traffic Congestion
- Create Local Jobs
- Enhance Student Life
- Support Local Wildlife

Lynx City does not propose any subcontractors and agrees to comply with all the terms and conditions set forth in the request for proposal.

Thank you for the opportunity to let us serve Fort Pierce, and we look forward to answering any questions you may have. David Harvey, our COO, will be available to provide additional information or present to the City if requested.

Warmly,

Alan Moisio CEO

LYNX CITY

People authorized to represent Lynx City:

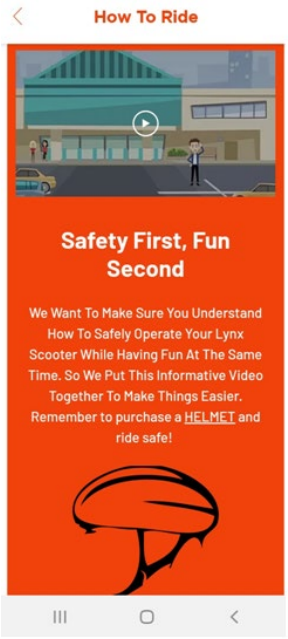
Alan Moisio CEO and Co-Founder at Lynx City Alan@Lynx.city 833-Hey-Lynx	**David Harvey** COO and Co-Founder a Lynx City Dave@Lynx.city

Section II. Technical Proposal

1. Lynx City Micromobility program

A) Proposed Launch Approach and Schedule

Lynx City currently operates a successful scooter share program in Orlando, Florida. Our Florida team is led by Dusten Dorey who will be training our new local team members in the Fort Pierce area. Our staff will be fully trained and ready to deploy scooters upon the program's start date. Lynx City technicians will be able to answer any questions brought up in the field by consumers. We also provide other ways to educate users via our mobile application, website, and safety presentations.



Encouraging users of proper and safe use of their micromobility vehicle

Lynx City has a section in our mobile application that shows our users a safety video on how to ride. In addition to our very informative video, we commit to at least one public safety presentation per month done by local staff. This allows Lynx City to help educate more customers on the importance of safety and how to properly ride a Lynx City scooter.

Encouraging the use of helmets

Lynx City is committed to providing a way for riders to easily purchase helmets through our website or mobile app for under $20. We also give away free helmets during our safety presentations and weekly to random users riding our scooters.

Educating users on proper parking

Lynx City makes a concerted effort to communicate to customers on how to properly park. Because our system is dock-free and our mission is to increase mobility for everyone, we do not have specific stations at which scooters must be parked. Rather, we promote guidelines on how to properly park our devices. E-scooters should not be parked in a way that obstructs pedestrian traffic, nor should they inhibit accessibility to curbs, ramps, transit stops or entrance ways.

Program Scaling and Planned Phased Implementation

Lynx City plans on rolling out with 250 scooters to start in the Fort Pierce area. We would scale up to 500 scooters depending on the population and demand of the program.

B) Hours of Operation

Lynx City e-scooters are available for rent 24 hours, seven days a week. Our scooters have swappable batteries and service technicians will service all scooters **daily** replacing any low batteries. Our technicians also ensure scooters are properly maintained and parked neatly.

Our customer service support is accessible on a 24/7 basis. Anyone can call us at 1-833-HEY-LYNX (1-833-439-5969) or email us at support@lynx.city

Our field operations teams run from 7:00 AM – 10:00 PM daily. Hours may change due to the program's needs.

We have three shifts of on-the-ground specialists to manage the fleet daily.

Shifts include:
In field technician:

In field technicians are responsible for servicing scooters in the field, swapping batteries, relocating scooters, and removing any scooters in need of repair.

Warehouse Mechanic:

Warehouse mechanics are responsible for repairing all scooters that in field technicians cannot service.

C) Pricing Plan

Our e-scooters have a flat $1 unlocking fee, plus $0.29 cents per minute of riding time in our Florida markets.

D) Revenue Share with the City of Fort Pierce

Lynx City is prepared to provide the City of Fort Pierce with $0.05 cents per every ride taken.

2. Equipment and Safety

A) Vehicle Description

Our smart mobility fleet is a first and last mile solution that will help enable more transit and reduce single occupant vehicle (SOV trips).

Our GPS-enabled technology allows riders to locate and unlock our e-scooters using our mobile app and then simply lock the e-scooter in any commonly accepted parking spot.

Lynx City's design and specs are in continual improvement based on user feedback and testing to create the best riding experience. Lynx City uses the Acton M pro model scooter which supports up to 300 pounds and travels up to 31 miles on a full battery charge. Our scooters have two 10 inch airless tires and a movement alarm for safety. Lynx City scooters can be regulated for different speed types; Low (5mph), Medium (10mph), and Standard (15mph). Lynx City scooters do not exceed 15 MPH.

See **Images and Specifications** on *pages 19-20* for images and specification details.

B) Geofencing

Our geofencing technologies allow us to create an unlimited number of no ride zones and no parking zones. Lynx City's technology is very accurate leaving a margin of error of only a couple feet. Every single one of our scooters can be customized to set a top speed set by the city. We can also create slow zones to limit speeds in specific areas.

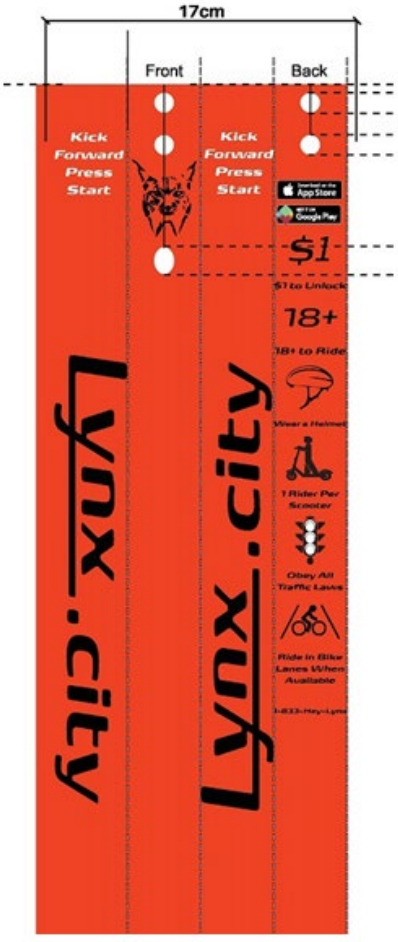
C) Requesting Zones

Private property owners can request speed limits, no-ride zones, and no-parking zones through the city. We will abide by the rules set forth by Fort Pierce.

D) Rider Education

While scooter sharing offers many transportation benefits, we know there is a learning curve that needs to be addressed. Ensuring responsible parking, riding and helmet usage are critical for increasing the safety of pedestrians and riders while maximizing public acceptance of scooter sharing. We are committed to hastening the adoption of the acceptable norms of this new, innovative service, which we believe has a long-term place in reducing individual car trips nationwide.

From the start, Lynx City has made a commitment to monthly safety presentations and makes an effort to educate and promote compliance with applicable laws through both online and in-community education campaigns. We understand our devices are not to be parked in a way that obstructs pedestrian traffic, nor should they inhibit accessibility to curbs, ramps, transit stops or entrance ways. Helmets must be worn at all times, and riders must know where and how to ride these devices so that they are complying with the rules of the city. We have employed several methods to communicate this to our users by means of product display and in-app education.



Product Display

Lynx City e-scooters are custom-made by our supplier. We have taken it upon ourselves to communicate proper riding and parking etiquette to users. This is why the stems of our scooters have a number of requirements listed for the user to view.

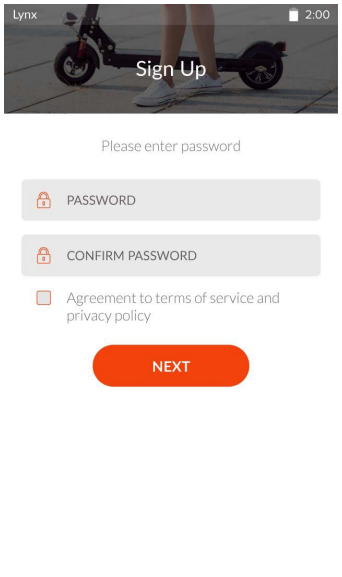
Since scooters in particular are new to the shared mobility space, education and messaging on them is critical.

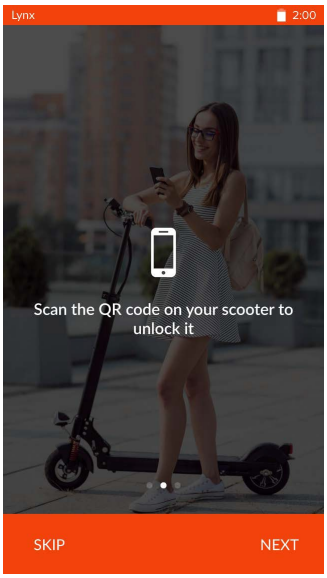
These include:

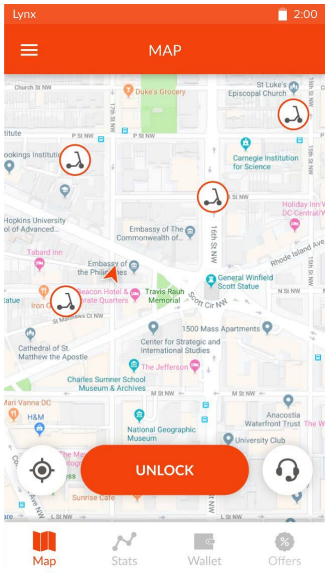
- Ride in bike lanes when available
- 1 Rider per scooter
- Wear a helmet when riding
- No sidewalk riding
- Yield to pedestrians
- Must be 18+ years old to ride
- Contact number
- Follow local laws

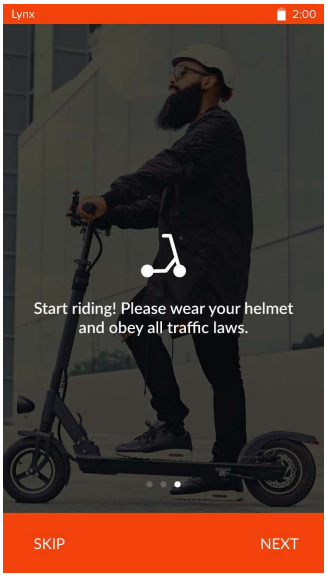
In-app Education

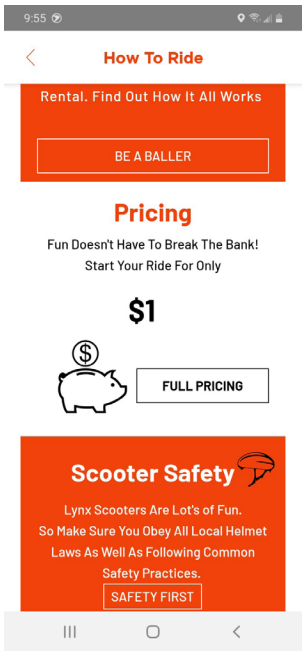
Lynx City makes extensive efforts to onboard users in a way that informs and trains them to ride and park properly. When a rider unlocks a scooter for the first time, he or she is taken through a series of screen shots and texts which explains how to safely ride, where to park (not blocking pedestrian paths or ADA ramps) and that helmets are required. Riders must also agree to the Terms & Conditions before being allowed to unlock a scooter for the first time. Examples of these can be found below.



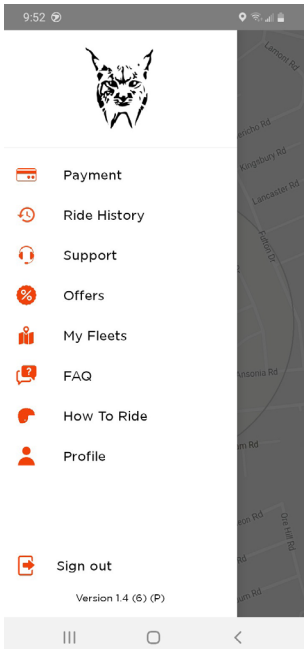








Lynx City has easy instructions on how to ride a scooter as well as scooter safety instructions.



In our menu, we also have a FAQ and support section.

While these are strong initial steps, we are prepared to do more to achieve the level of safety and compliance needed to make this a successful shared mobility system.

E) Covid-19 Cleaning Protocol

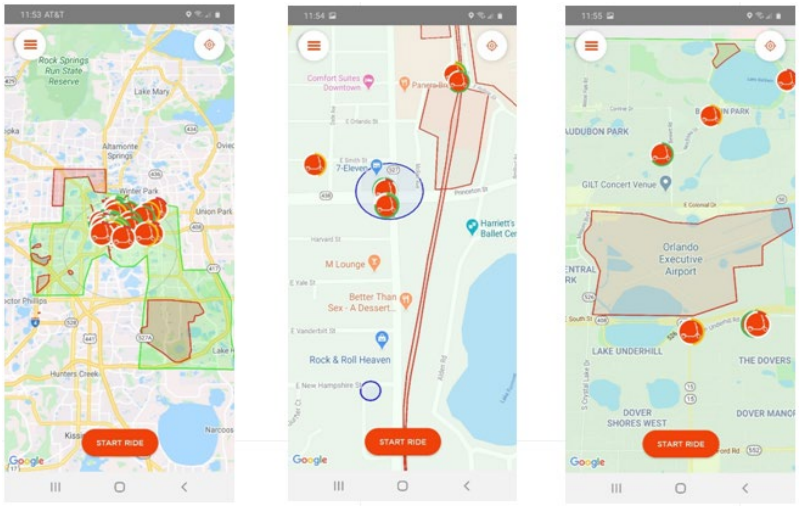
We have increased our cleaning methods to include disinfecting each scooter our staff touches on a daily basis. Our local employees have been instructed to do this in the field along with daily battery changes and maintenance on scooters. We have issued disposable gloves for all our employees to use in the field. Hand sanitizers, as well as other disinfecting products, have been distributed in our warehouses for staff to use while working on our scooters.

3. Parking

A) Ensure Proper Parking

Lynx City directs users how and where to properly park e-scooters through our mobile app and website. We would also provide a link to the City of Fort Pierce for further information.

To further support parking compliance efforts, we can work with the city to implement virtual “geofences” in our app. As illustrated in the below image, this will then show on the app when a user is in a no-operating zone. Our scooters are designed to prevent parking in illegal or undesirable areas.

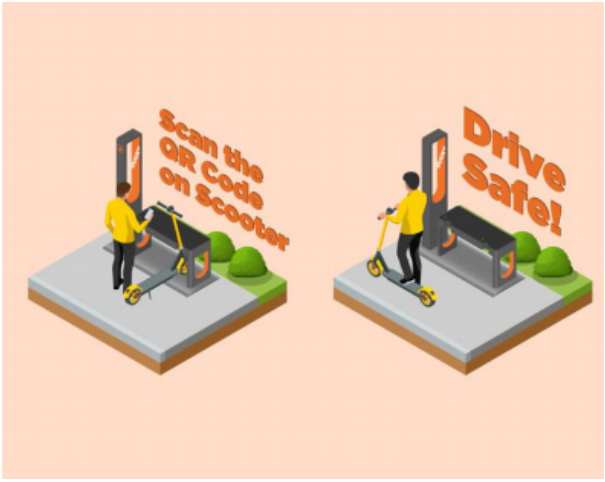


To complement this, we can also identify recommended parking areas. This can be done by placing blue circles in our app and using industrial strength sidewalk tape. We can work with city staff on identifying specific areas where we want to encourage users to park, and signaling those spaces in our app with these features.



In addition to parking corrals we also are integrated into Duckts system which allows customers to park their scooter in charging stations. See page 21 for more information.

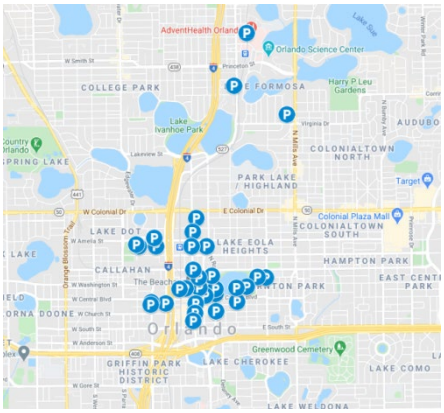
- DUCKT is the only real universal infrastructure. Any Ebike, Escooter, even last mile delivery pods can be implemented into one single solution.
- Dock, Lock and Charge anything low current, low weight, shared and living on the street.
- With DUCKT, even existing UX gets easier. It is really easy to leave and pick up a device. 1 action – 1 second
- All fleet has to have the adaptors. It is a one time operation to save you a lot more operation costs for years to come.
- With smart & connected adaptors and variable current management system, DUCKT stations will serve you for many years and models to come.
- Land owner friendly (public and/or private), by cleaning the clutter and bringing connected order.
- **Options to rebrand & integration of Card reader, Ad panel, Solar panel systems**



B) Parking Permits

Lynx City does not anticipate seeking permits to install docking or parking stations. We use corrals and would also like to work with the city on identifying existing parking stations throughout the area that can be utilized for daily relocating.

As this new mobility option is embraced and becomes part of the suite of services available to the public, we believe utilizing existing structures for organization will greatly improve the success of the program. See example



4. Operations

As an experienced operator of shared dockless mobility services in the US as well as having over 32 years of combined transportation and operations experience, Lynx City fully appreciates the necessity of having a local operations team in place *prior* to launching.

We plan on having an operations team that will manage our Lynx City e-scooters in Fort Pierce. A team comprised of local hires, will service, charge, relocate and remove scooters from service that need to be repaired. Locally hired team members will be trained to repair scooters, manage monthly safety demonstrations as well as oversee weekly operations by members of our corporate team. We believe our commitment to having Lynx City employees as a local operations team differentiates us from other operators. It is also what will allow us to manage our fleet effectively and enable us to address issues in a prompt fashion.

A) Availability to Move Improperly Parked Vehicles

We will have a staff member available at all times during operating hours to rebalance or move improperly parked vehicles. This allows for us to take care of any issues in a timely manner. Our operations team is trained to target scooters that are left outside of our service area, in residential areas, or hidden from sight. We use our GPS location services to plan

pick-ups and our scooter alarm function to find any scooters hidden from eyesight. Once scooters are retrieved they will be inspected, tested and redistributed to any open deployment zones.

B) Fleet Size

Lynx City proposes to deploy **250 electric scooters** at launch. We are prepared to scale up depending on the program's needs.

C) Distribution and Re-balancing

Our team has a daily strategy on where to collect our devices and where to redistribute around the city. Any devices flagged for repair or maintenance will be removed from the area and brought back to our warehouse for further inspection.

Our plan to achieve city coverage and avoid over concentration is to carefully monitor ridership and deployment while making adjustments on a daily basis to maximize ridership and meet demand without obstructing the right of way or creating unsafe conditions.

D) Property Damage and Complaints

In order to prevent property damage, our technicians service every scooter daily. The continuous maintenance of our scooters keeps them in tip top shape. On the off chance there has been property damage, we remove the scooter from service and bring it to our local warehouse to be fixed.

Daily complaints are submitted to our customer service team before being forwarded to operations management. Our in-field maintenance team will be assigned to remedy any complaints that have not been corrected already through our patrols. All teams are trained to properly correct common issues that may occur during daily operations.

Urgent issues submitted to management will be addressed immediately. One or more team members will be available from 7:00 am – 10:00 pm daily to address any issues that may be outstanding. Our operations team will be based in Fort Pierce at all times, which means we will be present and responsive in emergency situations.

E) Retrieval Plans

Our scooters have unique tracking features that allow us to pinpoint exact locations. From our map we can tell immediately if a scooter is in an area that it shouldn't be. One of our technicians will go out to retrieve the scooter and bring it back to our local warehouse for testing. All scooters that are in areas they shouldn't be will be retrieved within 24 hours in order to prevent any environmental harm.

F) Account Suspensions

Non-compliant users will have their account deactivated in order to prevent further use. Once an account has been deactivated, a user cannot simply create a new account. They must sign up with their phone number and use that number to unlock scooters. Our system not only blocks the phone number but also the credit card on the account, email, and name. We have yet to charge a customer for property damage or parking violations as we have not had any parking violations to date.

G) Underage Riders

Lynx City takes every precaution to prevent underage riders. The laws are listed on our website and users must agree to our terms and conditions in our application stating they are over the age of 18. Our scooters also have clear instructions posted on them stating all users must be 18+.

5. Special Events and Severe Weather

A) Special Events

A local representative will coordinate events based on the city's event calendar. Lynx City will provide extra staff two hours prior to an event to monitor scooter buildup. Once the area near the event starts to fill with scooters Lynx City staff will redistribute the scooters and will repeat the process until the event starts. One hour before the event ends Lynx City staff will collect scooters from



surrounding areas and stage them near the exits. For the next hour Lynx City staff will continue to replenish the scooters at the event exits.



We can also create zones for the event. These zones can be no park and no ride zones as well as reduced speed zones.

B) Severe Weather

In the case where Fort Pierce requires scooters to be removed from certain areas due to weather conditions, Lynx City asks that the city sends an email to support@Lynx.city or contacts our toll free number at 833-HEY-LYNX no less than 24 hours before scooters need to be removed. This will allow our company to properly plan the removal of scooters from the desired area within a 24-hour time frame.

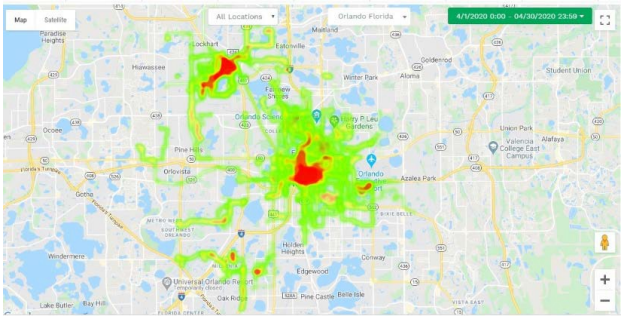
6. Data Sharing

Lynx City has an open API for cities to connect with and view real time data. The open API is integrated with Populus, a third party platform that collects mobility data for cities. All User data is stored and can be accessed by local or federal authorities upon written request. User data is never purged.

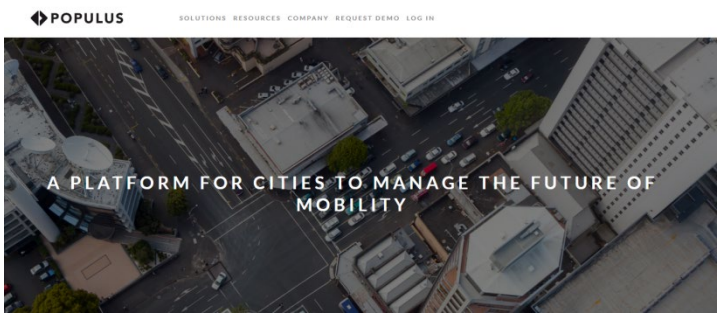
Examples of data that can be provided monthly include:

- Usage
- Total miles
- Number of e-scooters in circulation
- Active riders
- Monthly heat-map summary
- Number of support tickets with resolution
- Gallons of gasoline saved
- Customer satisfaction ratings

Heat Map



Populus



Collision-Reporting Process

Our collision-reporting process is to make sure that the user and anyone else involved are safe. If necessary, call local emergency authorities and file a report through the mobile app or call 833-Hey-Lynx.

Section III. Management Proposal

1. Program Management

A) Project Team Structure

Our Fort Pierce team will be launched by Derek Pierson, CTO and led by Dusten Dorey, Florida Area Supervisor. See **Appendix A** on *page 22* for biographies and qualifications, as well as an organization chart of Lynx City and the local team.

B) Operations/Internal Controls/Customer Service

Software and Operations Management Team

The Lynx City Service App encompasses maintenance checks on each scooter daily. Team members are trained to service scooters, relocate scooters, answer consumer questions in the field, and execute customer service needs within the city.

Our approach to maintenance, cleaning, and repair of e-scooters is multi-faceted. We ensure e-scooters are checked on a daily basis and there are procedures in place to find problems if they exist.

If a device has multiple low-star trip ratings, it is put into maintenance mode, which means it's flagged for our operations team to take a closer look at that particular device and try and identify the reason for receiving low ratings. An in-app report from a user will also be sent to our team for inspection. Our team members also ensure that each time they touch a device it is in proper working condition.

Second, basic maintenance tasks will be done in the field. We work to keep scooters in operable condition and replace parts as needed. This ensures that the lifespan of a scooter is extended for as long as possible.

Device Functions

All Lynx City e-scooters have built-in GPS-enabled technology, giving us the ability to locate and communicate with the devices at all times. This is also what allows us to track

ridership data, such as number of miles traveled, and trips taken. We use this technology embedded in our devices to collect data, not through the tracking of users via their mobile phones.

App Features

1) Scooter Features:
   a. Lock
   b. Unlock
   c. Turn On Headlight
   d. Deploy (Rideable for consumer)
   e. Maintenance (Unrideable for consumer)

2) Detailed list of scooter health statistics including:
   a) GPS Location and signal strength
   b) Battery level
   c) Repair or retrieval tickets
   d) In-ride visibility

3) Scooters flagged for service will be removed and brought to our local warehouse for testing. This includes, but not limited to the following criteria:
   a) Any device knocked over
   b) Any device reported as damaged or broken
   c) Any device with low battery level
   d) Any device displaced out of a service area

4) Deployment Zones, including detailed instructions on where to specifically place scooters on the street:
   a) Address of deployment
   b) Number of scooters needed at the locations
   c) Picture instructions of how to properly park scooters without impeding pedestrian traffic

Customer Service

Customers can communicate issues to us by:

- Calling our 24/7 customer service hotline - 1.833.HEY-LYNX (1-888-439-5969)
- Emailing our customer service email address - support@lynx.city
- Reporting an issue through our Lynx City app

We will respond to each call, email or in-app report with a reply acknowledging the customer's communication to us has been received and a ticket number. Each ticket is then directed to the designated market for that ticket, at which point the operations team prioritizes it based on urgency. Emergency tickets are responded to as promptly as possible, typically within 1 hour. Less urgent tickets are addressed at most before the end of that day. Our team then closes each ticket as it is resolved.

All customer service calls are routed to our call center in Miami Florida. We can assure most calls are answered within 30 seconds and most emails are answered within 24 hours. Users can also contact customer service through our in-app reporting function.

The Lynx City mobile application is available in English and Spanish. These are also the languages that are available through our 24/7 Customer Service team.

2. Experience of the Firm

New Milford, CT – September 2019 to present (paused due to Covid-19). Lynx City is permitted to operate 50 scooters by the city of New Milford.

Orlando, FL - February 2020 to present. Lynx City is permitted for 200 scooters by the city of Orlando.

Bridgeport, CT - June 2020 to October 31, 2020. Lynx City was permitted for 250 scooters by the City of Bridgeport. We are approved for 500 scooters in 2021 pending the pilot renewal.

Bridgeport, CT - June 2020 to October 31, 2020. Lynx City was permitted to operate on the University of Bridgeport campus. We are approved to operate in 2021 pending the pilot renewal.

Fairfield, CT - June 2020 to October 31, 2020. Lynx City was permitted to operate through the city of Bridgeport.

Bridgeport, CT – 2021 E-Bike exclusive permit to operate at Sacred Heart University.

3. References

Ian Sikonia - Transportation Planning Senior.

Phone Number: 407.246.3325

Email Address: ian.sikonia@cityoforlando.net

Address: 400 South Orange Ave., Orlando, Florida, 32801

Jacob Robison - City Planner.

Phone Number: 203.576.7221

Email Address: Jacob.Robison@bridgeportct.gov

Address: 999 Broad Street, Bridgeport, CT 06604

Peter Bass – Mayor.

Phone Number: 860.355.6010

Email Address: Mayor@newmilford.org

Address: 10 Main Street, New Milford, CT 06776

Images and Specifications of Acton M Pro

TECHNICAL DATA SHEET

Item	Description
Product Dimensions	116cm(H) X 130 (L) X 55 (W) - Handle; 20 (W) - Platform 45.7inch(H) X 51.2 (L) X 21.7 (W) - Handle; 7.9 (W) - Platform
Weight	25 kg +/- (50lbs +/-)
Body Materials	Aircraft Grade Aluminum
Maximum Load	140kg (300lbs)
Motor	350W Norminal ； 575W Max
Battery	10S5P 36V 15.9Ah 572Wh 18650 Lithium Ion
Top Speed	25km/h (15.5mph)
Range	50km (31miles)*
IP Rating	IP66 for Vehicle, IP67 for electrical components.
Charger	Input: 100-240Vac ~ 3.0A 50/60Hz Output: DC42V 3A
Charge Time	6hrs +/- (with suggested input); faster charging options available
Operating Temperature	-15°C ~ 65°C (5°F ~ 149°F)
Storage Temperature	Less than 3 months: 0°C ~ 35°C (32°F ~ 95°F)
	3 - 6 months: 0°C ~ 30°C (32°F ~ 86°F)
	6 - 12 months: 0°C ~ 25°C (32°F ~ 77°F)
Charging Temperature	-5°C ~ 55°C (23°F - 131°F)

*30 miles long-distance range on a single full charge measured under the following conditions: 165 lbs load, 77°F weather temperatures, flat road without strong winds, power saving mode, and 15km/h constant speeds. Results may vary based on different weight loads, temperature, wind speed, operating habits, and other factors.

Images and Specifications of Acton M Pro Continued

TECHNICAL DATA SHEET

ACTON M

Item	Description
Suspension	Front Fork Spring Suspension
Tires	10” Airless Tires
Braking System	Rear Wheel Drum Brake
	Rear Wheel Regenerative Brake
LEDs	Front LED Light
	Rear LED Light
	Side LED Lights
Safety	Movement alarm



DUCKT Dock, Lock, and Charge

Tech Sheet

Universal charging, locking & docking system for electric Micromobility vehicles. Through implementing an internationally patented plug & play adaptor to the vehicle. ID on the adaptor matches with the station during docking and IoT locking mechanism locks and holds the vehicle in charging state. Information on the ID chip transfers the charging conditions to the station and after the locking, charging starts. Through this process, the docking, locking & charging process becomes simple for the end user and more efficient for the operator.

- A station is a combination of (at least) one Pillar and multiple Modules.
- Different module types can be combined according to location layout and conditions.
- A station capacity means number of total ports connected to one Pillar.
- All e-scooters in the system must have DUCKT adapters installed.

BASIC SAFETY FEATURES

- IP67/NEMA electrical housing and connectors. Includes fusebox with 16A fuse and ELCB for general public safety.
- Digital powermeter option is available.
- It is recommended that defined station area and draw security zone lines to increase pedestrian safety.
- It is recommended that the floor for installation should be flat; asphalt or concrete, including the space needed for the scooters to be parked.

SPECIFICATIONS

- **CERTIFICATIONS:** CE, RoSH, (UL, FCC: 2021 Q1)
- **MATERIALS:** Body (Station units) : 3mm thickness, ASTM A36 low-carbon steel with coating; Adapter (Scooter unit) : 6082 series, anodized (Color options available)
- **POWER SOURCE:** Between 85V - 240V AC 50-60Hz (3A max per port) Electrical power grid, uninterruptible power source (UPS) recommended.
- **CHARGING CURRENT:** 40V 2A DC Power Supply (Customizable up to 4A). Functional limit out of 0ºC - 40ºC Outdoor Temperature to protect battery's lifetime.
- **MECHANICAL STRENGTH:** Minimum 10000 cycles lock/unlock. 2 KN pulling force, enforcing peak power.
- **ADAPTORS:** Anodized, colors are customizable. Extention cable can be replacable, will be provided as spare part. *Cable Option 1:* with JST connector, Y cable directly to Scooter BMS *Cable Option 2:* with right angle standard Scooter power plug connector.

- **COATING OPTIONS:**

Option1 Cataphoresis + Electrostatic powder coating (+5 year corrosion protection warranty.)
Option2 Cataphoresis + Polypropylene coating (+10 years corrosion protection warranty.)
Option3 Branded Coating (Upon customer requested RAL codes.) (MOQ 250+)

CONNECTIVITY

- GSM/GPRS engine, M2M GSM Micro SIM Card Slot
- 4G/LTE connectivity (will be available Q3 2020)
- Quad-band: 850/900/1800/1900MHz
- MQTT communication protocol with AES-128 encryption
- Firmware Over The Air update
- Global SIM card included, DATA cost not included.
- API connection, documentation will be provided.
- Data visualization tool will be provided.

INSTALLATION

- Please use always convenient tools and methods for the installation. Installation guide will be provided.
- All Modules must be installed to ground with four anchors/bolts.
- M10 wedge anchor or C-type hammer drive anchor can be used smoothly for concrete surfaces.
- For ideal anchor attachment to asphalt, epoxy reinforcement resin and asphalt anchors can be used.
- Delivery packaging standard is Euro pallet packaging & plastic shrink wrap
- Installation Guide with video link QR Code will be provided digitally.

** parameters can be modified by DUCKT anytime without prior notification.*

DUCKT



Appendix A: Organizational Chart with Contact Information

Derek Pierson, CTO: Derek@Lynx.City 833-Hey-Lynx

Derek Pierson is head of expansion. Derek's focus is on working with Lynx City's local team to train and improve the Lynx City product based on what the local team sees in the field. Previous to Lynx City, Derek founded CCS, a smart home technology company that launched in 2009. Derek has extensive experience working with technology and electronic products. Derek holds numerous certifications in programming which include Lutron, Elan and Control4.

Dusten Dorey, District Manager: Dusten@Lynx.City 833-Hey Lynx

Dusten Dorey is the Florida based district manager for Lynx City. Dusten's primary focus is to build the best operations team possible who are dedicated to maximum productivity, efficiency, and punctuality. Prior to Lynx City, Dusten worked with Tesla as a robotics assembly operator. Dusten will have prime responsibility and final authority for the day to day management within Fort Pierce.

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

Lynx City does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business=s policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on,or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee=s community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Proposer's Signature

11/21/2020
Date

Form **W-9**
(Rev. November 2017)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Lynx City LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ P

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
102 Wooster St Unit A5

Requester's name and address (optional)

6 City, state, and ZIP code
Bethel CT 06801

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
[ ][ ][ ] - [ ][ ] - [ ][ ][ ][ ]

or

Employer identification number
8 3 - 4 6 5 0 2 8 7

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 11/21/2020

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

December 15, 2020

CITY OF FORT PIERCE

SCOOTER SHARE PROGRAM

RFP NO. 2021-010

ADDENDUM NO. 1

The purpose of this addendum is to respond to questions submitted by potential bidders for clarification of the proposal specifications and to extend the proposal due date.

1. **QUESTIONS:** Was there a mandatory site visit for this bid and if so, what is required of vendors in our submission/response with regards to the site visit?

   ANSWERS: **This is a typo, there we not a mandatory site-visit scheduled for this solicitation. See revised proposal document, attached.**

2. **QUESTIONS:** Reference: Page 1, cover page Delivery in _____ days, ARO what does the vendor include in the space provided?

   ANSWERS: **ARO stands for "After receipt of order" this is not applicable for now, please type in N/A.**

3. **QUESTION:** Reference: Page 1 cover page – Bid Security – Is Bid Security required for this bid?

   ANSWER: **No bid security is required.**

4. **QUESTION:** For this bid, the only document that requires manual signature is the cover page, correct?

   ANSWER: **No. The cover page and all of the forms now listed in Section V of the proposal document (see attached REVISED proposal document).**

5. **QUESTION:** Reference: Page 6-17 Drug -Free Workplace (DFW) Can you provide the Drug Free Workplace Certification Form?

   ANSWER: **Please see attached, REVISED proposal document, Section V - Forms**

6. **QUESTION:** Reference: Page 9-13 Insurance- What are the insurance coverages and limits required for this bid?

   ANSWER: **Please see attached, REVISED proposal document, Section II Insurance Requirements.**

7. **QUESTION:** Reference: Page 11.1 Proposal Opening- Bearing in mind current social distancing measures vary by state, will the City consider modifying it's submission requirements to an online submission through the Demandstar.com portal or via email?

ANSWER: **You may submit your proposal response electronically to: procurement_dl@cityoffortpierce.com no later than 3pm EST, January 4, 2021. If you decide to use this submission option, please note your entire submission must be submitted electronically. Please do not mail hard-copies.**

8. **QUESTION:** Reference Page 12:3 Minority Participation and Outreach Program- Is Minority and Woman Owned Business Enterprise (M/WBE) participation required for this bid?

ANSWER: **No, it is not required. If you have a Minority Participation and Outreach Program please provide the information as required, if you do not have this program state N/A.**

9. **QUESTION:** Is the Firm/vendor required to be licensed to do business in the State of Florida upon bid submission or upon bid award?

ANSWER: **Upon bid award.**

10. **QUESTION:** As it is a significant investment and this is a competitive bid process, we typically do not secure the local facility from which we will operate until after bid award. We are happy to provide this location upon contract negotiation to ensure compliance with this requirement and good faith effort. With this said, what should we provide here that is satisfactory given the scope of services?

ANSWER: **Proposers are not expected to secure a local facility prior to bid award. A brief description of the type of facility that you typically operate from, proximity to scooter locations and any other relative information about the prospective facility will suffice for the proposal.**

11. **QUESTION:** Reference: Page 18: H. Proposal Format and Presentation, Technical Proposal- Elements of the Micromobility Program, d) Revenue Share with the City of Fort Pierce – Could the City please elaborate on the desired revenue share agreement?

ANSWER: **The terms of the revenue share should be proposed by the firm based on their assumptions or projections; it will ultimately be negotiated as part of the agreement.**

12. **QUESTION:** Reference: Page 18. H Proposal Format and Presentation, 2 Equipment and Safety, C) Describe the process private property owners will use to request speed limits, no ride zones- Could the City please elaborate on the intention for this question? It is our understanding that vehicles will only be deployed and operate in approved locations with City-required parameters for speed, riding and parking?

ANSWER: **During the pilot program, the City received concerns from citizens received concerns from citizens regarding rate of speed, trespassing on private property, etc. In some cases, those issues were rectified through the ability to create "no ride zones" and alter the speed limits in certain areas. How would your firm handle those type of complaints?**

13. **QUESTION:** Reference Page 20: I Evaluation Criteria, Qualifications and Experience- Are vendors interested in submitting a response to this bid required to have been Operating in the City of Fort Pierce previously in order to receive points towards this evaluation criteria?

ANSWER: **No. The Firms will be evaluated on their experience with similar Municipalities and whether or not they are currently operating a scooter share program, regardless of the location.**

14. **QUESTION:** Other than the fees associated with submission, are there any fees or charges to the vendor to operate within the City of Fort Pierce?

ANSWER: **There is no fee associated with submission. The selected vendor will need to have a valid Business Tax Receipt with City of Fort Pierce.**

15. **QUESTION:** With respect to Scorecard Section I "Evaluation Criteria", considering that the Evaluation Criteria seems to be following the Proposal Format and Presentation (see point H), could you please clarify the following issues: the first 20 points are graded against "Qualifications and Experience", does this section refer to the Letter of Submittal? If not, to which section and question does it refer to? Additionally, for your ease of reading, where should Proposer's address the "Qualification and Experience" criteria: Letter of Submittal, Technical Proposal or Management Proposal?

ANSWER: **The Evaluation Committee will rate the firm based on their overall Qualifications and Experience. This can be addressed in the Management Proposal: Experience of the Firm, as well as the Letter of Submittal.**

16. **QUESTION:** Within the Management Proposal Evaluation Criteria we see "Ability to respond to citizen/duty complaints". However, although It is an Evaluation Criteria for the Management Proposal, it is not Part of a specific question in the Management Proposal. Should the above be addressed within Management Proposal Section 1 b) Customer Service?

ANSWER: **Yes**

17. **QUESTION:** With reference to Section G "Commitment of Firm Key Personnel", we understand the Respondents can identity Key Personnel either in their submittal or during contract negotiation- can you please clarify whether the fulfilment of this particular provision is necessary at this initial stage?

ANSWER: **The key personnel can be identified during the contractual negotiations. The Respondent agrees that key personnel identified in the submittal or during contract negotiations as committed to this project will, in fact, be the key personnel to perform during the life of this contract.**

18. **QUESTION:** Can you please clarify the extent of the commitment and the information to be provided?

ANSWER: **It is important that the City be made aware of key personnel changes with relation to this contract. This information can be determined during contractual negotiations and mutually agreed upon. If there are key personal changes after the contract is executed, the City shall be notified of the change(s).**

19. **QUESTION:** With regard to Facility (Letter of Submittal point (c) and Article "28 Facilities ", can you please clarify whether Proposers have to disclose their chosen facility at this stage? If so, do you have any preference with the choice of facility? Alternatively, if bound to do at this stage, are proposers free to choose where to choose their facility?

ANSWER: **Proposers are not expected to secure a local facility prior to bid award. A brief description of the type of facility that you typically operate from, proximately to the scooter locations and any other relative information about the prospective facility will suffice for the proposal.**

20. **QUESTION:** What was ridership like during Fort Pierce's pilot?

ANSWER: **See attached the Ridership Report, July 2020.**

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Alan O. Maisio
Typed or Printed

Company Name: Lynx City

Address: 102 Wooster St Unit A5 Bethel CT 06801

Date: 12/16/2020

/gm

Attachments: **Revised Proposal Document**
Ridership Report July 2020

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Request for Proposal cover page (page 1) completed, signed and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents.	✓	
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents.	✓	
Proposal envelope is marked accordingly.	✓	
Are Two (2) complete proposal packages included (one original and one electronic copy (PDF) on a USB Flash Drive) of sealed proposals? Disregard, if you are going to utilize the electronic submission option	✓	
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH PROPOSAL _____



01.04.2021

Fort Pierce, FL

RFP NO. 2021-010: SCOOTER SHARE PROGRAM

City of Fort Pierce
Purchasing Division

Room 101
100 North U.S. #1
Fort Pierce, FL 34950

Spin (Skinny Labs Inc.)

450 Mission St, Suite 400
San Francisco, CA 94105

hello@spin.pm
(888) 262-5189

Contact

Vivian Myrtetus
Government Partnerships Manager - East
450 Mission St, Ste. 400
San Francisco, CA 94105

vivian.myrtetus@spin.pm
(305) 905-1437

SPIN

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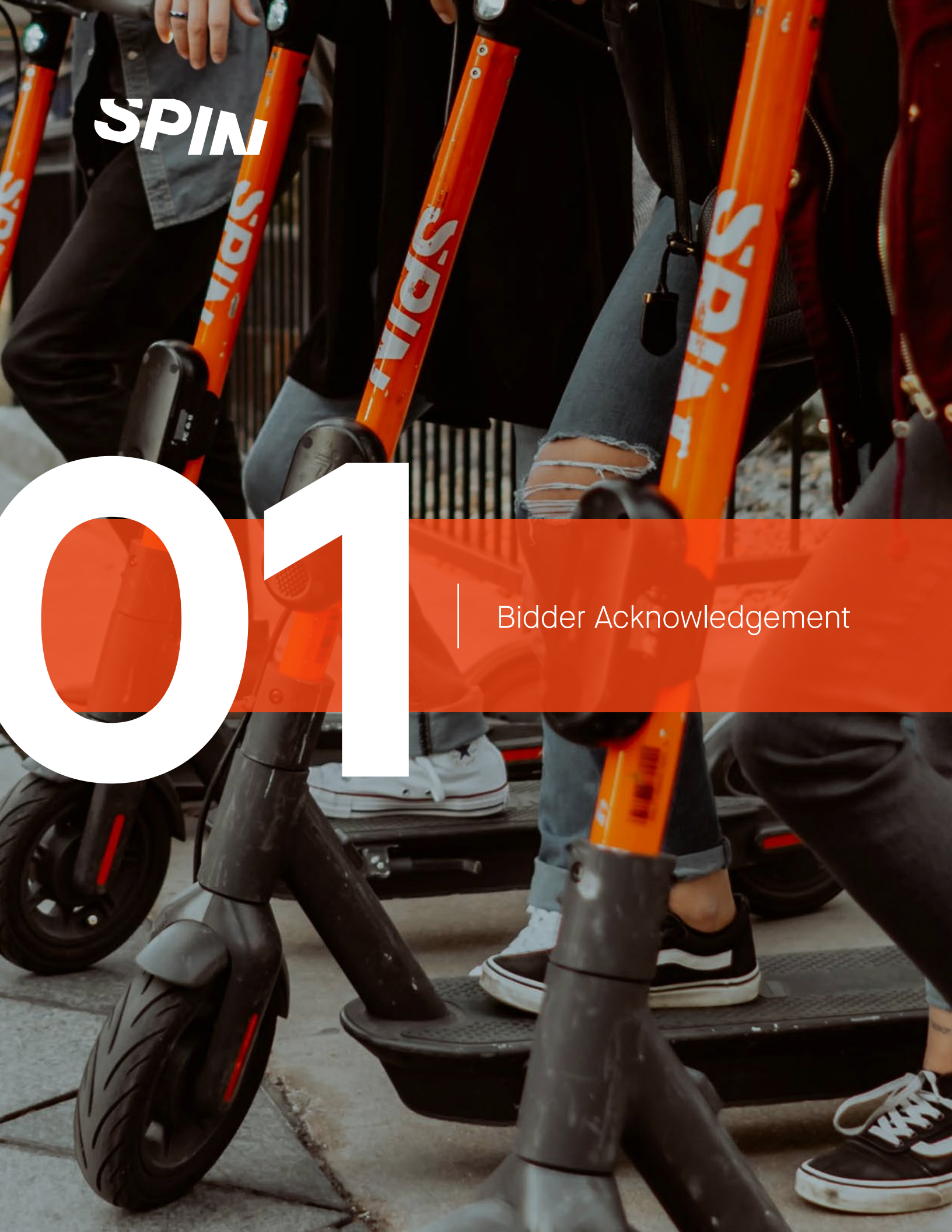
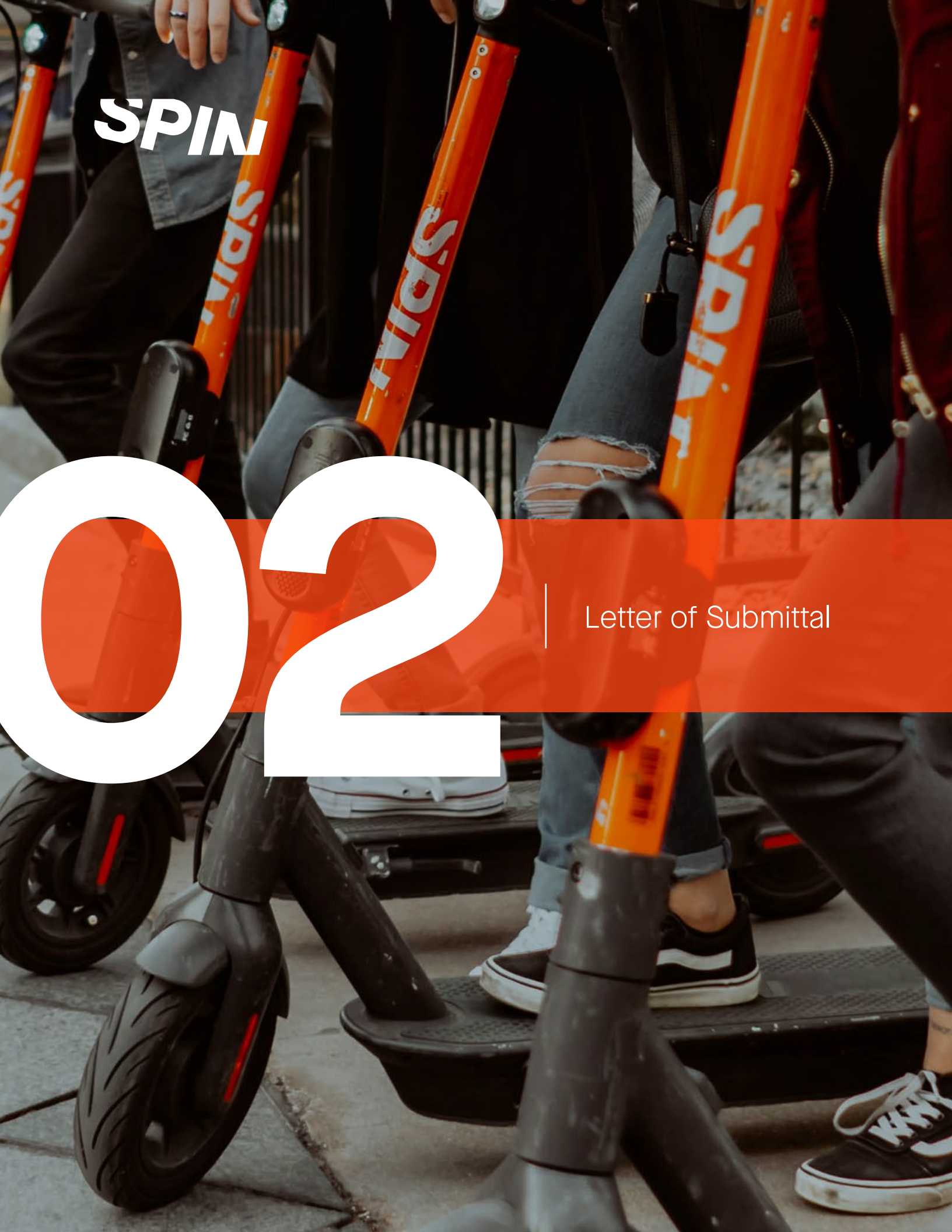


01

Bidder Acknowledgement

DELIVER TO: **City of Fort Pierce, Purchasing Division** **Room 101** **100 North U.S. #1** **Fort Pierce, FL 34950** **MAIL TO:** **City of Fort Pierce Purchasing Division,** **Room 101** **P.O. Box 1480** **Fort Pierce, FL 34954-1480**	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2021-010**
Mandatory Site-Visit: N/A	**Bid Title:** **SCOOTER SHARE PROGRAM**
Mandatory Site-Visit Location: **N/A**	**Bid Opening Location:** **City of Ft. Pierce Purchasing Division** **Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Bid Due Date & Time: **3:00 PM, TUESDAY, DECEMBER 22, 2020**	**If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.**
Bidder Name: Skinny Labs Inc. dba. Spin --- **Mailing Address:** 450 Mission St --- Ste. 400 --- **City, State, Zip Code:** San Francisco, CA 94105	***I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.*** DocuSigned by: X Zaizhuang Cheng 87AA8012B1BC490... **Authorized Signature (Manual)** **Typed or Printed Name:** Zaizhuang Cheng
Type of Entity (Select one): **Corporation** x **Partnership** ___ **Proprietorship** ___	**Title:** Chief Operating Officer
Incorporated in the State of: Delaware **Year:** 2016	**Delivery in** N/A **days, ARO**
Phone Number: 1-888-262-5189	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:**
E-Mail Address: hello@spin.pm	**Local Business:** ___Y __x__N **MWBE:** ___Y __x__N
Bid Security is attached, when required, in the amount of $ N/A **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**

THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID



02

Letter of Submittal

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December 16, 2020

City of Fort Pierce Purchasing Division,
Room 101
P.O. Box 1480
Fort Pierce, FL 34954-1480

Letter of Submittal

Dear Selection Committee:

Spin is pleased to respond to the City of Fort Pierce's request for proposals for a 2021 permit to operate a scooter-share program. We have prepared a robust RFP response that demonstrates our record of providing a high quality of service to the City's residents and how we plan to improve our operations under a new permit. We understand the City's desire to solicit proposals from vendors interested in operating a turnkey, financially self-sustaining, automated, on-demand public electric scooter sharing system within the City of Fort Pierce.

During the City's last scooter-share program, Spin scooters were operated and managed by Zagster and we were disappointed to discontinue providing our scooter service to residents of Ft. Pierce. We are pleased to submit our proposal to manage and operate the new scooter-share program using an updated scooter vehicle that will provide safe, efficient transportation alternatives for your residents and visitors.

Our proposal will also highlight new tools that Spin is using to manage safety and parking-related issues. If permitted for the City's 2021 program, Spin will provide financial incentives for the City of Ft. Pierce users to park scooters at Preferred Parking spots. Initial data from cities where incentives are utilized demonstrates how they can significantly change rider behavior that benefits the City and riders. Additionally, Preferred Parking Spots will reduce vehicle miles traveled by our operations team and, consequently, greenhouse gas emissions.

Spin will exclusively utilize W-2 employees to manage, charge, rebalance, and repair our scooter fleet in Ft. Pierce. We have found that hiring W-2 workers rather than independent contractors for these tasks allows for the most optimal operations approach for Spin to direct activities of the local operations team.

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Finally, we will continue to invest in the people and community of Fort Pierce. We are committed and resourced to implement a community engagement plan. Community engagement will augment our safety education objectives and encourage more residents to use scooters rather than cars for short trips. We will launch Spin Access, a program that seeks to lower barriers to utilizing scooters by providing a 50% discount on rides for Fort Pierce residents who are enrolled in a local, state, or federal benefits program.

We have continued to see benefits from our close relationship with our parent company, Ford Smart Mobility. As part of Spin's measured expansion since the acquisition in November 2018, we have grown our operations from 10 to 78 cities and campuses, all of which were launched with permission by the respective city or campus. Now, as part of Ford, Spin has the team and resources to elevate our efforts and be the best micromobility partner in the industry.

Spin has a long tradition of providing micromobility services across Florida, in cities large and small. From Coral Gables, to Tampa, to Tallahassee, we understand that each community is unique and diverse and that is why we are committed to hiring locally and providing on-the-ground support to ensure we provide excellent service and partner with the City to achieve your goals.

We thank you for your consideration and look forward to working with the City of Fort Pierce throughout the evaluation process, and are available at any time for any questions the City might have.

Sincerely,

Zaizhuang Cheng

Zaizhuang Cheng
COO



03

Technical Proposal



Technical Proposal

1. Describe the following elements of your micromobility program:

(a) Proposed launch approach and schedule, assuming March 1, 2021 start date. Include information on your ability and plan for deploying staff in the field during the first few weeks of operation to educate and encourage users of the proper and safe use of their micromobility vehicles, encourage the use of helmets and proper parking. Discuss your intentions for scaling the program or any planned phased implementation.

Spin proposes to launch 200 stand up scooters at the start of operations, then gradually increase the fleet size up to a maximum of 500 scooters over the next few months of the program. We will work closely with the City on the timeline and expansion.

Spin's experience operating micromobility programs across the United States in markets small and large has proven to us and our partner cities the clear benefits of starting with a relatively modest fleet size at the start and gradually increasing the fleet size over time. Our proposed deployment of vehicles over the course of a few months would also allow the City and Spin the opportunity to collaborate on making any adjustments as needed.

With major fleet distribution centers in several locations of the United States, including in the Southeast (North Carolina) and California (Los Angeles and the Bay Area), as well as a warehouse facility in the State of Florida, Spin has thousands of scooters that have been prepped and ready for our next partner City or campus. With key supply-chain hubs so close to Fort Pierce (Orlando, FL, and Charlotte, NC), Spin would be able to quickly send the necessary number of vehicles to the City.

Launch Approach

Assuming a March 1, 2021, program start date, Spin plans on setting up operations in Fort Pierce on February 1, 2021. Our Warehouse Operations Manager of Real Estate works with our Operations team to ensure a facility is secured by the timelines above. During the four weeks leading to the program start date, Spin hires and trains the local team, sets up the mechanic and charging stations in the warehouse, along organizing the scooter inventory for the City.

Staffing Plan

Spin's scooter service will be operated and maintained by our local W-2 employees. These employees will deploy, rebalance and reposition scooters; perform repairs; respond to customer and City requests; and conduct community and safety outreach. Compared with independent contractors or staffing agencies, our labor model provides a safer, more reliable and more sanitary micromobility service.

Spin's staff consists entirely of W-2 employees who earn a living wage, and receive health

insurance among other corporate benefits. At the core of the team are Operations and Maintenance Specialists, trained to perform essential operational and maintenance duties. This team is supervised by Shift Leads and Maintenance Leads, hourly supervisors who are responsible for reporting and task management for each shift. Most Shift and Maintenance leads around the country are former Operations and Maintenance Specialists who have been promoted due to strong performance.

Our Fort Pierce operation will be managed day-to-day by our Operations Lead, Azael Ortega, who is responsible for fleet and field operations. Our Senior Operations Manager, Rafael Prado, supports our Operations Lead and provides strategic guidance and broader market management. Overarching Operations leadership is provided by our Florida General Manager, Alan Bebchik, who has full accountability for the success of our operations in the City of Fort Pierce.

A cross-functional team based in Florida and elsewhere will support the local team. In addition to a local Operations Lead focused on maintenance, fleet operations will be supported by a Regional Mechanic Lead, tasked with training mechanics and interacting with Spin's corporate Infrastructure team. Alex Davis, Spin's Community Partnerships Associate for the Southeast, will develop local partnerships to help us deliver on our equity and safety promises. Vivian Myrtetus, Government Partnerships Manager, will serve as point of contact with the City of Fort Pierce for any issues relating to policy and permitting. Nabil Syed, Regional General Manager - South, will provide strategic oversight of the local team.

Role	General Responsibilities	Estimated Headcount
Vivian Myrtetus - Government Partnerships Manager (East)	Main point of contact for all high-level, non-operational City-related communications. Leads Spin's program team. Collaborates with all operations teams, noted below.	1 FTE
Nabil Syed - Regional General Manager (South) - "RGM"	Supports the market with resource allocation, strategic guidance to the General Manager, and escalating needs to executive leadership.	1 FTE
Alan Bebchik - General Manager (Florida) - "GM"	Leads the entire Florida-based team and operation. Manages strategy, budgeting, operational excellence, and regulatory compliance.	1 FTE
Rafael Prado - Senior Operations Manager (Fort Pierce and South Florida) - "SOM"	Dedicated leader currently leading Spin's Tampa and Miami teams and operations. Manages strategy, budgeting, operational excellence, and regulatory compliance. Direct point of contact to the City for operations-related inquiries.	1 FTE
Azael Ortega - Operations Lead (Fort Pierce) - "OL"	Manages the day-to-day field operations, including scheduling of mechanics, drivers, and shift leads, planning of work flow, and ensuring safe and clutter-free deployment of scooters.	1 FTE
Alex Davis - Community Partnerships Associate (Southeast)	Manages relationships with local community organizations to deliver on safety and equity goals.	1 FTE
Shift Leads - "SL"	Supporting the Operations Lead in managing the field team, including reporting, people management, and performance management. Coordinates scheduling of Operations Specialists and Mechanics and reporting of all rebalanced, deployed and picked up scooters on a shift.	1 FTE (hourly)
Maintenance Specialist II - "MS II"	Completes all scooter maintenance and upkeep, ensuring that each scooter is in safe operating condition for public use.	1 FTE (hourly)
Operations Specialist - "OS"	Deploy and pick up scooters on a set shift schedule. May perform light repairs or do miscellaneous tasks in the warehouse or in the field. Operations Specialists report to Operation Leads, though their schedule may be coordinated by a Shift Lead.	3 FTE's (hourly)

Neighborhood Ambassador - "NA"	Responsible for community presence, monitoring usership, and correcting parking behaviors in the field; promotes user education and safety enforcement	1 PTE (hourly)

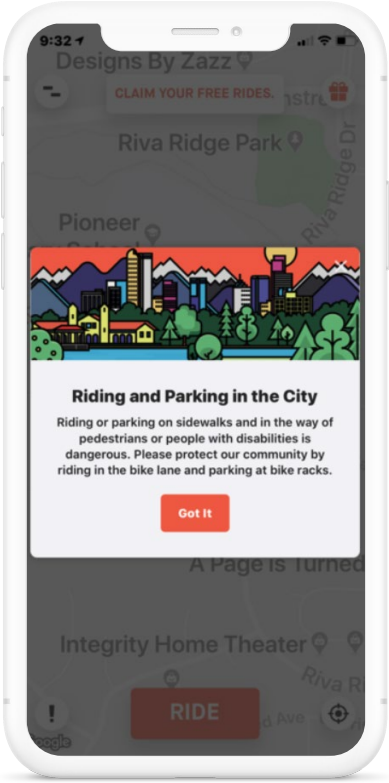
Safety

Spin takes a comprehensive approach to safety that reflects our commitment to a safer transportation system for all users. That approach is rooted in comprehensive user education and training, which begins when a new user creates an account. We understand the City's focus on safety and share this priority with you. Spin commits to deploy staff in the field during the first few weeks of operation to educate and encourage users of the proper and safe use of their micromobility vehicles, encourage the use of helmets and proper parking.

Spin has been committed to Vision Zero since its founding, and it shows: Spin has consistently been ahead of the curve on safety. In markets with more than 400,000 residents, Spin has an excellent safety record with fewer than 0.0002% of rides resulting in a serious incident. Spin was the first scooter operator to use an all-employee mechanic staff to ensure scooter safety; develop and implement slow speed zone geofencing; and create required parking areas

All new users receive a "welcome" email with Spin Safe information, including a link to the safety webpage (www.spin.app/safety) and an offer for a 30 percent discount on folding helmets through our partnership with Overade. When a user takes a trip for the first time, they are required to confirm safety messages within the app. Spin will work with the City of Fort Pierce to ensure these messages reflect the City's priorities, such as preventing underage riding, promoting proper driving, and proper parking to avoid ADA violations.

On subsequent trips, users are presented with in-app educational screens that reinforce safety reminders about wearing a helmet and local laws and regulations. In consultation with local partners, Spin modifies these messages to address market-specific needs, including rider behavior or weather concerns. For example, Spin worked with the Disabled Rights Action Committee to craft this message to Salt Lake City users, reminding them that their behavior has an impact on their more vulnerable neighbors. See below.



Outside of the app, Spin provides a variety of digital safety content for its users, including a first-in-class safety webpage that hosts the core Spin Safe curriculum and safety quiz. The core Spin Safe curriculum is comprised of five short safety videos, available in both English and Spanish, that cover the following topics:

1. COVID-19 Safety Protocols: *What Spin is doing to keep its workforce safe and its vehicles clean and sanitized, and what we recommend our users do to keep themselves safe.*
2. Getting Started with Spin: *How to download the app and set up an account; how to unlock the scooter; how to find the right riding position, how to accelerate/brake; wear a helmet.*
3. On the Road: *Ride in the bike lane (where available); always follow the flow of traffic and traffic laws; do not ride on sidewalks; how to maneuver around road obstacles; be courteous.*
4. Ending Your Trip: *Good" vs. "Bad" parking jobs; how to lock your scooter; report safety issues.*
5. Making Our Streets Safer: *What can you do to make your area's roads safer for all users?*

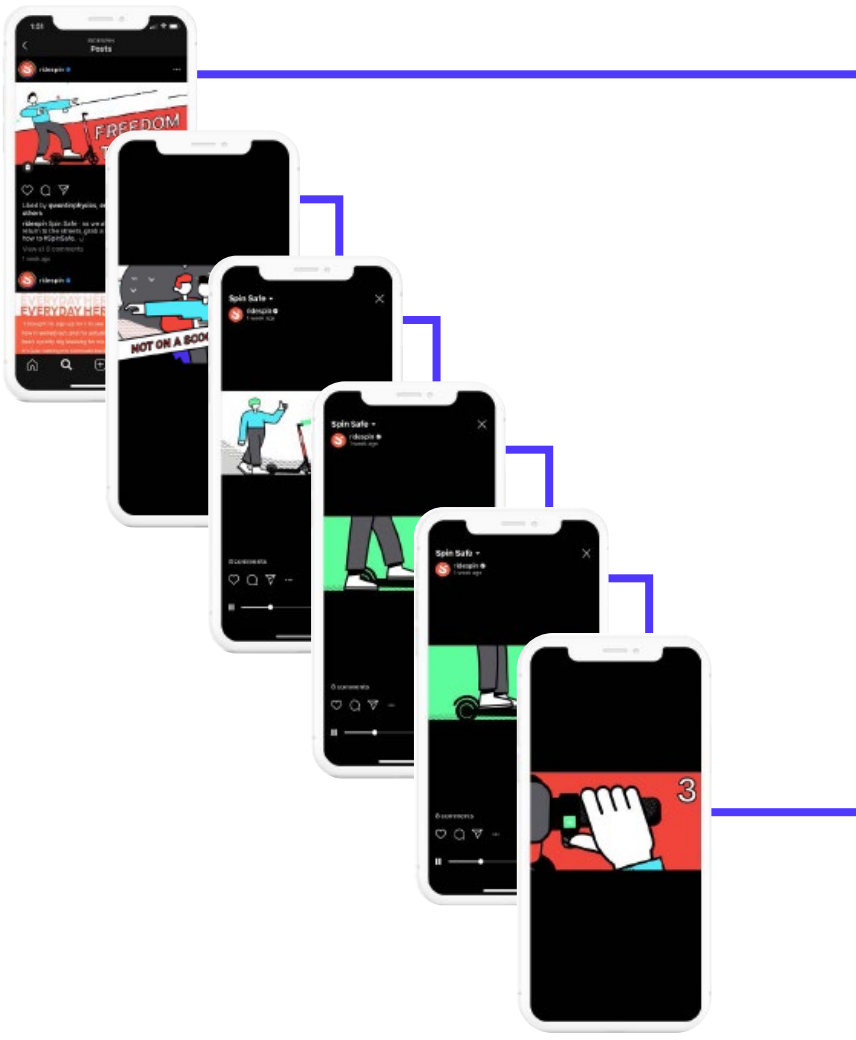
After watching the videos, users can take the online safety quiz (also available in both English and Spanish) and are awarded $5 in ride credits if they score 100 percent; users can take the quiz multiple times in order to earn a perfect score. Regardless of their score, quiz-takers are prompted to order a free Spin helmet, shipped directly to their home. Since launching the updated Spin Safe program in July 2020, our webpage has received over 20,000 views nationwide and users have submitted nearly 3,100 quizzes, with nearly 1,500 helmets delivered to users' homes.

Furthermore, Spin reinforces safety messages through regular posts on the Spin blog and across social media platforms. Spin also looks to our partners to distribute and amplify safety messages through their channels, including newsletters, websites, social media platforms, and virtual meetings.

Over 450 partners across Spin's U.S. markets have received information about the Spin Safe campaign since July 2020.

Working with our Fort Pierce-based team, the Community Partnerships Associate will develop and implement an engagement plan for the City of Fort Pierce, with safety engagement focused on the City's identified areas of concern, including speed limits, no ride zones, hours of operation and underage riding.

In addition to education, parking needs to be reinforced through in-app and on-the-street cues that alert users how and where to end their trip properly. To that end, Spin will seek to deploy Preferred Parking Spots. Preferred Parking Spots provide users a financial credit for parking scooters at suggested locations.



(b) Hours of operation – list typical micromobility vehicle deployment time, pick-up time, and the typical hours your micromobility vehicles are available to rent.

Spin scooters are typically available for rent 24 hours a day to supplement transit options for Fort Pierce residents. We have found that people who work outside of regular business hours frequently struggle to find safe and convenient transportation options and, as a consequence, they appreciate access to micromobility. We are happy to discuss service hours with the City.

Spin will continue a 24/7 operation, with 60-70% of our business-as-usual (BAU) operational activities taking place overnight in order to minimize the impacts on vehicle congestion and noise. BAU activities generally fall within four categories:

1. Scooter repair/maintenance
2. Deployments
3. Pick-ups/battery swapping
4. Rebalancing (outlined in "Operations" section a.)

Drivers will follow planned routes based on maximizing the flow through congested traffic, and shifts will be scheduled to align with this strategy.

Spin has experience operating in cities where 24/7 operations are not desired by our City partner's. For instance, in Coral Gables our scooters are available for rent through our mobile app from 7 AM to 9 PM as requested by the City. Spin not only has the ability to control when and where our scooters are available to rent but can adjust our operations accordingly as we are always open to working with our City partners on the best hours of operation for their community.



(c) Pricing plan.

$1 unlock fee **+ $0.35** per minute

Low-Income & Special Fare Options

Spin is proud to continue to offer Spin Access in Fort Pierce, which provides 50 percent discounted fares for those who qualify. In Fort Pierce, Spin Access users would receive an unlock fee of $0.50 and an average discounted per minute rate of $0.17 cents based on local market prices. The pricing rates are displayed in the app for the user's convenience.

Individuals interested in signing up for our Spin Access low-income program can simply fill out an online application at www.spinaccess.com, register in-person at one of our community events, or call Spin Support at 1-888-262-5189. Eligible residents who wish to receive discounted rates must provide proof of enrollment in a local, state, or federal benefits programs such as Florida Access, SNAP EBT, TANF, WIC, and/or HUD Housing Choice Vouchers. Typically, applications are processed within two to four days. Once enrolled, Spin Access users receive a unique code via email, along with instructions on how to associate the code with their account.

Cash and Text-to-Ride Options

We offer several payment options for riders without credit cards. One of the easiest ways for riders without credit cards to utilize our services is to use prepaid debit cards, which are widely available at retail locations throughout Fort Pierce. Riders simply load cash onto their prepaid card, which can then be used to purchase Spin credit within the app.

Early in 2021, we will provide cash payment functionality through PayPal's digitize cash feature, which enables riders to add cash to their PayPal account at thousands of major retailers like CVS Pharmacy and 7/Eleven. Riders will be able to utilize PayPal balances to ride our e-scooters, and they may also use their digitized cash for other purchases.

We will also sell Spin Access Cash Cards at our warehouse and through our network of community partners. In addition to providing a way for cash customers to utilize our service, Cash Cards provide text-to-ride information so riders without smartphones can ride our e-scooters as well.

(d) Revenue share with the City of Fort Pierce

Spin proposes an annual permit fee of $2,500 plus a $0.25 fee per trip (every time a scooter is ridden, Spin offers a revenue share of $0.25 per trip) paid on a monthly basis.

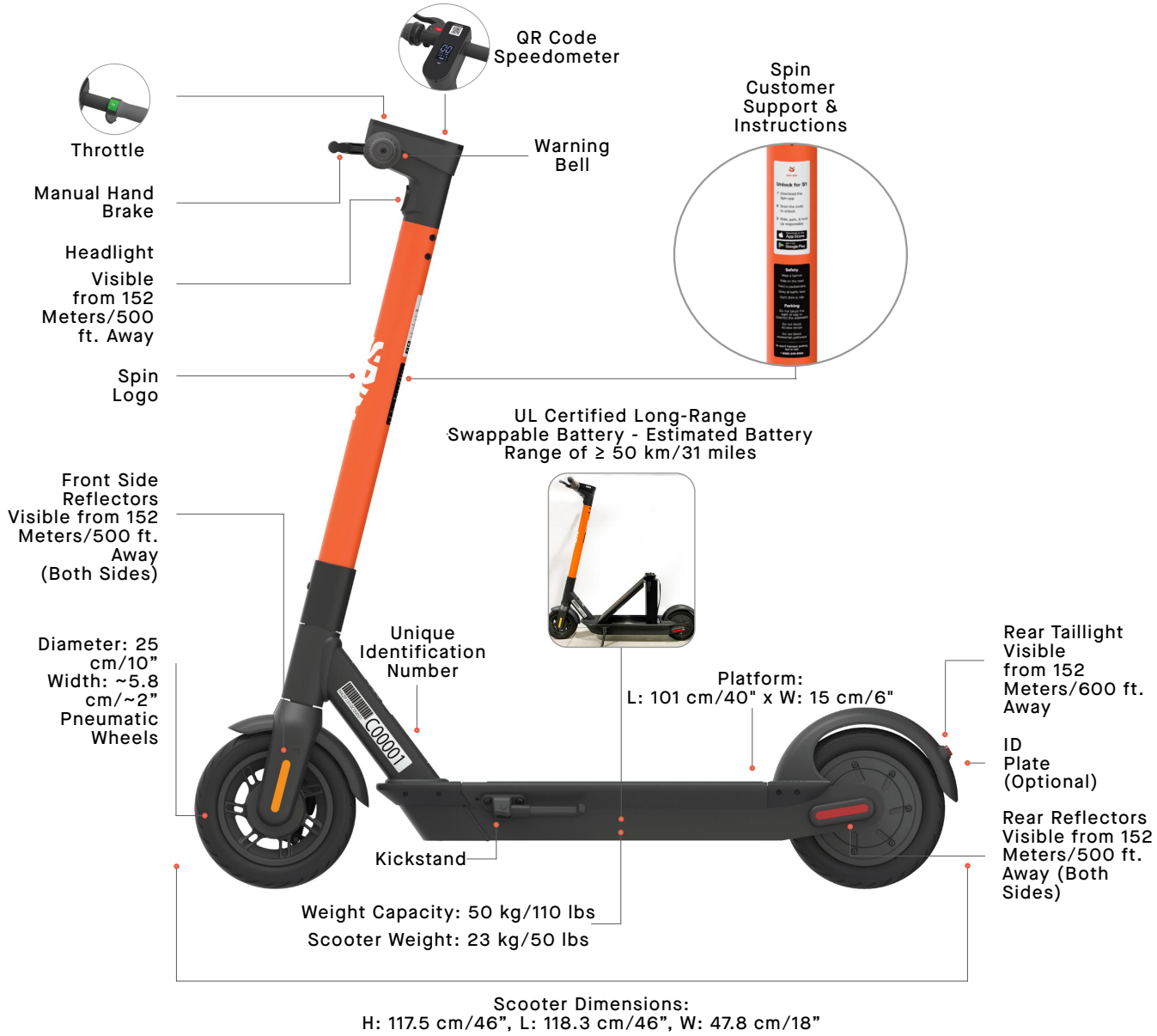


2. Equipment and Safety

(a) Provide a detailed description, with images, of the vehicle model(s) that you will use in the City of Fort Pierce – including top speed, description of the wheel type and material, and measurements.

The Max 2.2

Spin is committed to providing the safest, most user-friendly vehicles to our partner cities to ensure an enjoyable and successful program. Made with high-quality materials and construction, the Max 2.2 scooter is the latest and most up-to-date scooter that the industry offers, featuring a long-range swappable battery to minimize environmental impacts. Spin is determined to provide the latest technology to its riders in order to ensure safety, durability, and convenience. Spin's Max scooter is manufactured by Segway Ninebot and is certified for all applicable safety and equipment standards, including CE, UL, KBA, EMC, etc. In addition to proprietary anti-tampering features to prevent theft and vandalism, the Max scooter features a dual kickstand for increased stability when parked, dual suspension for smooth riding, and dual handbrakes for redundancy.



Safety

Spin's Max 2.2 guides and empowers riders to keep themselves and those around them safe. When citizens of Fort Pierce unlock a Max 2.2 scooter, they will be stepping onto a platform developed with the collective learnings from over 9.8 million miles ridden in the 78 cities and campuses where Spin has operated. Guided by Ford's history of vehicle safety innovation, we developed the Max 2.2 to be intuitive for any rider to handle safely and park properly. Max 2.2 is durably constructed for long-term public use, designed with technologies to enforce and reward good behaviour, equipped with anti-tampering measures and connective technology to automatically detect problems, and made 100% recyclable.

Reliability

The scooter's dual-technology braking system adds redundancy for greater reliability. In regard to battery life, our scooter has a battery range of 38 miles.

Technology

Spin's scooters feature robust built-in wireless connections, including Bluetooth and cellular connectivity. These features allow Spin to manage its fleet remotely, and track riding behavior of our users.

Spin uses technologies like cell tower triangulation, digital compass, WiFi, motion sensors, barometers, gyroscopes, and accelerometers – which, when coupled with the scooter's GPS and the user's phone – allows Spin to customize the riding experience. Spin's scooters can have varying maximum speeds based on the rider's location. Spin, in collaboration with the City, can also designate certain areas where a scooter will gradually (safely) power down where scooters are strictly prohibited.

Additionally, Spin scooters include the following features:

- GPS and Internet of Things (IoT) unit that regularly reports its location and allows for real-time tracking and data collection.
- White headlamp, that is visible from more than 500 feet away.
- High quality red/white reflectors on both sides that are visible from more than 500 feet (front) and 600 feet (rear) when illuminated by other vehicle's headlights.
- High quality red retro-reflectors on the rear that are visible from a distance of 600 feet.
- Tamper-proof security heads on the external screws.
- A QR code with a unique number for vehicle identification located on the side of the handle bar.
- A warning sticker at the stem of the scooter that communicates to users that sidewalk riding is prohibited.



(b) Outline your ability to limit speeds, create no-ride zones, and create no-parking zones, based on geofencing. Describe any associated limitations (i.e. number of speed limits that can be set, accuracy of geofencing, etc.)

Geofencing technology is critical for delivering a safe and reliable scooter system, and for addressing the specific user and parking goals of the City. Spin has several types of geofence applications which we overlay to enforce compliance. Spin's GPS technology is accurate to within three feet and defined in our back-end system. They can be altered and updated quickly in response to stakeholder input or emergency situations, with scooters responding to updates immediately. Within a geofence zone, scooters respond to geofences within 5 seconds or less.

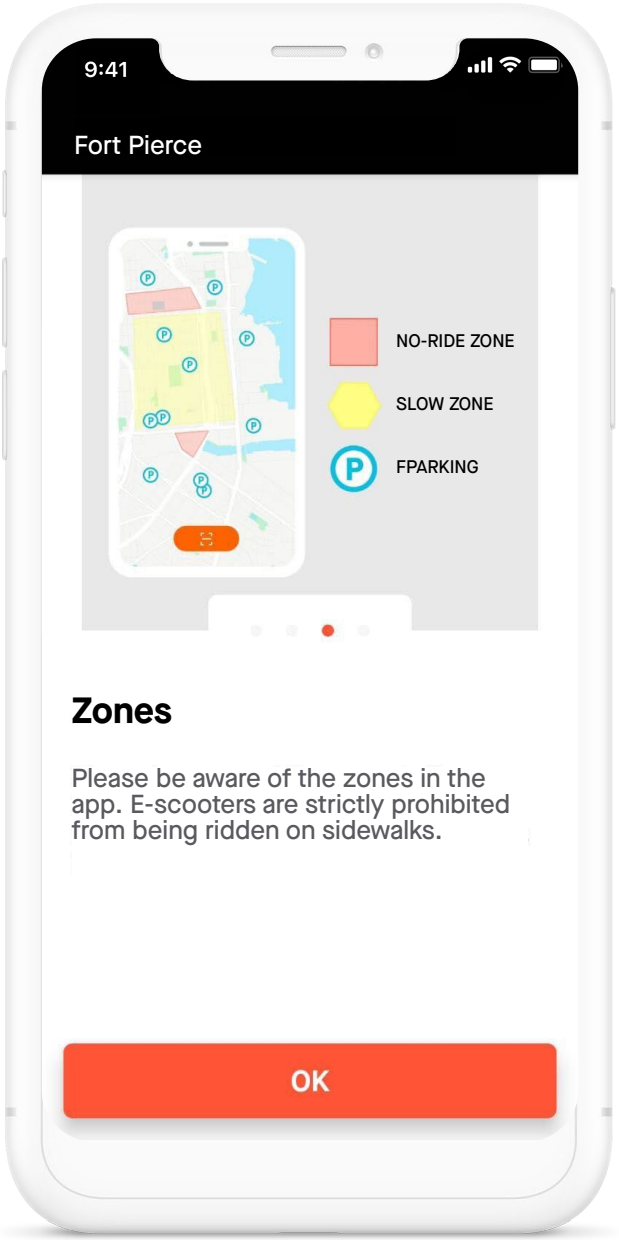
Spin has been able to implement all slow zones, no-park zones, and no-ride zones requested by the cities and campuses it operates in.

Spin's Geofence Solutions

Slow Speed Zones: Upon entering the geofenced zone, the scooter slows to a specified speed. Spin employs standard slow speed zones of 12.5 mph and 10 mph. In high density and commercial areas, Spin can implement an 8-mph zone.

No Ride Zones: After entering the geofence zone, the scooter gives an audible warning to the user, waits 5 seconds, and then disables the motor power, causing the scooter to decelerate until no motor power is supplied. The scooter can still be rolled so that the user can exit the no ride zone.

Flexible Parking Zones: In areas where the City and Spin agree that flexible parking is appropriate, scooters may be parked free-floating with photo verification of compliance. A series of Preferred Parking Spots can also be established to create more orderly parking in higher-density areas. If the scooter ride is ended within one of these Preferred Parking Spots, the user gets a financial credit toward their next ride. Preferred Parking Spots enlist riders in our efforts to rebalance scooters to areas where scooters are needed and to reduce street clutter.



Case Study - Tampa, FL

Spin operates in Tampa, Florida where the City has required no-ride zones at three different locations. Between the months of September 2019 - October 2019, the City cataloged over 225,000 rides, with 1,150 rides entering no-ride zones. Of the four scooter vendors deploying equally-sized fleets, Spin had the lowest number of rides in the no-ride zones at 75, or 6.5% of the violations. The reasons for this success is a combination of Spin's robust, accurate technology and the attention to detail of the local operations teams. The Tampa Bay Times story on no-ride zone compliance is here.



Case Study - Tallahassee, FL

As part of our operating agreement with Tallahassee, we understood that Florida State University (FSU) and Florida Agricultural and Mechanical University (FAMU) were not going to allow scooters to operate on their respective campuses. Before launching our scooter fleet, Spin implemented geofences around FSU and FAMU to create no-ride and no-park zones.

Additionally, Spin implemented a buffer area around each campus to slow scooters approaching the campuses. Notably, these geofences were drawn exactly to the City's specifications by utilizing technology that allowed Spin to upload the City's KML files of the boundaries to our systems. This ensured that what was requested by the City exactly matched what was delivered by Spin. Not all vendors complied with these strict geofencing requirements and, as a consequence, most were asked by the City to suspend operations. At no time during the pilot was Spin asked to pause operations. As geofencing needs evolved throughout the pilot—for example, event-based restrictions at Cascades Park and expansion of the no-ride zone into College Town—Spin swiftly complied with all requests.

(c) Describe the process private property owners will use to request speed limits, no-ride zones, and no-parking zones.

Requests are generally made via email to the assigned Spin business development representative or customer support team. It is helpful if the request is supported by some form of visualization like a map or picture. The formal request is shared with our local operations team who will then remedy the request via geofencing speed limits and / or messaging via the Spin App.

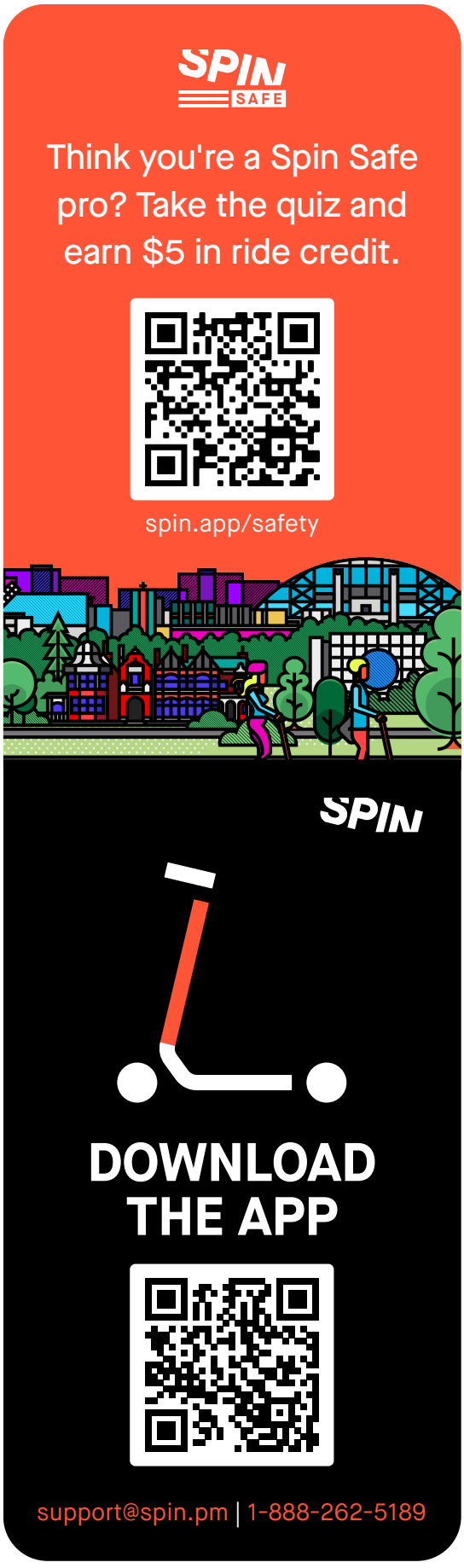
(d) Outline your plan for rider education.

User Education

Spin understands that it is our responsibility to educate users using our scooters on how to properly ride and park to ensure that members of the community are not negatively impacted by our program. Our in-app, on-vehicle, and web-based safety messages all emphasize the need for users to avoid riding on the sidewalk and to properly park at the end of each trip. For users who do not follow the rules, we can levy citations and fines, up to and including being kicked off the platform for non-compliance. Our user education program includes the following:

In-App Education

Spin's in-app education begins with first-time and repeat user educational screens. These educational screens explain to users all local rules, regulations, and safe riding practices. Additional user education screens show upon repeat trips in order to reiterate these critical points. Our user checklist screen requires users to affirmatively agree to key safety rules and local regulations. This checklist can be updated and shown again to users as local rules change. Phone push notifications may be used at various times to promote safe riding tips (such as wearing a helmet), service changes, and



other critical messages to users. Lastly, through our in-app parking rating tool, Users submit a photo of their parking job to show compliance with local parking regulations.

In-Person Education

Spin's in person approach to user education is built around 1:1 user engagement. Our staff set up informational booths at community events, make presentations, lead rides, and host our "Spin Safe" scooter safety course. In Fort Pierce, Spin's staff would seek opportunities to present at community and neighborhood boards or organizations. However, our participation in in-person events will be guided by protecting our staff and the broader community from COVID-19 and compliance with applicable city or state guidance. At public events, Spin distributes Spin Safe cards (pictured right) that encourage users to download the app and take the online Spin Safe quiz for a chance to earn $5 in ride credits, along with "tips for your first ride" handouts and other materials. These materials are available in English, Spanish, and Mandarin.

Digital Communication

Spin provides video links to users on how to ride safely, and links to our website including an FAQ section and our support line. Through our social media feeds, we feature and promote helmet use, safe riding, and proper parking. Through our Instagram stories, we offer a good park/bad park quiz to provide users with a chance to vote on parking jobs and learn best practices around parking. We also offer "Spin Safe Digital", a recently launched safety campaign that is meant to give our users the education they need, on a virtual platform.

Spin Safe Digital

In July 2020, Spin launched its Spin Safe Digital campaign, a new effort to empower users with the freedom to move safely within their communities, especially during challenging times. Spin has always relied on a mix of digital and in-person channels to deliver safety content to our users. Many of our users, like the one-on-one nature of in-person training: the chance to try an scooter in a safe, off-the-street environment with guidance from a Spin employee puts people's minds at ease. With the pandemic making in-person interactions much more fraught, Spin decided to enhance our digital offerings to allow the vast majority of our training to be virtual.

The core of the Spin Safe Digital curriculum will be five safety videos, hosted on a newly redesigned safety webpage. The short, 60-90 second videos will cover the following topics:

1. COVID-19 Safety Protocols: *What Spin is doing to keep its workforce safe and its vehicles clean and sanitized, and what we recommend our users do to keep themselves safe.*
2. Getting Started with Spin: *How to download the app and set up an account; how to unlock the scooter; how to find the right riding position, how to accelerate/brake; wear a helmet.*
3. On the Road: *Ride in the bike lane (where available); always follow the flow of traffic and traffic laws; do not ride on sidewalks; how to maneuver around road obstacles; be courteous.*
4. Ending Your Trip: *Good" vs. "Bad" parking jobs; how to lock your scooter; report safety issues.*
5. Making Our Streets Safer: *What can you do to make your area's roads safer for all users?*

In addition to distributing this information through Spin channels, we will look to our City

and community partners to ensure Spin Safe is disseminated widely through their email newsletters, websites and social media handles, and virtual events.

Other Educational Tools

Our other education tools include on-scooter stickers promoting safety rules and guidance, contact information to our 24/7 Spin Support line and website. All scooters shall have clearly visible signage notifying the User that:

a. Helmets should be worn by all persons when operating a scooter;

b. Scooter users must yield to pedestrians;

c. Scooter users must obey the rules of the road, obey all traffic laws, and obey all applicable Fort Pierce ordinances when riding a scooter on a street, roadway or highway;

Our website features instructional articles,and responses to FAQs. This feature can also be easily accessed by pressing the "HELP" icon in the Spin app. Lastly, Spin will send targeted rule reminders to any user who accumulates several "thumbs down" parking ratings from other users using our parking rating feature, or from a bad parking report from the public app.

e) Describe your plan to property sanitize vehicles and respond to the COVID-19 Pandemic.

Spin has a commitment to the health and wellness of all of our employees and users. In response to the COVID-19 pandemic, Spin created a robust cleaning and sanitizing plan to ensure the safety of our communities.

Scooters are sanitized regularly with touchpoints cleaned at least once a day and every time they are touched by the operations team (e.g. during battery swaps, rebalancing or maintenance).

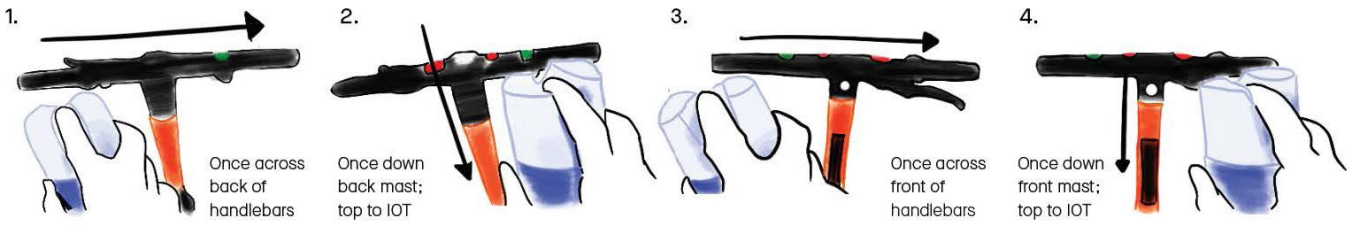
Our strict deep cleaning and disinfection policies and procedures follow CDC recommendations.

Spin staff are COVID trained and supplied with PPE (including gloves, masks and face shields) to wear within the warehouse, in vehicles, and out in public. We also implemented a strict social distancing rule for all employees.

Clear guidelines for preventing the spread of COVID-19 whilst at work are trained to all operational staff and displayed within the workplace.

Anti-Microbial Handlebar Grips

Our scooters grips have antimicrobial properties that have been independently verified by SGS, the world's leading verification and certification company, to have 99.9% efficacy. The proprietary material kills contagions, reducing the risk of harmful transmissions. Our scooters have self-cleaning grips that utilize anti-microbial properties to deactivate COVID-19 at no risk to users. The grips work by continuously disinfecting handlebars between rides, reducing the risk of transmission.



3. Parking

(a) Describe your approach to ensuring that users park appropriately. Include strategies your company uses to incentivize proper parking behavior.

Spin will take a multipronged approach to ensure users park vehicles appropriately within the City of Fort Pierce through the following ways:

In-App User Education

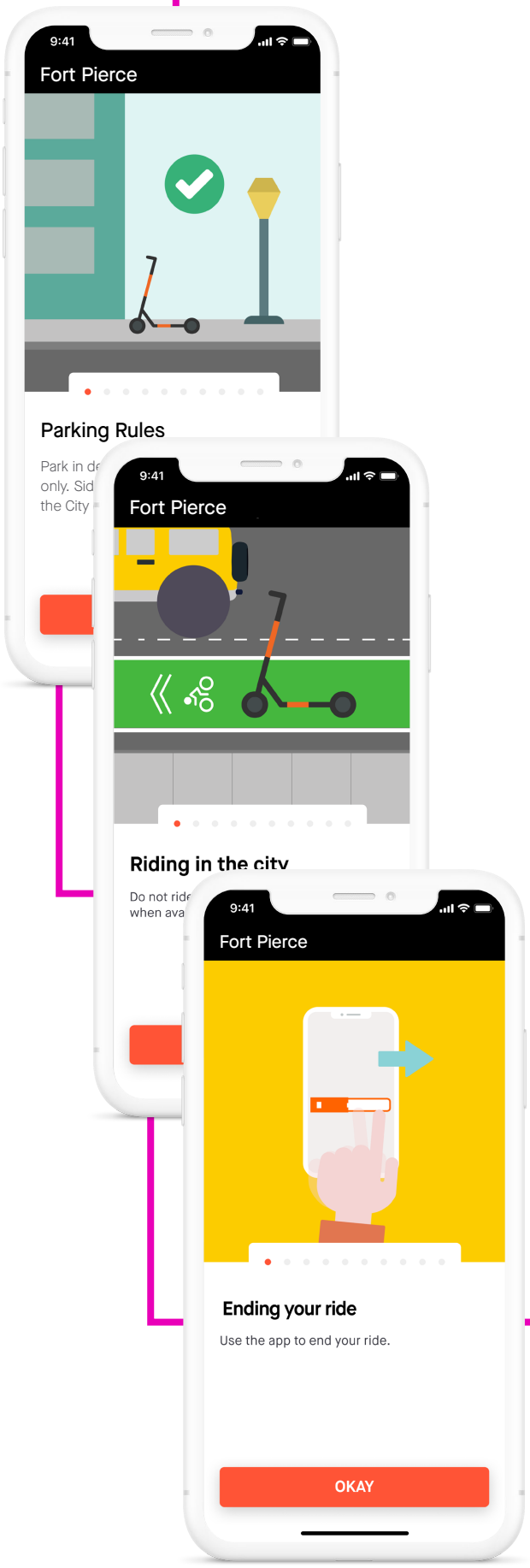
Spin makes parking educational materials available for our users in a variety of ways; however, due to COVID-19, these methods are increasingly digital. Within the app, each new Spin customer is required to review educational screens before taking their first trip, which include information on where to properly park the vehicle at the end of their trip.

In-App Notifications

Spin will use in-app push notifications to send users various messages and reminders on the City's riding and parking rules. Reminders can specifically focus on frequently occurring issues the City wishes to resolve. Spin can further tailor the content of the in-app notification at the City's request.

Parking Rating Tool

Before a user can unlock their next ride, they are asked to rate the parking job of the previous user with a "thumbs up" or "thumbs down." Users who receive repeated negative ratings ("thumbs down") are contacted and given additional education on responsible parking. Similarly, users who receive consecutive positive ratings ("thumbs up") are rewarded with free ride credits.



User-Submitted Pictures

Spin will include all parking corrals as Preferred Parking Spots on the mobile application and will provide credits for users who properly end their rides at the corrals. Parking will also be incentivized and enforced through review of trip-end photos. For example, when a user ends their trip, they must take a picture of the parked vehicle before they can close-out their ride. New users have their first five trip-end photos reviewed by staff, and then have a 10% chance of having their trip-end photo reviewed on each subsequent trip. If any review finds the parked vehicle not in compliance, the next five parking photos from that user are reviewed by Spin staff. Non-compliant users are informed of the outcome of review in a pop-up notification the next time they open the app.

Penalty Structure for Non-Compliant Users

Spin will commit to issuing parking penalties if done equitably across all operators. Spin utilizes several methods of monitoring compliance, including the aforementioned user submitted photos on the Parking Rating Tool, to flag users who have been reasonably linked to noncompliant actions. For users who are flagged to be repeatedly non-compliant, we institute a variety of measures for accountability, including fines, temporary suspensions, and permanent bans. The following is Spin's tiered penalty structure for improper parking:

Infraction **#1**

Customer Support team issues a warning notification with a reminder about the specific rule broken, and a reminder that incorrect parking can lead to fines and account suspension.

Infraction **#2**

Customer Support team issues a warning notification with a reminder about the specific rule broken, and a reminder that incorrect parking/pavement riding can lead to fines and account suspension. User is issued a fine.

Infraction **#3**

Customer Support team issues a higher fine and the user account is suspended. In order to get off suspension, users must play the Good Scooter/Bad Scooter and Good Bike/Bad Bike game.

Infraction **#4**

Permanent account suspension.

(b) Do you anticipate seeking permits to install objects (i.e. docking or parking stations) in the Right-of-Way? If so, please describe.

Having physical infrastructure helps direct users to the correct parking location. To facilitate a comprehensive scooter parking environment, Spin can offer an advanced, interconnected system of physical and app-based parking technology including:

1. Virtual Parking Hubs (displayed in-app)
    - "Parking Points"
    - "Parking Zones"
2. Physical charging stations or "Spin Hubs"
3. "Preferred Parking Spots" (incentivized parking displayed in-app)
4. Physical parking corrals including Spin vinyl stickers and Spin stencils
5. Spin Racks

Spin has invested in a network of charging stations which are electric docking and charging stations that greatly minimize clutter by giving scooter users designated places to park. Hubs reduce our greenhouse gas consumption from operations and improve ADA compliance. They create an opportunity for Spin and City leaders to develop a mobility hub network which can foster reliable last-mile connections centered around the transit network. We work with major real-estate property owners, employers, universities and government agencies to roll out stations that promote order in vehicle parking, and access to a charged scooter.

Last year we partnered with several Tampa business owners to install seven Hubs that incentivize proper parking Currently, Spin Hubs are also operational in Washington D.C.; Orlando, FL; Ann Arbor, MI; Sacramento, CA; Phoenix, AZ; and San Francisco, CA. Spin has installed or received approval to install over 250 charging hubs across the country, with plans for hundreds more in 2021.

Spin has deployed physical infrastructure in other markets. Whereas the City of Fort Pierce desires physical infrastructure in the right of way, Spin will collaborate with City stakeholders to determine if Hubs or other physical parking infrastructure mentioned above is appropriate for Fort Pierce and the amounts and the most suitable locations to install these parking facilities.



4. Operations

(a) Describe the availability of vendor staff for rebalancing or moving improperly parked Vehicles.

Improperly parked scooters identified by on-ground operational staff will be relocated instantly; our distinct operational roles are designed to optimize our approach to resolving parking issues.

Neighborhood Ambassadors: Based on-foot/ scooter to respond quickly to parking issues reported locally. Strategically deployed in priority areas, key zones and issue 'hotspots' to monitor and respond to parking non-compliance (e.g. blocking ADA access)

Rebalancers: Use vans or e-cargo bikes to relocate improperly parked scooters to parking areas where they can be better utilized, in line with requests received.

Battery Swappers: Re-park scooters as required when swapping batteries.

All on-the-ground employees will be trained to conduct all three roles.

Spin currently utilizes both on-the-ground and technological methods to detect and right a fallen vehicle. As part of its regular duties, Spin's local operations team is tasked with rectifying a fallen or improperly parked scooters it spots in the field. The local operations team is also on-call to respond to any reports, including relocation requests, that our customer support team receives from the public, our users, and the City.

Whether a report is received via email, our in-app help function, the support portal on our website, phone, or social media, Spin's customer support team creates a ticket that notifies and assigns the task to the local operations team. The local operations team is responsible for ensuring that we meet the required response time.

Besides Spin's on-the-ground efforts, our engineering team is implementing "tip-over" detection technology that notifies our local operations team when they detect that they are not upright. The tip-over detection system, which is based on our scooter's internal sensors, allow our local operations team to learn about and address fallen scooters without depending on reports received by our customer support team. Additionally, our Spin operations team will re-balance any misparked scooter within 2 hours, during regular business hours, and 4 outside of those hours. We will also prioritize resolving complaints related to ADA access.

Furthermore, Spin's product roadmap includes implementation of an incentive-based user-rebalancing system that utilizes the various on-board connectivity technologies and sensors. Part of such a system is a feature that allows users to see scooters in the in-app map the locations of scooters that have been flagged for improper parking and being tipped over. Users would be incentivized to rent and ride away a flagged scooter for a discounted ride, potentially allowing another method to quickly address issues before our local operations team arrives.

(b) Describe your proposed fleet size including your approach to seasonal variation in demand.

Spin proposed to launch 200 stand up scooters at the start of operations, then gradually increasing the fleet size to a maximum of 500 scooters over the first few months of the program.

Seasonal Demand Variation

Generally, Spin gradually reduces its fleet as usership begins to decline due to weather conditions and/or market seasonality. Moreover, as we become familiar with the daily operational needs in managing our fleet in the community, Spin will collaborate with the City in developing a seasonal operations schedule that reflects the transportation needs of the City.

For safety reasons, Spin does not operate under the following weather conditions scooters:

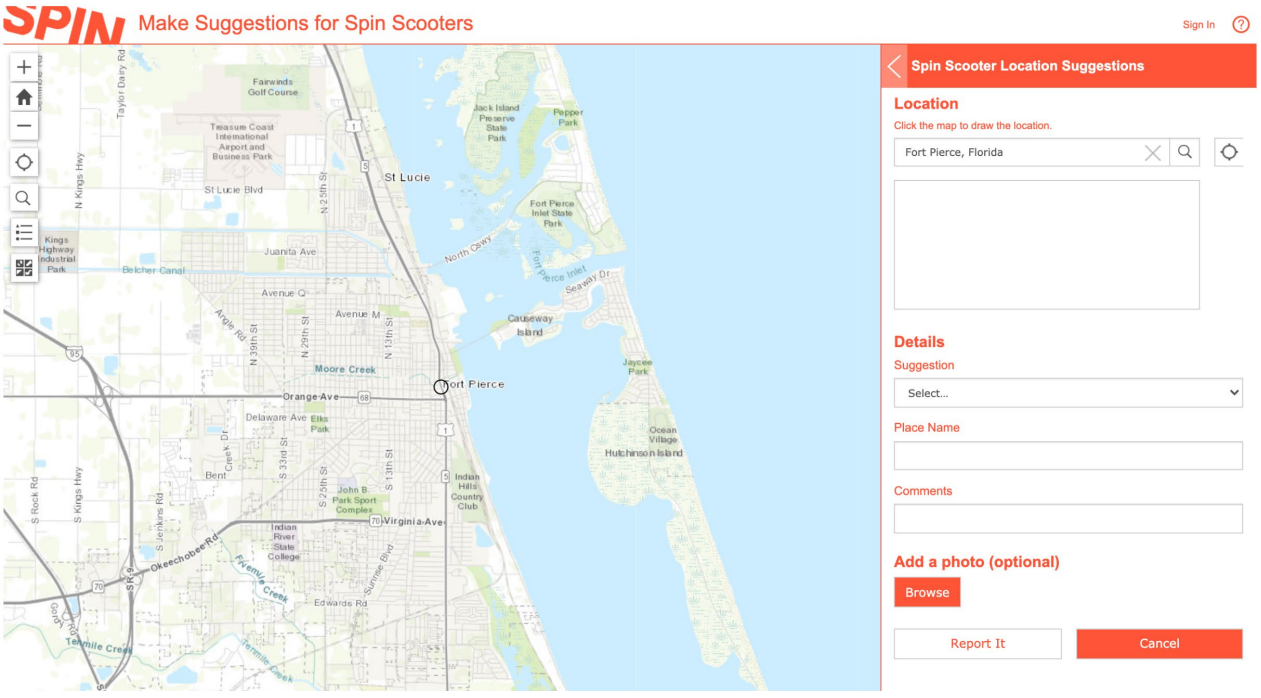
- If there is substantial flooding which may put our staff at risk
- If average winds are above 35 miles per hour.

In such an event, Spin's leadership will contact the City of Fort Pierce to provide appropriate notice. In the case of severe or inclement weather or an urgent/emergency issue, Spin is able to remotely disable our fleet of vehicles. If the City requests, Spin staff will remove all vehicles from the public space, as long as it is safe for staff to be working. Our staff has extensive experience with removing vehicles in emergency situations and severe weather conditions in partnership with our City partners in Tampa, Miami, Orlando and Tallahassee.

(c) Describe your plan to ensure equitable distribution of micromobility vehicles throughout the City of Fort Pierce, including your approach to re-balancing.

Deployment

Spin will take the input from our community engagement and the City to ensure we are equitably deploying vehicles throughout many different neighborhoods with a specific focus on deploying extra e-scooters in Fort Pierce's disadvantaged communities. To go beyond a top-down deployment strategy and really give commuters the ability to request service that meets their transportation needs. In several markets, Spin has developed a digital map that enables users to provide input to our operation. The digital map allows users to request launching spots, Preferred Parking Spots, neighborhood gathering spaces, low transit access areas, and no parking zones.

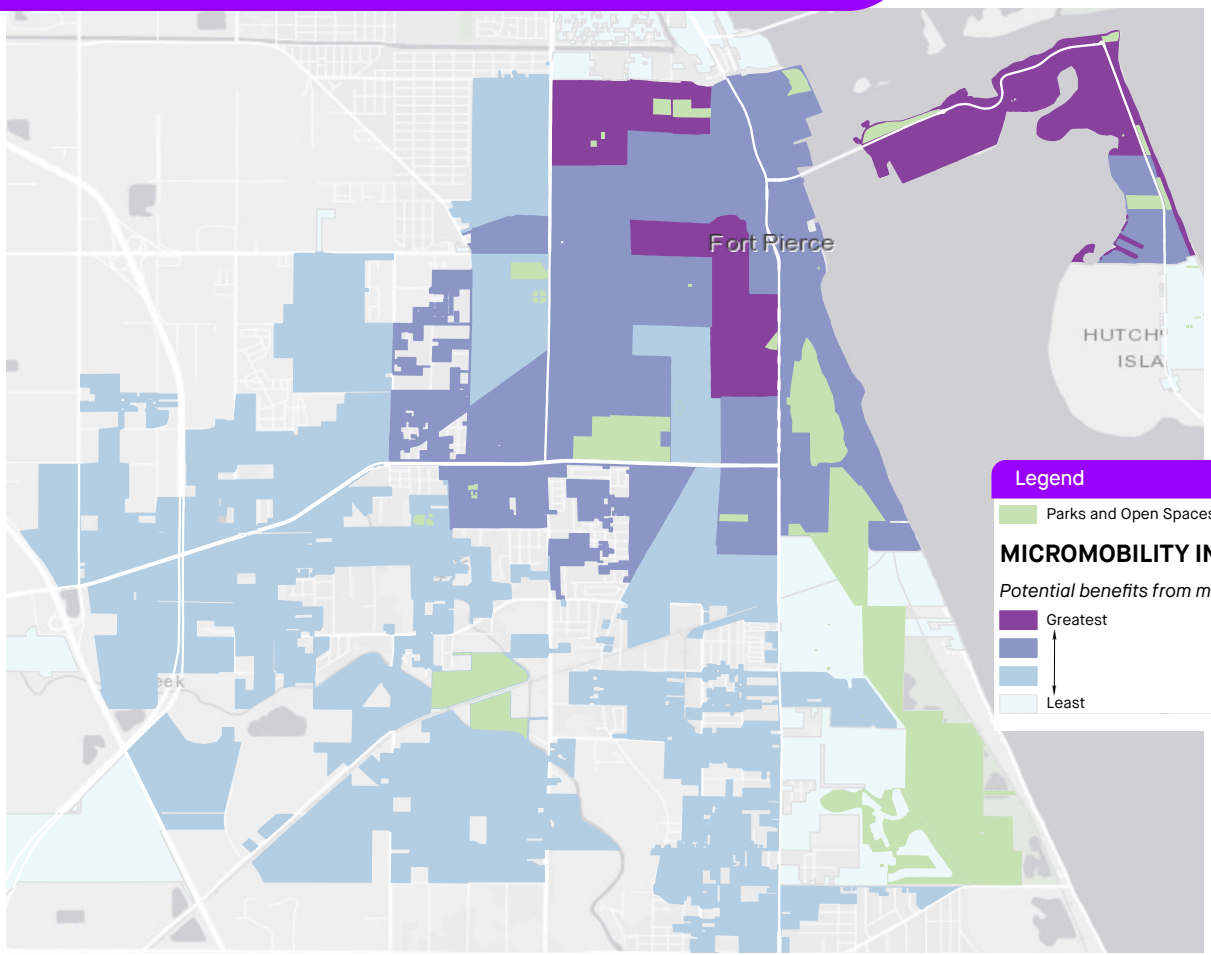


Spin is proud to offer transportation options that advance transportation equity in cities. The flexibility and ease of dockless mobility allows Spin to provide a nimble, scalable and fun transportation option that can naturally fill gaps and meet transportation needs in neighbourhoods that have been underserved by previous transportation systems.

Spin also determines deployment locations based on our analysis of usage and demand. Our Operations team will deploy scooters daily throughout Fort Pierce and using historical data, we observe trends to predict where and when trips are most likely to occur, and we closely monitor the data over time to identify new or different locations where vehicles can be redeployed to meet expected demand. Being data-driven in this regard allows Spin the ability to be nimble and flexible to ensure that users seeking a mobility option can be served.

Spin's local Operations team aims to secure deployment locations with high traffic, demand, and lack of mobility options. Furthermore, Spin has traditionally deployed our vehicles on a daily basis at priority areas, as determined by either a City (i.e. underserved neighborhoods, low-income zip codes) or a partnership with a local stakeholder (i.e. transit agencies, NGO partners, or corporate partners). Please see our recommended deployment location map below.

Fort Pierce Micromobility Index



*This type of overlay analysis is geared towards helping to solve multi-criteria problems such as site selection. The study takes into account three different spatial variables (Population Density, Presence of Commercial Areas and past Spin scooter usership) and assigns a specific value to each Census Block Group in the city, in order to help determine the benefits that might come from micromobility usage in specific areas. Sources: U.S. Census Bureau, Spin and OpenStreetMap

Rebalancing

Spin has developed personalized operations plans in cities to meet the demands of daily travel patterns. Spin's Operations team actively rebalances vehicles throughout the day to avoid overcrowding in particular neighborhoods. The Operations team is divided on a 3-shift basis to ensure a local Spin employee is available, 24/7, to respond to any issues that may occur.

Moreover, at approximately 6 AM, and regularly throughout the day thereafter, Spin monitors the actual distribution of scooters, to confirm that our fleet is sufficiently allocated throughout the service area. Each day, Spin's local Operations team is on the ground actively rebalancing vehicles as needed. Spin's entire warehouse staff is trained to rebalance to ensure the most efficient fleet utilization possible. Rebalancing will happen in conjunction with our daily deployments and evening low-battery pickups and exchanges.

(d) Describe the proactive process you will use to prevent property damage and address property damage claims and complaints related to operation of their shared mobility vehicles.

Property Damage Prevention

Spin is always hyper-vigilant when it comes to monitoring our scooters. Using our proprietary software, we are well aware of our scooters locations and with our W2 staff, we can ensure each vehicle is finely tuned which mitigates the risk of an accident that could lead to property damage. With constant eyes monitoring our fleet, we are quick to identify problematic areas where scooters are known to be vandalized or go missing. We are swift in retrieving scooters that enter areas of concern and take a preventative approach to address potential damage. For instance, when protests began earlier this year, Spin was able to geofence downtown areas as no ride zones and our staff pulled our fleet from select areas where protesting would take place in order to mitigate risk.

Additionally, to ensure anti-theft and tampering, Spin recently worked with a screw supplier to develop custom screws and screwdrivers that limit theft and vandalism. This process required development of new tools to make these screws and the drivers—parts that can only be purchased by Spin.

In most markets where we operate, private property damage has not been widespread. In cases where there are issues of vandalism or damage, Spin works with local law enforcement. For example, in Los Angeles we worked closely with LAPD and provided them with a direct line of contact to our Customer Support Department in cases where the department prefers to speak with us directly. If selected, Spin would welcome the opportunity to form a similar partnership with the Fort Pierce police.

(e) Describe your plan to address dumping of your vehicles, including a proactive approach to identify vehicles that have likely been dumped and retrieval plans – including retrieval timelines to minimize environmental impacts.

Retrieval of Scooters from Bodies of Water

On occasion, vandals dump scooters into bodies of water. Spin has experience retrieving our vehicles from local rivers or bays including Tampa's Riverwalk and Biscayne Bay in Miami. We would use our company's equipment and previous experience to quickly retrieve vehicles that are found either in any other body of water.

Please find Spin's SOP for retrieving scooters from bodies of water below:

Step #1 - Report of scooter

The first step in Spin's process for retrieving scooters from bodies of water is to receive a report, either from our operations team, customer support team, a user, government agency, or other stakeholder.

Step #2 - Dispatch employees

Once Spin receives a report of a submerged vehicle, we dispatch at least one Ops Specialist to survey the situation and see whether the scooter is able to be retrieved using a grappling hook that our operations team keeps at the warehouse.

Step #3 - Attempt retrieval

Using the grappling hook mentioned in Step Two, the Ops Specialist should attempt to retrieve the scooter from the water. If the scooter is not able to be retrieved by the Ops Specialist, the Market Manager will engage a 3rd party retrieval service to safely obtain said scooter.

Step #4 - Survey for damage

If the Ops Specialist is able to retrieve the scooter, he or she will make sure that the vehicle is immediately surveyed for any damage.

Step #5 - Reuse or recycle

If damage on the vehicle is found to be minimal, our operations team will clean and tune the scooter so that it can be re-deployed. If the scooter is damaged beyond repair, our operations team will set the scooter aside so that it can be properly recycled.

(f) Describe your plan to suspend the accounts of users with non-compliant behavior, including property damage & parking violations. How are users identified? Does your company fine users for property damage and/or parking violations?

Spin has made significant investments to monitor proper parking compliance: user submitted photos, geofencing technology, and our parking rating tool. In addition, Spin uses a variety of communication methods, educational tools, incentives and disincentives to encourage proper parking behavior.

We are committed to curbing improper behavior and parking and will develop a system in which users will be assessed a penalty fee when micromobility vehicle is not properly parked. As previously mentioned, parking will also be incentivized and enforced through review of trip-end photos. For example, when a user ends their trip, they must take a picture of the parked vehicle before they can close-out their ride.

Spin utilizes several methods of monitoring compliance, including our Parking Rating Tool, to flag users who have been reasonably linked to non-compliant actions. For users who are flagged to be repeatedly non-compliance, we institute a variety of measures for accountability, including out of fines, temporary suspensions, and permanent bans.

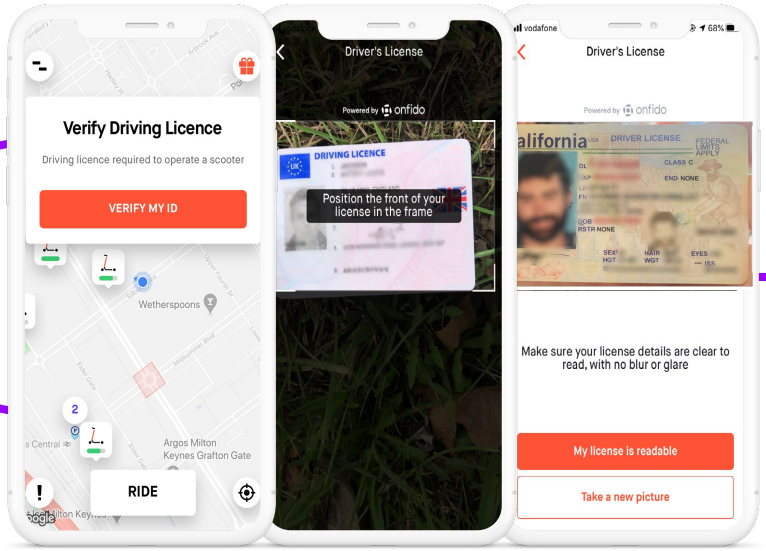
Please see page 23 for Spin's tiered penalty structure for improper parking.

(g) Describe your plan to prohibit underage riders.

In addition to ongoing user education, Spin can activate user verification software to prohibit underage riding. New users must provide the relevant information to be eligible to use the program, including details of driving license held and relevant personal details. Spin takes personal data security very seriously, and has partnered with a leading document verification company to validate driving licenses via pictures of the license.

The minimum rider age of 18 is Spin's global standard and riders have to certify they are over 18 when they first create an account. We believe that 18 years is the appropriate minimum age for full access, as individuals will have developed a better understanding of the road.

Spin also encourages the general public to report unsafe riding conditions through our mobile app or via text messaging.



5. Special Events and Severe Weather

(a) Describe your approach to special events including your ability to:

i. Create temporary reduced speed, no park, or no ride zones

ii. Remove Vehicles quickly in the event of severe weather

Spin has extensive experience designing and deploying temporary reduced speed, no park or no ride zones and can swiftly manage the physical removal of scooters from a variety of geographic areas in the event of severe weather or emergency.

In Tallahassee, Spin has regularly and consistently removed scooters from Cascades Park as requested by the City for festivals and other activities with high foot traffic. Additionally, Spin has invested in deploying additional human resources during FSU and FAMU football and basketball game days around the respective campuses to more actively manage scooters on the road, helping to keep walkways clear of clutter.

In Orlando, the City requires a high foot-traffic area of downtown to be cleared of scooters every Friday and Saturday by 6pm, including the activation of a no-ride zone after clearing the area. Spin has consistently met expectations, removing scooters from the areas of concern well in advance of the deadline and activating a no-ride zone to prevent users from re-entering.

In Tampa, the City requested all scooter vendors to remove scooters from a defined area ahead of the annual Gasparilla festival and parade. Spin not only removed scooters from the area specified ahead of the deadline, but willingly expanded the no-ride zone requested by the City to further mitigate any challenges with high-density foot-traffic. Additionally, Spin deployed rebalancers on foot during the parade to help remove any scooters left by users in suboptimal areas around the festival and parade.

Relatedly, the Spin team has extensive experience recovering scooters in anticipation of severe weather such as hurricanes and tropical storms. Further information about this experience is described in the "Inclement Weather Plan" section below.

Tallahassee Inclement Weather Plan

Step	Action by City	Action by Spin
1	City of Tallahassee notifies the Vendors that the City of Tallahassee may be under a Tropical Storm/Hurricane Watch issued by the National Weather Service. The City of Tallahassee will provide a 5-day notice if possible.	Spin confirms receipt of notice and prepares to collect and secure their fleet
2	City of Tallahassee notifies the vendors that the City of Tallahassee is under a Tropical Storm/Hurricane Warning. This triggers the regulation in Ordinance 19-0-15AA that the Vendor must promptly secure all motorized scooters within 12 hours from the notice.	1. Spin confirms receipt of the notice 2. Spin recovers and stores their fleet in a secure building 3. Spin confirms completion with the Escoot Team/Code Enforcement.

3	If Vendor does not recover all scooters within the 12 hour period, then the City will remove any scooters and charge the $75/device fee, and the Vendor is subject to any applicable penalties - which could include complete revocation of the permit or a fleet size reduction. The Vendor could also be subjected to code violations of $100/device/day for an initial offense or $200/device/day for repeat offenses (that occur within 30 days of the same offense by the same Vendor - this may not be triggered unless we experience back to back weather issues.)	No action.
4	Following the tropical storm or hurricane, the City will notify the Vendor when and where it is safe to redistribute the Motorized Scooters within the City.	Spin may re-deploy scooters.



6. Data Sharing

(a) Describe the "data dashboard" you will make available to City staff, include screenshots and describe what data will be included and the format of that data.

Spin proposes to partner with Ride Report to offer a data dashboard which visualizes data ingested and validated via Spin's Mobility Data Specification ("MDS") and General Bikeshare Feed Specification ("GBFS") APIs. This data dashboard provides an operating view to track current and historical usership and to validate compliance with Fort Pierce rules and regulations.

Ride Report's dashboard is composed of five main features: Reports, Fees, Data Health, Explore, and Analyze. The dashboard provides Report functionality at the daily, weekly, and monthly level, and supports custom reports for custom date ranges and geofenced areas, as well as fee auditing and calculation, with unlimited areas to be defined by the City ("Areas of Interest") for monitoring and compliance. Information is downloadable to .csv and GeoJSON.

Standard reports available include:

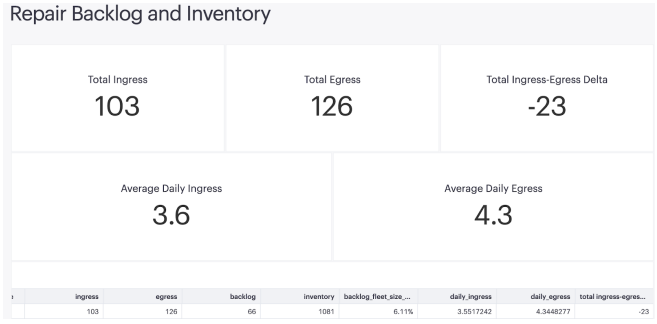
- Compliance report
- MDS reports, including the following stats by operator:
  - Maximum vehicles available
  - Maximum vehicles unavailable
  - Maximum vehicles parked
  - Number of trips
- Daily email reports
- Vehicle deployment numbers by vehicle type or operator

The other tabs in the Ride Report dashboard provide further insights on the data provided by Spin. The Fees tab can track fees and invoice operators for their usage of the right-of-way. The Data Health tab was developed to give fast insight into the reliability of Spin's data feed at a given moment. It continuously audits the MDS feed and assesses against required fields for the appropriate version of MDS, and provides live results. The Explore tab uses MDS status data (or GBFS) to show each vehicle's real-time status, location, state of charge, time elapsed since the last status change, last parked image (if provided), and unique vehicle ID. Finally, Explore allows City staff to view presentation-ready graphs and charts analyzing historical vehicles available, trip duration, distance distribution, and the number of trips per hour.

b) Describe what data will be included in the following reports and the format of the data:

i. Monthly maintenance activities

Monthly maintenance reporting will include the quantity of scooters coming into the warehouse for repair and the amount of scooters repaired that went back out into the active fleet. The below image is an example of the monthly report:



ii. Monthly report on property damage complaints

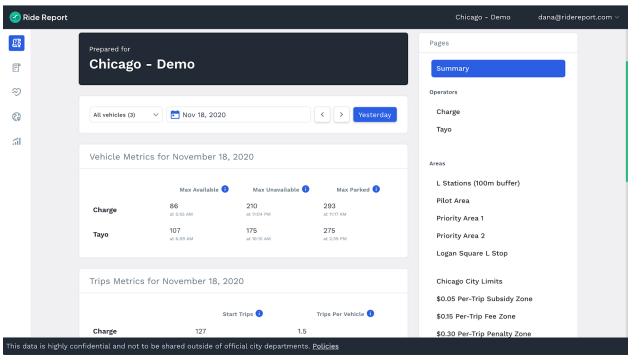
Spin will include the total number of property damage complaints each month along with the monthly maintenance report.

iii. Monthly report on daily deployment

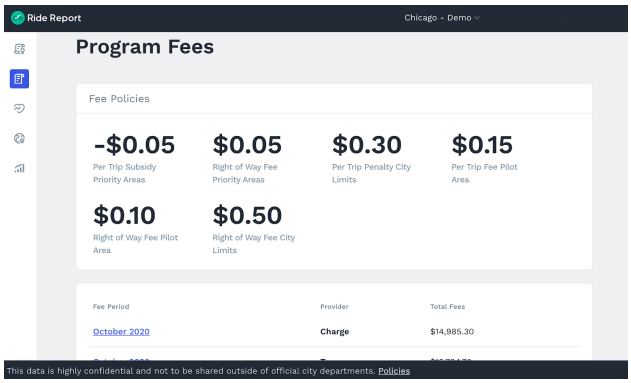
Daily deployments will be available for review through the MDS and GBFS dashboards previously described. At the cities request Spin will provide a monthly summary of deployments to share with monthly maintenance activities and property damage complaints reported.

Please see the screenshots below for examples of our data sharing platform:

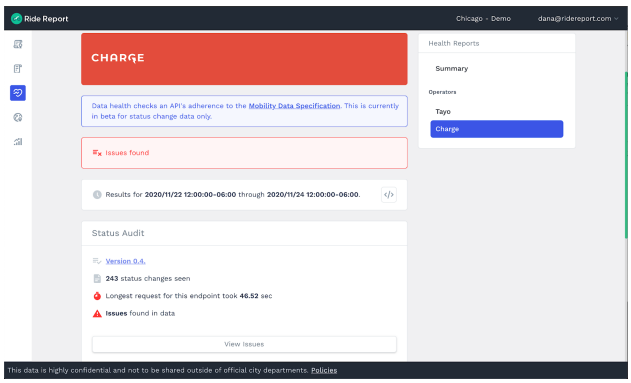
Ride Report Figure 1: Report View, Summary



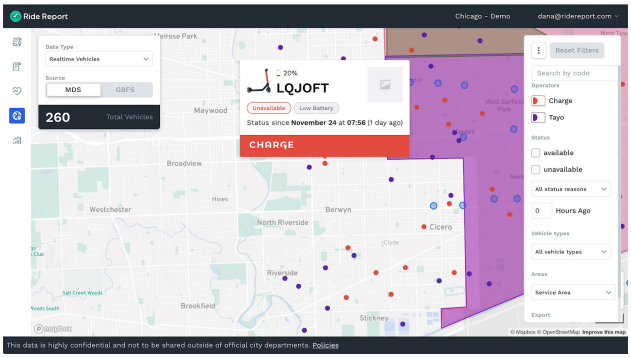
Ride Report Figure 2: Fees View



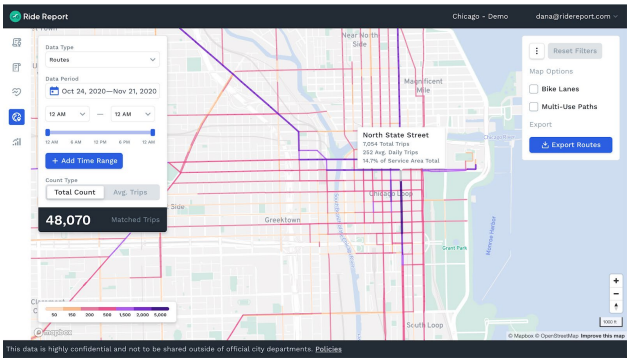
Ride Report Figure 3: Health View, Issues Found



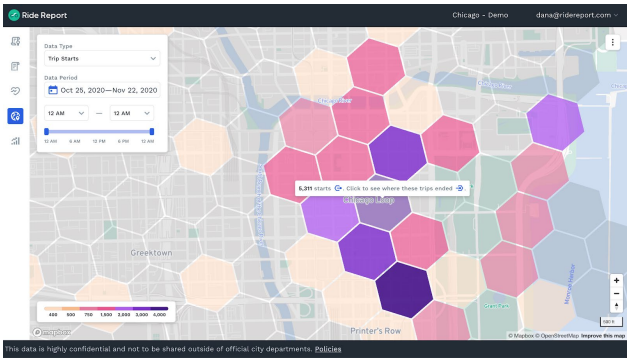
Ride Report Figure 4: Explore View, Realtime Vehicles



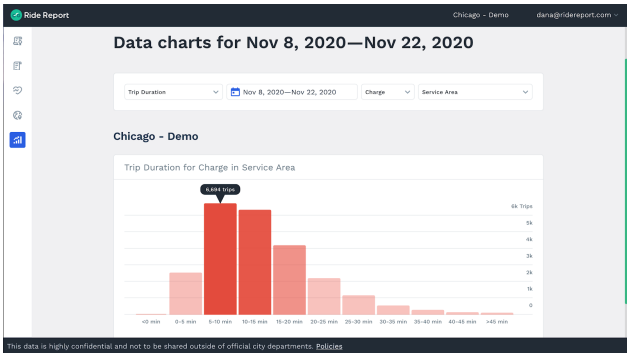
Ride Report Figure 5: Explore View, Routes



Ride Report Figure 6: Explore View, Trip Starts



Ride Report Figure 7: Analyze View, Trip Duration



iv. Describe your collision-reporting process

Spin's in-house W2 Operations team will be on call 24/7 to respond to any issues, complaints, collisions or emergencies. In markets with more than 400,000 residents, Spin has an excellent safety record with fewer than 0.0002% of rides resulting in a serious incident.

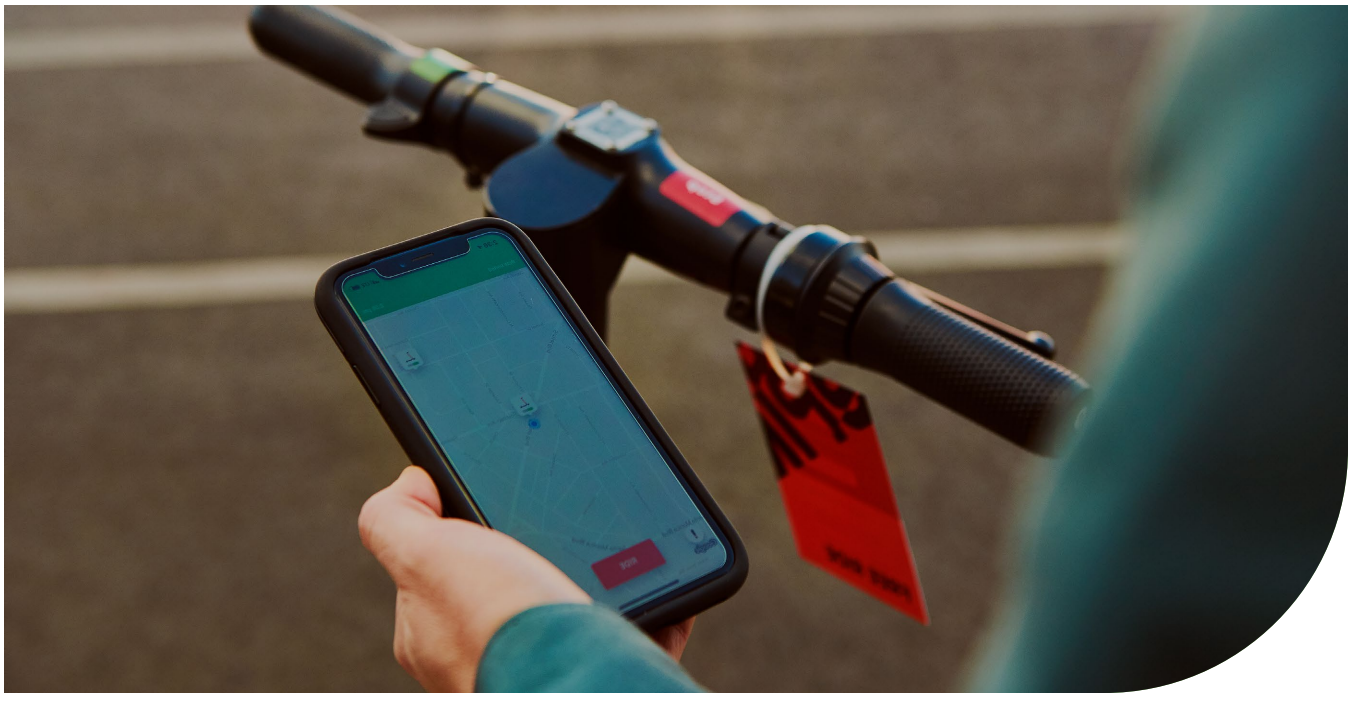
Spin has the ability to ensure that any collision reports are addressed immediately, and damaged vehicles are taken out of service until fully repaired.

Within the app, it is easy to access the customer support function and make a report within starting a ride. Users, officers, and citizens of the general public can find our customer service information displayed on every scooter. In-app, users can select the "help" button on the map screen where they are prompted to report their issue. This functionality also includes a GPS tag so that our support team can directly pass on reports to the local Operations team.

Our team has also made it easy and accessible for police officials and members of the community, who may not utilize the Spin app, to report collisions. These include the following methods:

- Website ("Support" icon in the upper right-hand corner at www.spin.app);
- Email (support@spin.pm);
- Phone Call or Text (1-888-249-9698); and
- Social media (Twitter, Facebook, and Instagram).
- Spin's customer support team can support requests in English, French, and Spanish, among many other languages translated live via an intermediary 3rd party.

Once an issue is reported, Spin will communicate with the customer to acquire more information about the issue in order to properly categorize it in our system for proper ticketing. Once Spin's customer support team has created the ticket, our Operations team is notified and will address the issue accordingly. In the instance of a collision, Spin recommends users utilize the phone call or text feature in order to streamline our collision resolution process.





04

Management Proposal

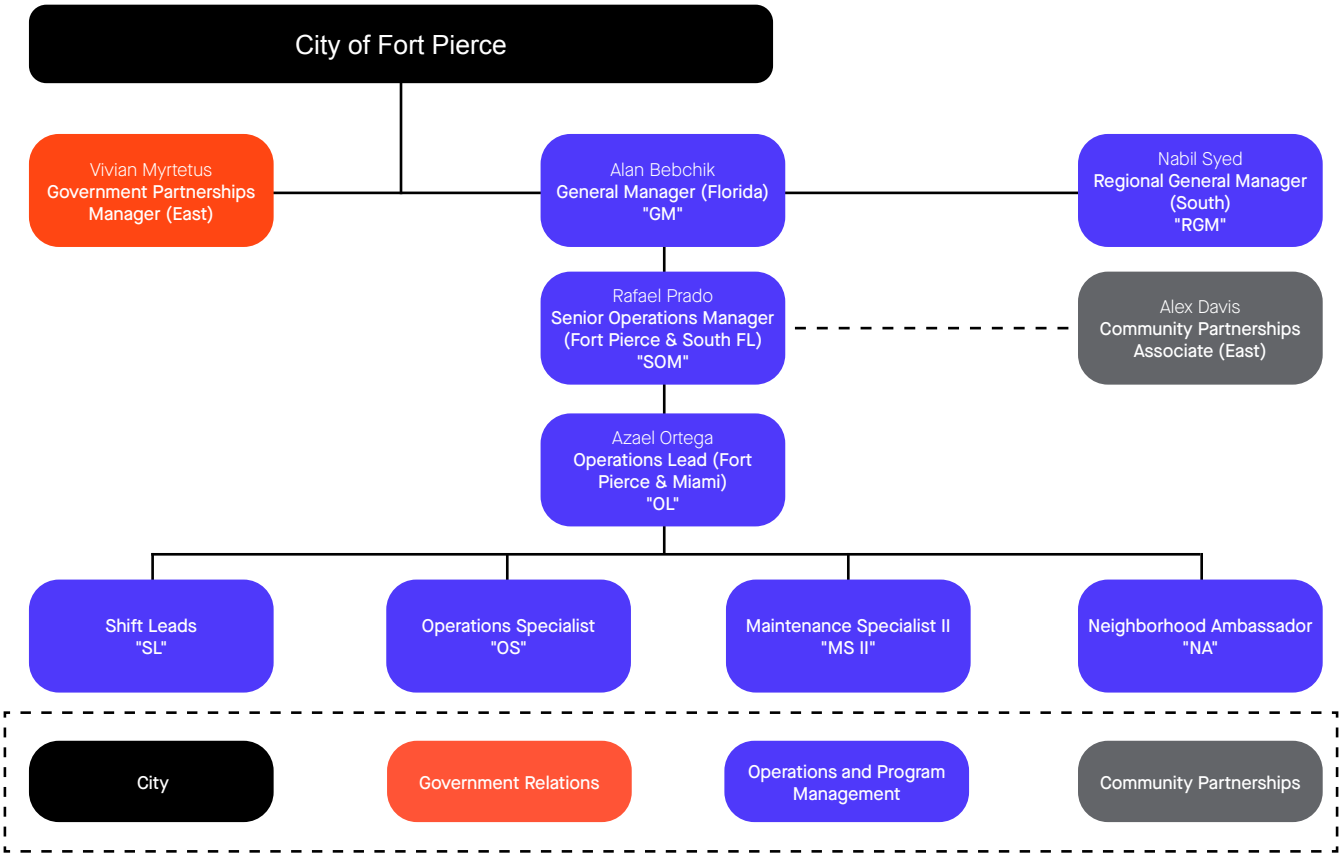
Management Proposal

1. Program Management

(a) Project Team Structure – Provide a description of the proposed project team structure to be used during the course of the Program. Provide an organizational chart of the Firm indicating lines of authority for personnel involved in performance of this potential Agreement and relationships of this staff to other programs or functions of the Firm. Include who within the Firm will have prime responsibility and final authority for the day to day management of the firm's shared mobility fleet within Fort Pierce.

Our Fort Pierce operation will be managed day-to-day by our Operations Lead, Azael Ortega, who will have prime responsibility and final authority or the day to day management of the firm's shared mobility fleet and for fleet and field operations. Our Senior Operations Manager, Rafael Prado, supports our Operations Lead and provides strategic guidance and broader market management. Finally, overall leadership is provided by our Florida General Manager, Alan Bebchik, who has full accountability for the success of our operations in the City of Fort Pierce.

A cross-functional team based in Florida and elsewhere will support the local team. In addition to a local Operations Lead focused on maintenance, fleet operations will be supported by a Regional Mechanic Lead, tasked with training mechanics and interacting with Spin's corporate Infrastructure team. Alex Davis, Community Partnerships Associate, will provide programmatic and strategic oversight of the local Community Partnerships Associate. Vivian Myrtetus, Government Partnerships Manager, will serve as point of contact with the City of Fort Pierce for any issues relating to policy and permitting. Nabil Syed, Regional General Manager - South, will provide strategic oversight of the local team.



Locally, Spin's scooter service will be operated and maintained by our W-2 employees. These employees will deploy, rebalance and reposition scooters; swap batteries; perform repairs; respond to customer and City requests; and conduct community outreach. Compared with independent contractors or staffing agencies, our labor model provides safer, more reliable and more sanitary micromobility service.

Our staff consists entirely of W-2 employees, earning a living wage, and receiving health insurance and other benefits.

b) Operations/Internal Controls/Customer Service– Discuss the Firm's regular operating procedures including daily fleet deployment, fleet rebalancing and other related activities. Discuss the Firm's internal controls, quality controls related to fleet maintenance, fleet inspection and repair. Discuss the Firm's typical fleet maintenance activities and maintenance intervals. Provide standards for equipment serviceability and expected vehicle life in accordance with these fleet maintenance levels.

Spin's maintenance procedures for Fort Pierce are built upon a foundation set by years of operating scooters with directly employed staff, and not gig workers. In fact, Spin is the largest organization and longest operating scooter operator to use directly employed operations staff for more than 90% of its operations.

Fleet Deployment & Rebalancing

As stated earlier in section 4C, Spin determines deployment via analysis of usage and demand. Spin will analyze data from usage trends throughout the City of Fort Pierce to determine high foot-traffic and opportunity areas. Our Operations team will consistently monitor data throughout the program to manage changes in usage trends which gives Spin an advantage, allowing us to provide consistent deployment throughout the program, regardless of changes in usage and demand. In addition to our usage data analysis method, Spin accepts tips from our users. Our users know how to best serve themselves, and therefore we created a digital map that allows users to provide input to our operation. With this feature, users are able to request launch spots, Preferred Parking Spots, neighborhood gathering spaces, deployment in low transit access areas, and no-parking zones.

We also place importance on deployment that is equitable for all citizens in our partner cities. We focus specifically on deploying extra scooters in disadvantaged and low-income communities and are committed to ensuring that all residents of Fort Pierce are able to experience affordable and sustainable public transportation.

Additionally stated in section 4C of the Technical Proposal, Spin's rebalancing plan includes a personal plan that Spin will curate specifically for the City of Fort Pierce in order to meet daily travel demand patterns. Spin's Fort Pierce Operations team, will rebalance scooters throughout the day on a 3-shift basis to assure evenly distributed vehicles across the entire City.

Scooter Maintenance

As stated above, Spin's team deploys, rebalances, and collects vehicles throughout the day, every day. This continuous operating model allows us to ensure vehicles are frequently recharged and inspected, resulting in high levels of vehicle availability during operating hours. During non-operational hours, vehicles that warrant charging or maintenance are retrieved and brought to the warehouse for service. Spin does not allow vehicles to be stored in-home or at any location except Spin-operated warehouses, ensuring that storage, charging, and care is managed in a safe and inspected environment.

Unlike some competitors, Spin manages the

entire repair function in-house with locally employed professional mechanics with relevant e-bike and scooter maintenance experience to work on Spin vehicles. As part of the onboarding process to the Spin Repair Operations team, new employees undergo a comprehensive training program in which they learn about every part of the vehicle, all known operational issues that may occur, and the best way to address each issue. Spin has experienced lead mechanics from other cities that travel to new launch markets to train the new hires and oversee the initial weeks of service. Spin's vehicles are inspected daily before being deployed. For every 100 trips a vehicle takes, Spin sets that vehicle apart to undergo a more comprehensive maintenance inspection. Please see below for an analysis of our maintenance check frequency.

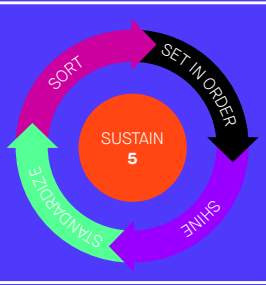
Frequency and extent of regular maintenance

All maintenance procedures are conducted by extensively-trained specialists directly hired by Spin; fully employed staff is our best practice approach to guaranteeing safety.

Preventative Maintenance: Safety Focus, Increase Vehicle Lifespan, and Durability

Pre-Delivery & Inspection	Charging & Battery Check	Safety Check (including COVID-19 measures)	First Service	Planned Maintenance
Pre-Deployment	Every 24 hours or every touchpoint		3 months / 3k miles	6 months / 12k miles
Core Safety Checks (on street)			**1st Service (depot)**	**2nd Service (depot)**
Checks · Set-up as per manufacturer instructions · Deep cleaning & disinfection of e-scooters, with NHS-approved Clinell spray and wipes · Ford/Spin designed Comprehensive Check for wear and tear of consumable parts, structural integrity and inspection of areas (fork/deck) prone to stress-based damage · Solid tire / Wheel alignment correction · Full bolt check to required torque · Electronics (throttle, brake, motor, etc) test · Battery health assessment test			· Everything in the Core Safety Checks, plus replace: · Tires · Brake pads · Brake cables · Worn parts replaced · Deep Clean · Quality Control · Test Ride	· Everything in the 1st Service, plus clean or replace: · Wheel bearings · Headset bearing · Deep Clean · Quality Control · Test Ride

Reactive Maintenance: Rapid Response	
User reported fault	Maintenance Operative
E-scooter changes status to "locked" immediately and becomes unavailable	Core Safety Check & On-street repair within 24 hours
On-street repair and Core Safety Check within 2 hours of report	Collected for warehouse repair within 24 hours



Best Practice Principles: Spin by Ford Motor Company
All work is carried out to the 5-step remediation plan. Working with Ford's Training & Development team, we standardize the scooter maintenance program to set a best practice for scooter repair.

Battery Maintenance

All scooter battery charging is conducted by trained staff. Battery charging and disposal procedures are subject to continuous risk assessment. This will be independently audited by third party partners for our operations across markets.

Vehicle Lifecycle

Lifecycle Impact: Comprehensive and continuous lifecycle calculations are essential to achieving a rigorous accounting of scooter operations. That's why Spin has established a long-term partnership with the Sustainability and Health Initiative for NetPositive Enterprise (SHINE), a research team hosted by the Massachusetts Institute of Technology (MIT), which specializes in Lifecycle Analysis (LCA). MIT's work includes a cradle-to-grave analysis of our emissions, from the supply chain, manufacturing, and transport of our scooters, to the electric vehicles we use to deploy our scooters. When comparing ourselves to industry peers, we've found that LCA results vary by the choice of inputs and rigor of the analysis. According to our recent LCA report, our S-100 scooter has a carbon dioxide footprint of only 57.9 CO2 eq. per passenger per km (92.6 CO2eq per passenger mile), which will be fully offset.

Expected Vehicle Lifespan: Empirical-based vehicle lifespan projections using distance (rather than time) are much more accurate than manufacturer-based projections, which greatly underestimate the realities of both environmental and human impacts. Even with highly successful rates of repair, an empirically-based vehicle lifespan projection using distance is much more accurate since scooters, like cars, can have extended lifespans if they go unused or underused.

Thus, we have provided vehicle lifespan figures in both distance and time for a full accounting:

- Manufacturer Vehicle Design Lifespan: 6,200 miles or 6.5 years
- Operational (Empirical) Vehicle Lifespan: 2,660 miles or over 2.7 years.

End-Of-Life Scooter Recycling Practices

Spin's sustainable recycling program includes partnering with R2 Certified recyclers to send all decommissioned/ obsolete scooters, worn parts, and damaged batteries for End Of Life processing. These recyclers provide an urban mining program to ensure 98% of our scooter materials are recycled. Once the materials are mined, the recycler then sends this material downstream for processing back into manufactured goods. Below is a more detailed overview of Spin's recycling process:

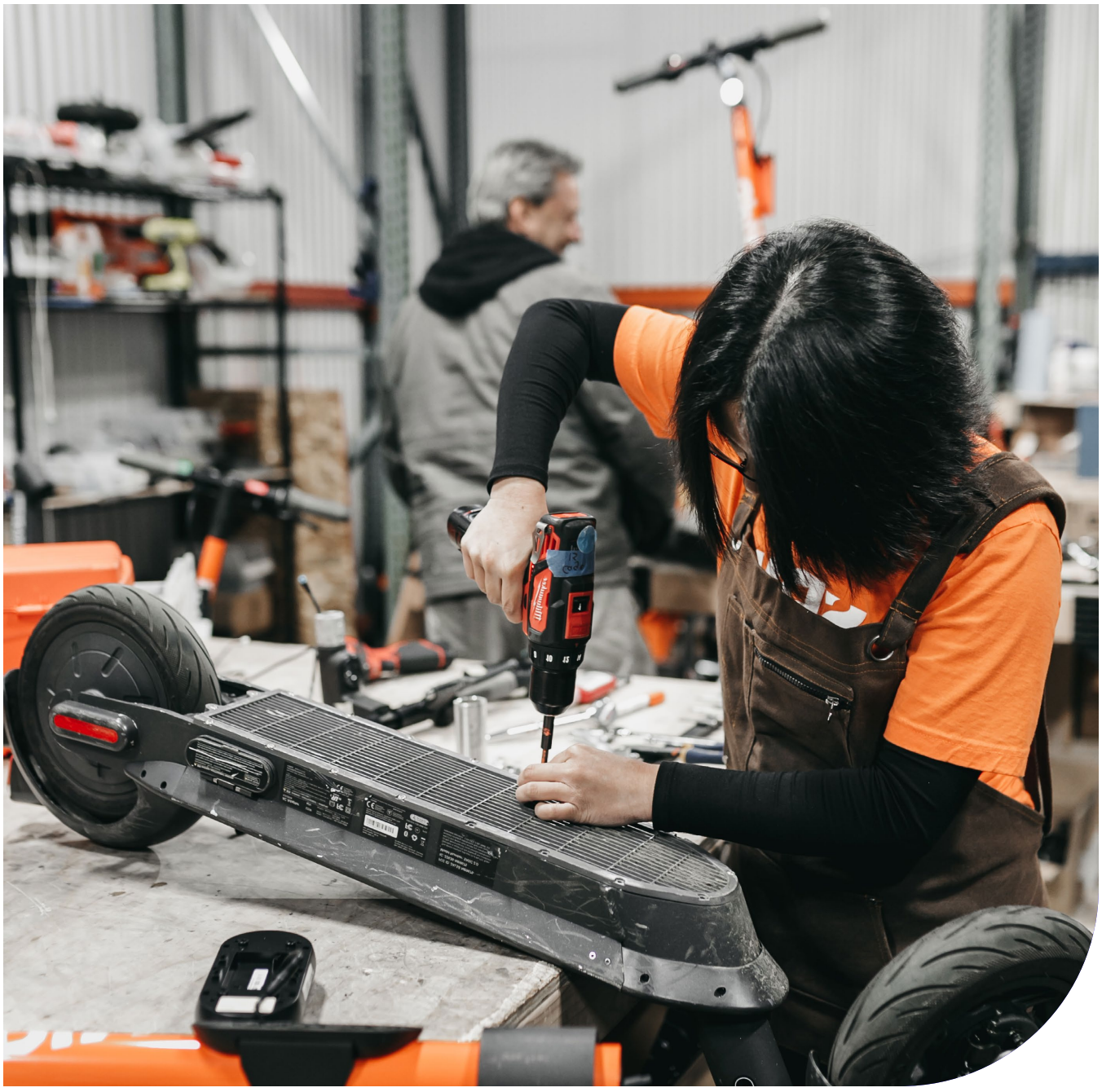
- A location will break down all usable parts from a decommissioned scooter
  - The scooter parts are cycled back into use by Spin to reduce waste
- Any non-reusable parts will be stored in a gaylord
  - Non-damaged batteries will be sent to a recycling center for repurpose or urban mining
  - Damaged batteries are packed in locally approved drums following all safety regulations
- Once a location has filled 2+ gaylords of parts, an approved R2 recycler will be contacted to pick up the load
- Once the materials are picked up, the R2 recycler will then close-loop all materials back into the manufacturing industry

We strive for eco-friendly methods and are continuously developing new strategies to reduce our carbon footprint.

During our process we:

- Reuse shipping materials like pallets and boxes;
- Comply with all USDOT regulations for packing;
- Track recycled materials by weight; and
- Collect Certificate of Treatments/Destruction to confirm each load is processed properly.

Spin is introducing swappable technology in Fort Pierce in 2021 and adding electric cargo bikes, low speed electric vehicles and/or full size electric vans to transport the batteries, which will significantly reduce our carbon footprint for rebalancing and maintenance.



2. Experience of the Firm

Indicate the Firms experience by providing a list of municipalities, campuses or locations where their vehicles are currently or were recently deployed. Include the average number of vehicles in operation per day at each location.

Spin is known for operating and launching the first stationless bike-share program in the United States, starting in Seattle. It has since expanded to become the exclusive micromobility partner in mid-sized cities like Ann Arbor, Michigan, and Dayton, Ohio, while being one of a few permitted operators in large cities like Chicago, San Francisco, Atlanta, and Washington, D.C. Many of these mid-size cities include an exclusive university partnership, such as the University of Michigan in Ann Arbor. Spin also has experience launching and managing the largest University program (by enrollment) at University of Central Florida. In addition, Spin has successfully launched and operated programs in several markets in Florida, including; Miami, Coral Gables, Orlando, Tampa, and Tallahassee.

Spin has consistently demonstrated its ability to provide high-quality micromobility programs across the United States in nearly 80 cities and universities. Spin also has a demonstrable track record of implementing micromobility infrastructure, working with City and University partners and advocacy groups to sponsor local transportation awareness days, and the installation of parklets in urban areas.

Spin is a leader in the micromobility industry that helps cities and campuses reduce their dependence on cars by offering an affordable, accessible, and sustainable form of personal transportation. Spin does not operate in any market where we do not have formal permission and a signed partner agreement.

Market	Fleet Size
Akron, OH	200
Ann Arbor, MI	300
Arlington County, VA	51
Athens, OH	71
Atlanta, GA	1,455
Baltimore, MD	1,017
Basildon - UK	50
Bonn - Germany	120
Bruhl - Germany	170
Charlotte, NC	400
Cleveland, OH	356
Cologne - Germany	183
Columbus, OH	427
Coral Gables, FL	75
Denver, CO	314
Dortmund - Germany	73
Duisburg - Germany	358
Durham, NC	204
Essen - Germany	214
Fayetteville, NC	414
Grand Rapids, MI	114
Herne - Germany	270
Kansas City, MO	734
Los Angeles, CA	826
Memphis, TN	382
Miami, FL	381
Milton Keynes - UK	300
Nashville, TN	235
Orem, UT	250
Orlando, FL	300
Phoenix, AZ	900
Portland, OR	852
Providence, RI	266
Recklinghausen - Germany	209

Sacramento, CA	393
Salt Lake City, UT	474
San Diego, CA	645
San Francisco, CA	1,033
San Marcos, TX	139
St. George, CA	191
Stillwater, OK	300
Tallahassee, FL	750
Tampa, FL	600
Tempe, AZ	1,000
Washington D.C.	1,378
Wesseling - Germany	150
West Sacramento, CA	38
White Center, WA	40
Winston-Salem, NC	300
Campus Markets	
UC San Diego	300

Boise State University	100
Oklahoma State University	400
University of Michigan	500
University of Arkansas	250
Dixie State University	100
Purdue University	300
Duke University	100
Ohio State University	200
CSU Sacramento	200
Ohio University	100
Oakland University	300
University of Akron	300
Texas State University	500
Creighton University	200
University of Nebraska - Lincoln	100
Emory University	200
University of Central Florida	750



3. References

List names, addresses, telephone numbers, and e-mail addresses of three (3) agency references for locations where the firm has deployed their vehicles. The Firm grants permission to the City to contact the references provided. Do not include current City of Fort Pierce staff as references. The City may evaluate references at the City's discretion.

Coral Gables, FL

Date of Services: July 2018 – Present
Address: 2800 SW 72nd Ave, Miami, FL 33155
Contact Person: Jessica Keller, Assistant Public Works Director
Telephone Number: (305) 733-0122
Email Address: jkeller@coralgables.com

Tallahassee, FL

Date of Services: July 2019 – Present
Address: 300 S Adams St., Tallahassee, FL
Contact Person: Steve Birtman, Shared Micromobility Manager
Telephone Number: (850) 727-3465
Email Address: stephen.birtman@talgov.com

Charlotte, NC

Date of Services: November 2017 – Present
Address: 600 East Fourth Street, Charlotte, NC 28202
Contact Person: David Smith, Right-Of-Way Section Manager
Telephone Number: (704) 336-4626
Email Address: dbsmith@ci.charlotte.nc.us



05

Additional Data

Additional Data

Any additional information which the proposer considers pertinent for consideration should be included in a separate section of the proposal.

Spin has been a leader in the micromobility industry for years and continues to innovate. Spin recently announced Spin Insight, a groundbreaking computer vision and machine learning platform, that equips Spin's vehicles with a camera, an array of sensors, and on-board computing power. Scheduled to be introduced in Q1 2021 in select pilot markets, this new technology leverages powerful AI tools. The technology is highly adaptive and easily scaled to new environments, allowing an e-scooter to understand its surroundings in real time and assist riders in making safe riding decisions. Akin to advanced driver assistance systems (ADAS) that use on-board sensors to help automobile drivers park, brake, and stay in their lanes, Spin Insight Level 2 has the ability to combine the latest in sensor and artificial intelligence technologies to enable local regulation compliance enforcement and create a safer experience for riders and pedestrians.

Accelerometers and geofences are insufficiently accurate to take immediate action. Spin has therefore added a forward-facing camera and machine-learning to the gyroscopes, GPS, and accelerometers of our Spin Insight onboard intelligence system. Powered by our exclusive partnership with leading mobility AI firm, Drover, Spin Insight uses computer vision to register in real time when riders mount the sidewalk or enter a bike lane.

Spin Insight uses a combination of visual, motion-based, and GPS cues to identify bike lanes and sidewalks with over 95% accuracy without additional infrastructure required (i.e. beacons or RTK base stations), and emits audible warning tones to alert the rider in real time to leave the pavement, as well as alerting pedestrians to the rider's presence. Spin Insight also records instances of pavement riding and submits them to Spin's Customer Support team, who issue warnings, fines and account suspensions. By Summer 2021, Spin Insight will map intricate details of the city landscape and gain the ability to identify, positively reinforce, and incentivize riding in approved areas, including giving ride credit to riders who consistently use city infrastructure without using the sidewalk.



Carbon Negative by 2025

Spin is committed to and has incorporated Triple Bottom Line (TBL) methodology into our proposal to operate in the City of Fort Pierce. In short, we're leading the industry on issues of sustainability by measuring the impact of our organization's activities on the world. Earlier this year, Spin announced our global sustainability program, which sets an industry-leading goal to become carbon negative by 2025. Spin is deeply committed to removing more emissions from existing transportation systems than we produce in providing our e-scooter service.

Spin is implementing our program by tracking GHG emissions, offsetting those emissions, and over time aggressively reducing those emissions. We do so today by focusing on the following tangible areas:

01 Tracking our GHG emissions from our local operations, including our van operations and our warehouses;

02 Purchasing offsets for our fuel use for all local market operations in 2020;

03 Transitioning the majority of our power consumption to renewable energy or purchasing renewable energy credits for all of our markets operations for all of 2020;

04 Achieving a minimum 24 month lifecycle for Spin vehicles;

05 Achieving 100% landfill diversion;

06 Transition operations to 100% plug-in hybrid and battery electric vehicles across our markets in 2021 and 2022; and

07 Spin Hub charging stations make our operations more eco-friendly, in that they limit the number of delivery vehicle trips our drivers need to make to pick up and charge scooters. By decreasing Vehicle Miles Traveled (VMT) and limiting carbon emissions, these Spin Hubs are a strong element of our Triple Bottom Line commitment.

Spin's sustainability program applies not only to advancing the sustainability of our business, but also to encouraging greater mode shift away from automobiles and towards complementary alternative modes like walking, cycling, and public transit. As part of our mode shift efforts, Spin recently started tracking emissions prevented at the source by Spin riders who specifically choose a vehicle rather than a private or rideshare automobile for their given trip. This innovative sustainability metric will offer an accurate approximation of the emissions saved as a direct result of rider mode shift from personal vehicles to e-scooters.



Vivian Myrtetus
Government Partnerships Manager - East

vivian.myrtetus@spin.pm
(305) 905-1437



LINK

Powered by Superpedestrian

Scooter Share Program
City of Fort Pierce

Bid No: 2021-010

December 23, 2020

December 23, 2020

Shyanne Harnage
Economic Development Manager
100 North U.S. Hwy.
Fort Pierce, FL 34954-1480

Dear Mr. Harnage

LINK by Superpedestrian has been a collaborative and compliant operator throughout the City of Fort Pierce's e-scooter trial. We are excited about the opportunity to continue operating in the City, and to provide the residents and visitors of Fort Pierce the next generation in micromobility: a safe and lasting vehicle, technology that protects public spaces, and a fleet managed completely in-house. We strongly believe that we are the best operator for the City of Fort Pierce:

Safety. We have the industry's first and only e-scooter with on-board, instant geofencing and Artificial Intelligence that autonomously monitors the vehicle for safety, ensuring it remains safe to operate. Each vehicle has patented technology that acts as an A.I. Mechanic monitoring every component thousands of times per second, instantly self-protecting critical vehicle systems if an issue arises. Our dedicated vehicle and software engineering teams are in large part to thank for our strong safety record.

Fair Labor. We only hire W-2 employees, never use "gig" labor, and we always pay the local living wage.

Community. We have support letters from 6 local businesses within the Fort Pierce community. We have also recently launched our low-income plan LINK-Up in Fort Pierce, to provide a low-cost option for eligible residents. We are proud of our commitment and capability to serve *all* communities in Fort Pierce.

Proven Track Record. In one year of operation we have already established a proven track record of responsibly managing fleets in cities of all sizes. Across all of our 11 deployments, including Fort Pierce, Rome, and Seattle, we have never been censured nor fallen out of compliance with city regulations. We have never had a recall, or a systemic safety issue, and we do not have a single claim or lawsuit filed against us. To our knowledge, not a single LINK rider has incurred a severe injury, nor have our riders caused injury to other vulnerable road users, and our scooter loss rate is far lower than the industry average.

Operational Excellence. As important as our technology is our operations team. We have attracted the industry's most experienced operations professionals not because we are the most aggressive, or the most capitalized, but because we put people and cities first. LINK only hires W-2 employees to manage our fleets, guaranteeing a fair and predictable income to employees, higher employee retention, and more sensitive operations.

Should we earn the privilege to continue managing LINK in Fort Pierce, we are eager to continue building on our success with your team in ensuring a safe, sustainable, and affordable transportation option to Fort Pierce residents and visitors alike.

Sincerely,

A. Biderman

Assaf Biderman; CEO & Founder

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LETTER OF SUBMITTAL

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** and **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-010
Mandatory Site-Visit: WEDNESDAY, NOVEMBER 18, 2020	Bid Title: SCOOTER SHARE PROGRAM
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, DECEMBER 22, 2020	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: Superpedestrian, Inc. dba Link Your City, Inc. Mailing Address: 84 Hamilton Street City, State, Zip Code: Cambridge, MA 02139	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual) Typed or Printed Name: William Knapp
Type of Entity (Select one): Corporation X Partnership Proprietorship	Title: Vice President, Operations
Incorporated in the State of: Delaware Year: 2012	Delivery in N/A days, ARO
Phone Number: 844-701-8163	Payment Terms: Net 30 Days
Fax Number: n/a	FEIN or SS Number: 46-0646002
E-Mail Address: proposals@link.city	Local Business: ___Y _X__N MWBE: ___Y X N
Bid Security is attached, when required, in the amount of $ 0 F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

a) Name, address, principal place of business, telephone number, and e-mail address of legal entity or individual with whom contract would be written;

Name:	Superpedestrian, Inc.
Address:	84 Hamilton Street; Cambridge, MA 02139
Principal place of business: HQ:	84 Hamilton Street; Cambridge, MA 02139
Local:	8241 Business Park Drive (space 8241); Port St. Lucie, FL 34952
Telephone number:	844-701-8163
E-mail address of legal entity:	proposals@link.city

b) Legal status of the Firm (sole proprietorship, partnership, corporation, etc.);

Superpedestrian, Inc. is a corporation.

c) Location of the facility from which the Firm would operate; and

The local operations team currently leases and will continue to lease a warehouse at:
8241 Business Park Drive (space 8241); Port St. Lucie, FL 34952

d) Acknowledgement that the Firm will comply with all terms and conditions set forth in the Request for Proposals, unless otherwise agreed by the City.

Superpedestrian, Inc. acknowledges and will comply with all terms and conditions set forth in the Request for Proposals, unless otherwise agreed by the City.

TECHNICAL PROPOSAL

1. Micromobility Program Elements

a) Proposed launch approach and schedule, assuming March 1, 2021 start date. Include information on your ability and plan for deploying staff in the field during the first few weeks of operation to educate and encourage users of the proper and safe use of their micromobility vehicles, encourage the use of helmets and proper parking. Discuss your intentions for scaling the program or any planned phased implementation.

LINK has been operating in Fort Pierce since January 2020, and we are very excited to continue serving the City with our safe, sustainable, and affordable transportation option.

Proposed launch approach and schedule

We currently operate a fleet of 250 e-scooters in Fort Pierce. Under the COVID-19 pandemic and its associated impacts on travel and work patterns, we recommend that for a March 1, 2021 launch we should maintain this same fleet. This will ensure a continuation of service for residents and visitors. We already have a well-trained team of 7 full and part-time employees, a warehouse secured and provisioned, and our app is configured for Fort Pierce (geofenced zones, pricing, etc.). Taken together, these elements will ensure a smooth "launch" and ongoing successful operation.

Safety and parking outreach

Though we wouldn't be launching per se, we will still conduct renewed local outreach beginning March 1, 2021 and throughout the first month of the new program term to coincide with a likely increase of visitors to the city for the spring and summer travel seasons. In particular, we plan to host weekly helmet

giveaways and scooter riding and parking tutorials at areas we know will have high rider traffic. Current outreach events would be planned for the following locations; we welcome further input from the City and community as well:

- **Melody Lane & Avenue A**
- **Orange Avenue & Indian River Drive**
- **Seaway Drive & South Ocean Drive**



After March, we will attend local events such as the Downtown Fort Pierce Farmers' Market and other events on a monthly basis. At these events, we will offer free helmets, scooter demo rides, parking tutorials, and discount codes. We'll also sign up new users and provide information about our low income discount program, LINK-Up.

Program Expansion

As we look forward to a post-COVD-19 world, we believe that demand for scooters will increase in Fort Pierce. In line with anticipated increases in demand, we would seek to work with the City to expand our fleet and densify our deployments across the city as demand increases, especially on the western and southern sides of the City. A proposed 2021 expansion timeline, COVID-19 restrictions permitting, is as follows:

Neighborhood	**Current**	**Future**	**Timeline**
Island	100 scooters	100	ongoing
Downtown & North	100 scooters	100	ongoing
South Ft. Pierce	35 scooters	50	Q3/4 2021
West Ft. Pierce	15 scooters	50	Q3/4 2021

Over the 3 year term of the contract, we believe that the City could eventually support a fleet of 300-400 scooters as post-COVID travel resumes and residents become increasingly familiar with riding. We will continue to work closely with the City to ensure that any fleet increases reflect rider demand.

b) Hours of operation – list typical micromobility vehicle deployment time, pick-up time, and the typical hours your micromobility vehicles are available to rent.

Hours of operation

We currently operate from 7am-10pm. As the program continues to mature in Fort Pierce, we hope to continue to work with the City to expand our operating hours to ensure they align with customer needs.

In most cities, LINK makes scooters available 24/7 to ensure availability to those who many need them. Scooters are an important part of the transportation landscape for residents and visitors, especially during COVID-19. Many people rely on scooters as a means of sustainable transportation during the pandemic, including late-night or overnight shifts, to avoid the crowds found on public transit.

Over time, our goal is to build trust with the city and achieve 24/7 operational hours. One way we could do this is by implementing strategies that help minitage safety concerns around intoxicated riding. For example, lowering the city-wide speed limit after a certain time (e.g. 9:00 pm) or requiring an in-app quiz that tests rider impairment, and prohibits rentals for those who do not pass.

Deployment and pickup times

Every time our team goes into the field we conduct four key tasks: deploy freshly charged scooters into the field, pick up scooters to be recharged, correct any improperly parked scooters that are currently available to rent, and rebalance scooters to locations that will render them most useful to riders. We accomplish these tasks three times per day:

- 5am-9am
- 3pm-5pm
- 8pm-12am

Our goal is to visually inspect and check all scooters throughout the day, with a particular emphasis on scooters deployed Downtown and on the Island.

c) Pricing plan.

Fare Structure

Our current fare in Fort Pierce is $1 to unlock + 39¢ per minute.

Over the course of the program, we would like to experiment with other fare structures that will make scooters more attractive to locals such as incentivizing use during the week, discounted rides for local businesses, and daily, weekly, or monthly passes.

LINK's Low Income Plan: LINK-UP

LINK-Up gives qualifying riders an annual discount of 70%, with no deposit or membership fee required.

- **Eligibility.** Anyone who receives local, state, or federal assistance is eligible to apply by submitting proof of enrollment in such a program. In Fort Pierce, we honor the State Nutritional Assistance Program (SNAP) and Medicaid benefits, among others. Further, we are always looking for additional, locally relevant enrollment criteria and welcome discussions with the City and local stakeholders to ensure our eligibility requirements are appropriately inclusive.

- **Signing Up.** To join in LINK-Up, new enrollees can access the sign-up form through the LINK mobile app or the LINK website (link.city/link-up). On the form, they can choose Fort Pierce as their preferred enrollment location and upload their verification documents. Our customer support team reviews the application and, once accepted, provides a unique discount code and notifies the new LINK-Up member via email.

Payment Options

LINK accepts payment via the LINK mobile app with a credit card, debit card, or prepaid debit card. Prepaid debit cards, which can be purchased with cash, ensure that those without a personal credit or debit card are able to use our service.

d) Revenue share with the City of Fort Pierce.

Per Trip Fee

LINK currently offers the City of Fort Pierce a revenue share of $0.15 per trip. We are pleased to continue to offer this structure for the duration of the service contract. We welcome suggestions from the city on how we can continue to support the financial success and sustainability of this program through alternative mechanisms if the city desires.

2. Equipment & Safety

a) Provide a detailed description, with images, of the vehicle model(s) that you will use in the City of Fort Pierce – including top speed, description of the wheel type and material, and measurements.

The mechanical design and smart electronics within the LINK e-scooter set us apart from other operators. LINK's engineers spent over two years and $20 million testing and iterating to get our scooters right. We studied what made other shared scooters fail and designed the LINK scooter to address those issues. Our obsession with smart scooter engineering is not only fundamental to safety, environmental and economic sustainability, but it also supports efficient field operations. By coupling smart design with our experienced operations team, we've created a more reliable and sustainable transportation option.

- **Top speed.** 15 mph; adjustable to local regulations citywide and in geofenced zones
- **Wheel type and material.** 10" diameter, 2.25" width semi-pneumatic, tubeless, solid rubber
- **Measurements.** Length: 50" | Height: 47" | Deck Width: 7" Handlebar Width: 23" | Weight: 59.5 lbs

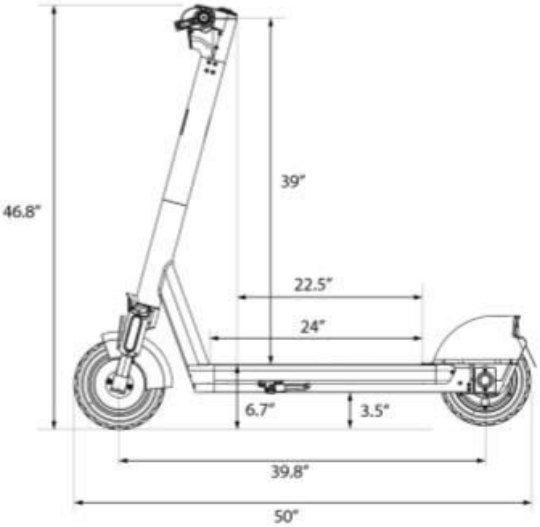


1. **Brakes.** With 3 independent brakes, our scooters stop in just 4.15m, nearly half the industry average. Tested on the full gamut of road surfaces and weather conditions (rain/sleet/snow).
2. **Impact protection.** LINK's robust aluminium chassis, strengthened by steel and robotic welding, can handle 1 ton vehicle load, and 0.6 ton horizontal load.
3. **Visibility.** Our scooters' "Safety-Yellow" branding, 14 reflectors and two always-on LED lights ensure scooters and riders are plainly visible in all conditions. The rear light brightens when braking and is visible for over 1km. High-contrast numbering present on both sides of the vehicle stem also make each scooter easily identifiable.
4. **Weatherproofing.** Our scooter is extensively weatherproofed and optimized for all weather conditions, including rain, sleet, snow, and high humidity, and works perfectly in temperatures as low as -20°C. It provides industry-best traction on wet surfaces due to the long distance between the wheels, low center of gravity, variable suspension, and adaptive motor acceleration. Three layers of sealing protect our scooter electronics: every electronic component, including the battery and all microcomputers are coated with sealant, then packed in separate pressurised compartments that can survive water immersion, which are then installed on the scooter which is sealed with a gasket. More than 83% of LINK scooters that have been submerged were fully operational when recovered. The final layer of water protection is VIS's water ingress detection, which disconnects the battery if water upon water detection.
5. **Structural stability.** Longer and wider vehicles are more stable and less sensitive to surface variations, creating a stable and ergonomic ride for 97% of riders. Our scooter is 9% longer and 20% wider than the industry average. Our front suspension maintains better traction on rough surfaces than fixed wheels. Our solid tires provide a predictable ride regardless of weather, even after high mileage; they also prevent punctures from road debris or potholes. We tested our scooter to withstand 1 million bump cycles at 15 mph — 10 times the industry average. LINK scooters stay upright with a kickstand engineered to withstand the weight of a rider weighing 297 lbs. Our larger battery lowers the vehicle's centre of gravity, improving rider stability.
6. **Battery safety.** We securely embed our battery beneath the scooter deck to avoid the weaknesses inherent in swappable batteries, such as exposed latches and worn connectors. Custom security bolts stop vandals from accessing our battery compartments. Every LINK battery is sealed in a pressure-tested module and certified to IP67. Our battery has a 55-mile range (twice the industry average). Fewer recharging cycles prolong battery life

The LINK Scooter - US - S1 - 2021 Model Year







The LINK scooter is the result of over 2 years of custom engineering, design, testing, and refinement. Our scooter is purpose-built to stand up to the rigors of shared, public use.

Specifications

Frame	Aluminum with chromoly steel reinforced steering column
Drive Power	Up to 750 Watts
Brakes	Dual mechanical drum brakes (front and rear) One electronic, regenerative brake (rear)
Wheels/Tires	10" diameter, 2.25 width semi-pneumatic, tubeless
Front Light	High Intensity Single LED, white
Rear Light	High Intensity Single LED, red, high/low, solid
Battery	Lithium-ion battery pack, 52V, 907 Wh
BMS	Protects battery from over-current, under-voltage, over-voltage, under-temperature, over-temperature, over-charge. Encrypted communications

Communications

4G with 2G fallback cellular modem
WiFi and Bluetooth Low Energy
Active, assisted GPS Receiver
Location update frequency: 1Hz
Open sky geographic accuracy: 5 centimeters - 2.5 meters
6-axis integrated IMU accelerometer/gyroscope

Onboard Computing: Vehicle Intelligence System (VIS)

5 CPUs on board in 3 custom microcomputers, and a comprehensive vehicle operating system managing:

- Local maps & geofences; vehicle self-protection software; all powertrain functions; repair and maintenance tickets; vehicle automatic self-test, cybersecurity.
- 73 internal sensors

Features

Max Speed	Up to 15 mph (adjustable to local regulation)
Max Loading	297 lbs / 135 kg
Glide to start	3 mph kick speed
Charging Time	8 hrs 0 - 100% SOC

Max Climb Angle 15% grade with 75 kg rider
90 km/55 mi range battery
Handlebar LED ring
Regenerative braking
Tamper-proof cable design
Single kickstand
Integrated Bell
Large No-Slip Deck
Dual-leg front suspension
IP67 waterproof
Lock-to capability

Dimensions

Length	50 in
Height	47 in
Width	7 in (deck) 23 in (handlebars)
Weight	59.5 lbs

Superpedestrian's Proprietary Vehicle Intelligence System

Supporting rider safety and vehicle maintenance

LINK scooters feature Superpedestrian's patented Vehicle Intelligence System (VIS), making them the most robust and technologically advanced vehicles in the micromobility industry. VIS is software that runs on the LINK scooter's 5 onboard microprocessors and nearly 75 sensors, working together to self-detect and avert over 100 detectable issues that can cause other scooters to fail — keeping riders safe and vehicles on the road for longer.

The VIS communicates directly with our field operations team, helping them rapidly identify and resolve issues; whereas scooters without VIS require a user-generated ticket or routine maintenance check to uncover potential safety issues.

Autonomous Safety Check

The VIS self-checks all critical systems before each ride and following scheduled manual safety checks. LINK scooters can detect any potential issues in the brakes, lights, motor, battery, and all electronics components on board the vehicle. This level of internal vehicle visibility is unprecedented in the micromobility industry, and offers an additional layer of protection to our riders. If the scooter detects an issue, such as a battery on the verge of overheating, it takes immediate action to protect the rider and the scooter by safely attenuating motor power to protect the battery and rider.

If the scooter is safe and ready to ride, the vehicle indicates via the handlebar LED that it is ready for redeployment (if in a warehouse), or instantly makes itself available for rental (if on the street). When ready, the scooter changes from "self-check" or "operator" mode to "available," and the handlebar LED changes to green making the scooter's status easily apparent. This means only safe vehicles are redeployed and available to rent.



Before each trip, the scooter's VIS self-checks to ensure it is safe to ride.

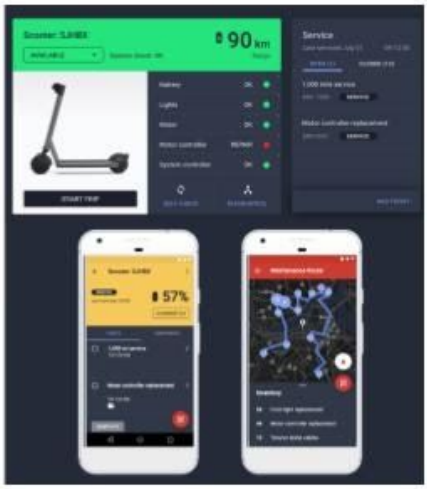
Self-Diagnosing and Alerting

For issues that require additional attention, the scooter self-diagnoses, makes itself unavailable for rental, and auto-generates a repair ticket that is routed to our local team. The ticket includes the scooter's self-diagnosis, and detailed instructions to fix the issue. VIS-enabled automation not only makes LINK scooters safer for riders, but also significantly reduces the lag time between when a vehicle has an issue and when the issue is addressed.

Over 100 Detectable Issues

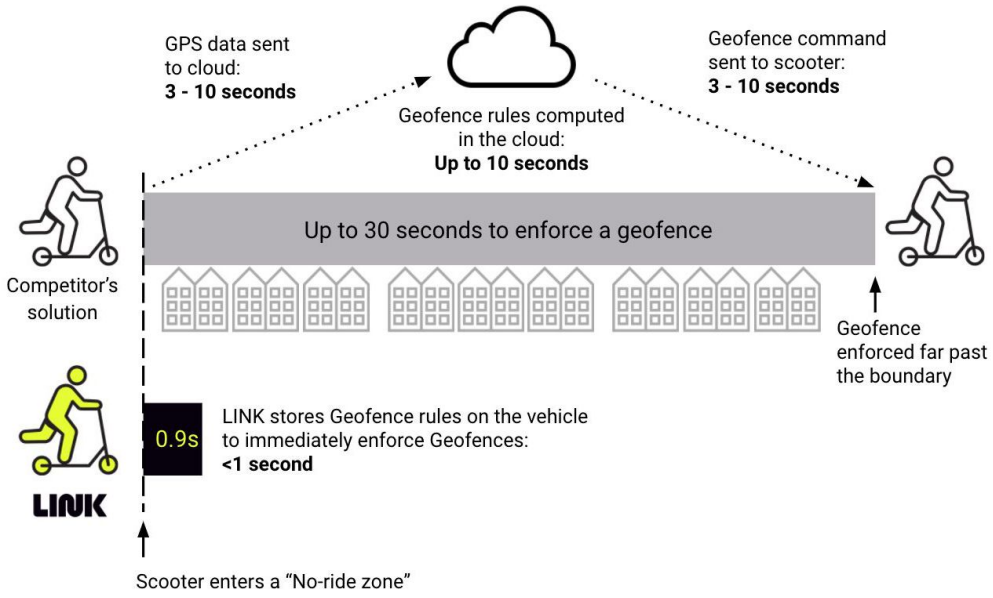
- Battery cell temp/voltage imbalance
- Electronic component failure
- Water ingress
- Sliced/disconnected wires
- Motor/motor controller failure
- BMS failure
- Thermal overload
- Connectivity performance
- Headlight failure
- Throttle failure
- Loose brakes
- Misuse (including theft, vandalism)
- Disconnected battery cells
- Unreasonable motor command
- And many more...





b) Outline your ability to limit speeds, create no-ride zones, and create no-parking zones, based on geofencing. Describe any associated limitations (i.e. number of speed limits that can be set, accuracy of geofencing, etc.)

LINK's geofencing technology is pioneering in both speed and accuracy, and is completely unique in the micromobility industry. We upload geofence rules and local maps directly onto the scooter, allowing us to bypass the vehicle-to-cloud cell connectivity lag that other operators experience, which can delay geofence enforcement for other scooters up to 30 seconds. Instead, in just 0.9 seconds, the technology on the LINK scooter processes the command and takes action. This onboard geofencing has proven to be 99.93% effective when applying individual geofence rules. We believe that only LINK's geofencing is precise enough to effectively enforce Fort Pierce's No Ride zones (like the bridge between the Island and downtown).



Key types of Geofences

Key geofence types are listed below.. As a company dedicated to finding solutions to the cities we serve, we always welcome additional geofence implementations - please let us know of any additional requests. Further detail about LINK's geofence types and related user experiences are detailed at the bottom of this section.

- **No Ride Zones.** When a scooter crosses into a no ride zone, it safely slows to a stop and no longer provides power to the rider. The City can see this type of geofence in action on the Causeway Bridge.
- **Slow Ride Zones.** Within slow ride zones, the scooters' maximum speed is reduced. We can accommodate multiple different maximum speed zones. For example, while Downtown is capped at 15 mph, we have an 8 mph zone at Jaycee Park, and could implement other zones at 10 mph, 12 mph, or any other speed.
- **No Parking Zones.** Riders won't be able to end a ride in these areas. Because riders are charged by the minute, they are incentivized to find a proper parking location rather than leaving scooters in No Parking Zones.

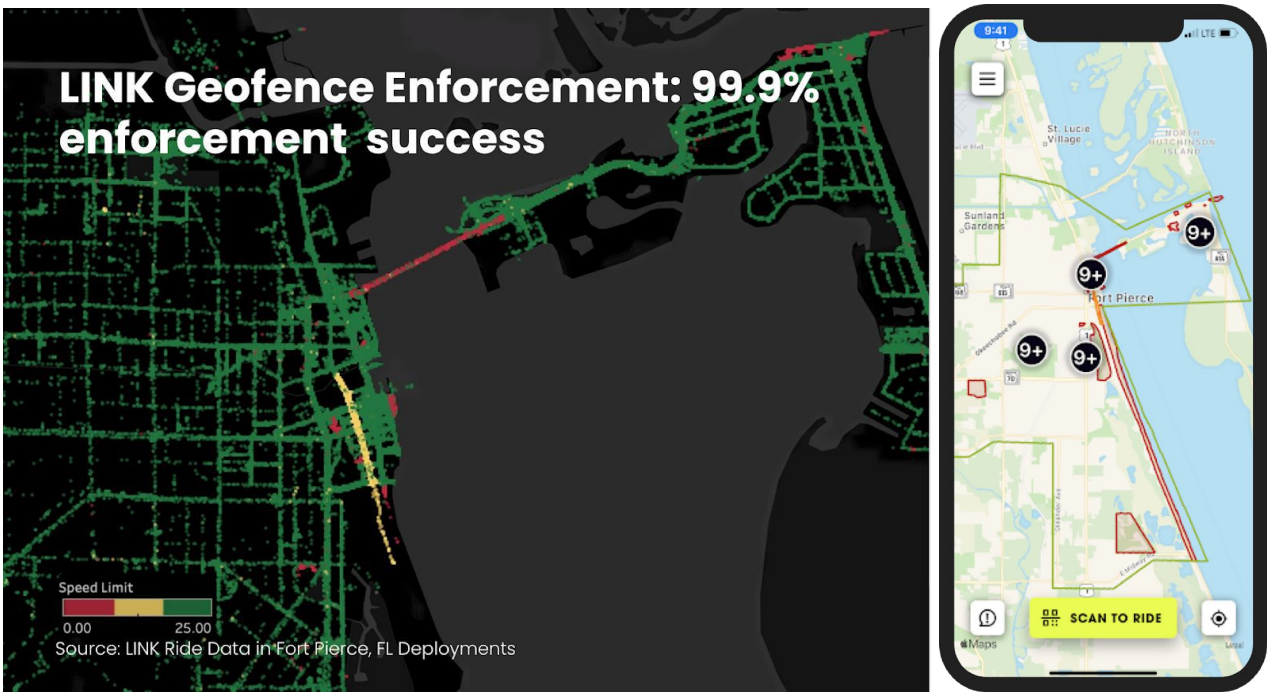
- **Service Area.** This is the boundary around the service area, riders in Ft. Pierce cannot ride outside the designated service area.
- **Designated Parking Zones.** We are able to designate certain areas as parking only areas, so that riders can only end their trip within a designated area.

Geofencing Implementation

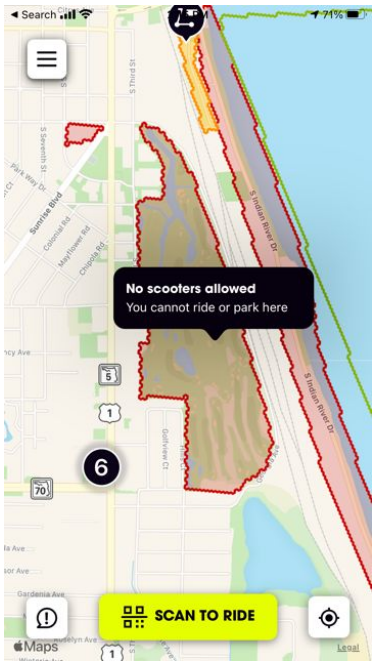
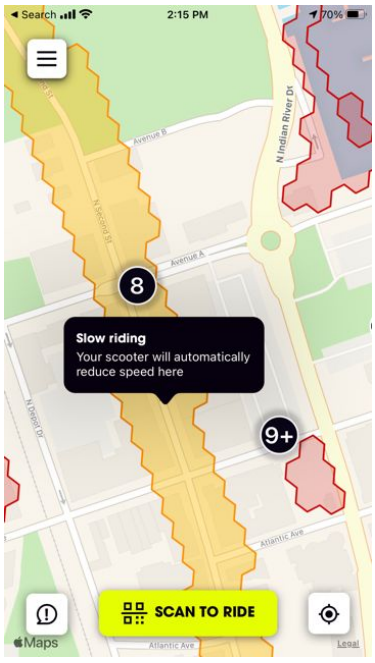
We will continue to work with Fort Pierce collaboratively,to examine the issues that city officials anticipate and create solutions to address them. We are constantly analyzing the effectiveness of these solutions and will iterate until the experience is smooth for all stakeholders. Typically, changes to geofences have taken about 1 or more weeks; though we're actively developing a tool to automate geofence requests and implementations, which will bring the typical activation period down to only 1-2 business days.

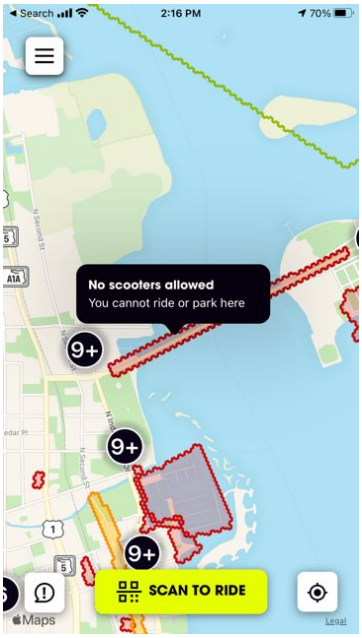
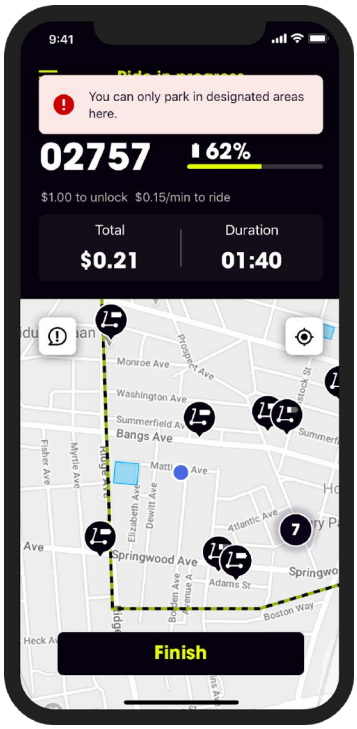
Do LINK's Geofences Work? Field Data Verification

The LINK scooter's internal logs keep track of the vehicle's speed on every trip and report it to our database. When we compare these speeds in different locations around a city, we are able to see that the geofences are being enforced correctly. Vehicle data from our Fort Pierce deployment shows how effectively speeds are slowed on 2nd Street (yellow) and how vehicles are entirely stopped on the Seaway Drive bridge (red).



A side-by-side of the geofence enforcement data and the LINK mobile application illustrates how the regulatory schemes are being successfully enforced.

Geofence Implementation and User Experience			
Zone Type	***Description***	***Rider Alerts***	***App Alerts***
No Ride Zone	Scooter gradually slows to a safe stop. Riders are prohibited from ending their ride and are prompted to bring the scooter back to the service area. Recommended for city parks, highways, private properties, pedestrian plazas and sidewalks. In Fort Pierce, we have already created No Ride Zones in: • **Fort Pierce City Marina & Cobbs Landing** • **111 Orange Avenue Parking Lot** • **Causeway Bridge** • **Golf Course, and many private areas already defined.**	 LED light flashes White; an onboard speaker plays an alarm tone.	
Slow Ride Zone	Top speed is restricted to a defined speed limit, such as 3 mph, 8 mph, or 12 mph). In Fort Pierce, we have already created 8 mph Slow Ride Zones in: • **Jaycee Park** • **2nd Street**	 As the rider enters the slow zone, the White LED animation rolls toward the rider; the speaker plays a tone. As the rider exits the slow zone, the white LED light rolls away from the rider.	

No Parking Zone	Riders may travel freely through the zone but parking is prohibited. Recommended for building entrances and exits and City monuments. In Fort Pierce, we have already created No Parking Zones in: • **Fort Pierce City Marina & Cobbs Landing** • **Manatee Observation & Education Center** • **Causeway Bridge**	 LEDs flash Red when the user attempts to park in the restricted area.	
Designated Parking area	We are able to restrict parking to only designated areas in certain parts of the city. Recommended for college campuses and city blocks where appropriate parking spaces are limited.	 LEDs flash Red when the user attempts to park outside the Designated Parking Areas.	

c) Describe the process private property owners will use to request speed limits, noride zones, and no-parking zones.

LINK is happy to work with both the City and private property owners to implement Slow Zones, No Ride Zones, and No Parking Zones upon request. Throughout the pilot in Fort Pierce, we have implemented several new zones based on community feedback, including:

- **Jetty Park**: We received a request for a Slow Speed Zone in Jetty Park from Michelle Kubitschek, who oversees parks and facilities for the City of Fort Pierce and was worried about improper riding in the pavilions. We implemented an 8 mph Slow Speed Zone to comply with the request and have not received any negative feedback since.
- **Wharf / Marina:** The Marina manager requested a No Ride Zone and a No Parking Zone, which we implemented, and have not heard of any issues in the area since.
- **111 Orange Avenue Parking Lot:** The owner of the parking lot wanted to reduce the risk of accidents, so we implemented a No Ride Zone and a No Parking Zone on his property.

Requesting New Zones:

- **Via LINK customer service.** Anyone can contact our customer service team 24/7/365. All requests for new zones will be routed directly to the local operations team, who will review the request and respond within ~1 week. Our support team is available via:
    - **Phone** +1-844-701-8163
    - **Email** support@link.city
    - The **LINK mobile app** has a "Report Issue" button in the main menu. Submitted issues go directly to our customer support team.
- **Via city channels.** It's likely that some people in the community will bring their request for new zones directly to the City. The City can just forward these requests to our local team by emailing FtPierce@link.city. We will review and action the requests within 1 week. In the case of emergencies, we can accommodate these requests even faster.
- **Via the suggestion form on the LINK Fort Pierce website.** The general public can make requests through our online form. Anyone can fill out the form with suggestions for new zones or deployment hubs. https://www.link.city/fortpierce



d) Outline your plan for rider education.

In addition to engineering the safest scooters, we strive to create the safest and most compliant riders via a robust rider education program. Rider education is only effective if it is interactive and consistently woven into all aspects of the rider experience; we view each rider interaction as an opportunity to impart safe riding behaviors.

Training Riders about safe and proper scooter use

On-Scooter Information

- Each scooter has signage on the handlebar to reinforce the most important safety messages. This signage will be an update to the current stickers available in Fort Pierce. We will work with the City to finalize the exact language and safety priorities.



In-App Training

- A "How to Ride" section is shown to every rider during sign-up
- LINK has developed a rider quiz that can be made available in Fort Pierce that tests rider knowledge of the local rules of the road.

In-person Safety Training and Outreach

- **Safety and parking outreach.** We will conduct at least 1 safety and parking outreach event each week during the first month of operation, and on an ongoing basis thereafter. These events will be located in high-traffic areas including:
  - **Melody Lane & Avenue A**
  - **Orange Avenue & Indian River Drive**
  - **Seaway Drive & South Ocean Drive**
- **Downtown Fort Pierce Farmers Market.** We will be regularly present at the farmers market offering free helmets, scooter demo rides, parking tutorials, LINK-Up enrollment and discount codes.
- **Informational flyers.** We recognize that many of our riders are visitors of Fort Pierce. We are currently developing a safety and informational flyer that will be made available for visitors at the St. Lucie County Tourism Board Office.
- **Ongoing in-person events.** While the majority of our educational programs will be administered digitally, we will also conduct strategic in-person events that will target new riders, riders who have recently signed up, or are eligible for our low-income program, LINK-Up Fort Pierce. We would

welcome the opportunity to work with Fort Pierce on marketing and outreach across the Fort Pierce community to co-develop safety events. These events will include important safety information, on-scooter riding demonstrations, and training in rider avoidance maneuvers, such as how to avoid the three most common crash scenarios: the right hook, the left cross, and the sudden swerve.

Infrastructure and signage. As we describe in further detail in our response to 4d, we will place LINK parking mats and signs provided by our partner, Soofa, in key high-traffic areas to encourage proper parking and educate the public about scooter rules. The mats are placed on the ground in the furniture zone, and clearly designate proper scooter parking locations.. The signs are customizable to the city, and can display parking rules as well as community-oriented content.

Public awareness campaign. In coordination with the city and Main Street Fort Pierce, the downtown BID, we will conduct a marketing campaign to instruct users and the public about scooter rules, safety best-practices, and respectful scooter riding and parking.

Distributing, Discounting, & Encouraging the use of Helmets

Online helmet discounts. We have partnered with Bern to offer a 25% discount on any Bern helmet to all LINK riders. This information is available on our safety page.

Free helmets. Free helmets are available for pickup at any time from LINK's local warehouse, and will be supplied at our in-person outreach events (e.g. the downtown Farmers Market).

On-scooter Guidance. Handlebar signage on the LINK scooter reinforces helmet use.

Helmet Selfie. We encourage riders to post their helmet selfies on Twitter and Instagram in order to promote safe riding. Riders are incentivized for these posts with the chance to win ride promotions.

e) Describe your plan to property sanitize vehicles and respond to the COVID-19 pandemic.

As COVID-19 continues to impact health and safety around the world, LINK is committed to ensuring that our workers, riders, and communities are as COVID-safe as possible. We transparently describe our cleaning 4-point process on our website (https://www.link.city/covid-19).

We use a disinfectant that meets the EPA's criteria for use against SARS-CoV-2 (the novel coronavirus that causes the disease COVID-19). All individuals performing work will sanitize, with a disinfectant solution, the common touch points. This includes everything that is usually touched by a rider of a LINK scooter including the handlebars, throttle, brake levers, and bell.

Sanitizing Procedure

1. Apply sanitizer to the scooter's handlebar, bell, throttle, and brake levers
2. Apply sanitizer to the entire front column
3. Leave sanitizer in place for one minute to ensure complete disinfection
4. After one minute, wipe all surfaces dry







We have also added a screen in our app that populuates each time a user opens the app (see right).

3. Parking

a) Describe your approach to ensuring that users park appropriately. Include strategies your company uses to incentivize proper parking behavior.

We enforce and encourage proper parking etiquette by leveraging our best-in-class technology and local operations.

Superior geofencing and location technology

With a high degree of accuracy, our scooter knows where it is, and whether it's in compliance with local parking requirements. Onboard maps rapidly enforce geofences in under 1 second, prohibiting riders from parking in certain areas (e.g. outside the service area). If a LINK scooter is left in a restricted area, such as a No Parking Zone, an internal sensor triggers the scooter to automatically create a maintenance ticket, sending a notification to our field staff to rebalance the scooter.

Please refer to our response in 2b for more detail on our capabilities and approach to geofencing.

On-vehicle LED indicator

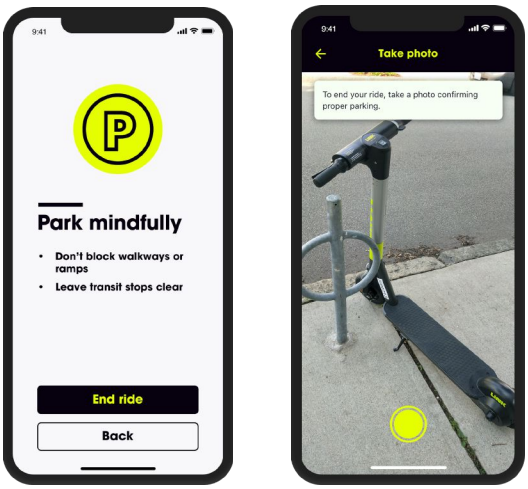
Most scooter operators alert riders only via the mobile app, requiring riders to look at their phone during a ride, and introducing a safety risk. Instead, when a LINK scooter enters a Slow Ride, No Parking, or No Riding Zone, the first-of-its kind LED ring on the scooter's handlebars changes color, flashes, and emits a warning sound to alert the rider. LINK's alerts make it easier for riders to see when they are attempting to park in a restricted area so that they can quickly move their scooter to an approved parking area.

Please refer to our response in 2b for more details related to LINK zones.

End-of-ride photos

In the coming weeks we will implement a requirement that all riders must take a photo showing that their scooter is properly parked at the end of their trip. Our team will routinely review these photos and issue

educational information, fines, and suspensions as appropriate.



LINK's end-of-ride photo screens in the LINK app

Designated Parking Zones

Should the above approaches not meet the City's needs, we can implement required parking zones. This would require riders to end their trip only within certain geofenced areas. If the City decides to implement this option, we would need a few weeks of collaboration with both City and local business and property owning stakeholders to ensure we identify and geofence appropriate areas. Ridership data from the past year would be instructive in identifying optimal parking zone locations.

Incentives and Enforcement

- **Incentives.** We will regularly audit a percentage of end-of-ride photos. Customers who park correctly may receive an encouraging message and an incentive, whereas customers who park incorrectly may receive an instructive message and a warning or a fine.
- **Enforcement.** Through a combination of VIS, user photos, and customer service feedback, LINK has a number of tools to analyze rider behavior, promote better parking compliance, and enforce rules. Riders found to ride or park aggressively, unlawfully, or to otherwise violate LINK's terms and conditions, will receive a warning and a stern educational reminder. For repeat offenders, riders receive fines, and/or their access will be suspended. Then, as a last resort, riders are banned from our service.

Rider education

Please refer to our response in 2d for details on our rider education strategies, including placing local parking rules on the scooter and in the app, and in-person training and outreach events.

b) Do you anticipate seeking permits to install objects (i.e. docking or parking stations) in the Right-of-Way? If so, please describe.

At this time, we do not anticipate the need for any right of way permits. However, we are always open to working with the city to increase parking compliance and local engagement. To that end we have some options that we would gladly discuss in greater detail with the City that may be outside the permitting scope described here, but nevertheless would likely require City permission.

Parking signage and infrastructure

If the city is interested in experimenting with infrastructure and signage, we'd be happy to conduct a small pilot in busy areas such as the Marina, Jetty Park, South Beach Park, or Sailfish Brewery. As these areas have a high volume of trips and pedestrian traffic, we will encourage parking compliance by co-placing parking mats and/or Soofa signs, described below.

- **Parking mats.** LINK can use parking mats in high traffic areas to clarify where users should park. The mats are a high grade adhesive, do not require heavy installation, can be cleanly removed, and can be installed in a variety of sizes and shapes. They can be customized with priority messaging from the city. In the image below, the parking mat is 4' x 6', has an illustration of a LINK scooter, and says "RESPECT PEDESTRIANS" in "safety yellow," but the mats are fully customizable.



LINK Parking mat example

- **Soofa signs**. Alongside or instead of parking mats, LINK can install parking and community signage through a unique partnership with Soofa, an outdoor advertising company that features attractive, community focused installations. The signs display content such as community events or advertising for local businesses on one side, and scooter safety and parking rules on the other. The example below displays transit arrival information and local community content. If the city is interested, there could also be a revenue share component by selling ads to local businesses. The city would be able to display its content for no cost. These signs are solar powered, and easily installed and removed from the right of way.





Soofa signs displaying transit arrival times and local events

4. Operations

a) Describe the availability of vendor staff for rebalancing or moving improperly parked Vehicles.

Though our publicly available hours are 7am - 10pm, our local team's hours are 5am-12am, and we aim to respond to all requests within 2 hours. Any requests for rebalancing or moving improperly parked vehicles received after 12am will be prioritized for resolution the next morning at 5am.

In addition to responding to inbound requests throughout the day, our local operations manager randomly spot checks his team's deployments to ensure strict adherence to our standard operating procedures, including parking requirements. Additionally, for each day, there is a shift lead (or supervisor) assigned who is responsible for ensuring quality and compliance.

b) Describe your proposed fleet size including your approach to seasonal variation in demand.

Seasonal Demand

We currently operate a fleet of 250 e-scooters in Fort Pierce and propose maintaining this size for program launch. Our goal is to always have the correct supply of scooters that meets demand, but not so many that they create excess clutter. Under COVID, we believe 250 currently achieves this balance regardless of season.

In 2020, our data shows that our highest demand was during the summer; however, we believe this is largely due to travel patterns related to loosened COVID-19 restrictions. Under more typical circumstances, we expect the most popular times to include both summer, fall and early winter, which in turn would impact our proposed fleet size.

Winter	January	250
Winter	February	250
Spring	March	250
Spring	April	250
Spring	May	250
Summer	June	300 - 350
Summer	July	300 - 350
Summer	August	300 - 350
Fall	September	300 - 350
Fall	October	300
Fall	November	300
Winter	December	300

Demand Analysis

Our local operations team reviews system performance on a daily and weekly basis, tracking various metrics to analyze supply and demand patterns including: trips per vehicle per day, number of users, number of app opens, fleet availability, etc. As COVID-19 vaccines become widely available and people return to their pre-pandemic lives, we will closely monitor this data for variations. If and when we begin to see demand shifts, we will work in coordination with the city to modify our fleet size.

Additional Considerations

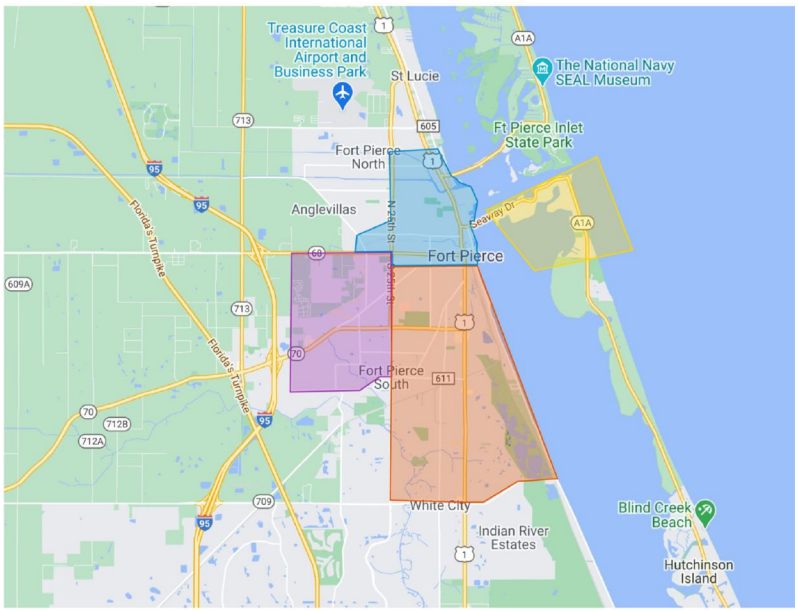
Over the contract term our goal will be to grow rider engagement and expand the demographics of those riding our scooters, especially among local residents. To that end, we plan to increase local engagement by densifying our deployments, especially in the western portion of the city and placing deployed scooters near transit/bus stops to help solve first/last mile travel for those who don't wish to rely on a personal car. We also plan to vary our deployment locations by weekday vs. weekend as we have noticed that riders take different kinds of trips on the weekends. We will continually optimize our service to continue to meet the needs of Fort Pierce's residents and visitors throughout the year.

c) Describe your plan to ensure equitable distribution of micro mobility vehicles throughout the City of Fort Pierce, including your approach to re-balancing.

Deployment Zones

Our service area is broken into "Zones" to facilitate shift planning and dispatching. In Fort Pierce, we currently have 4 zones and rebalance our scooters accordingly to achieve optimal distribution per the following plan:

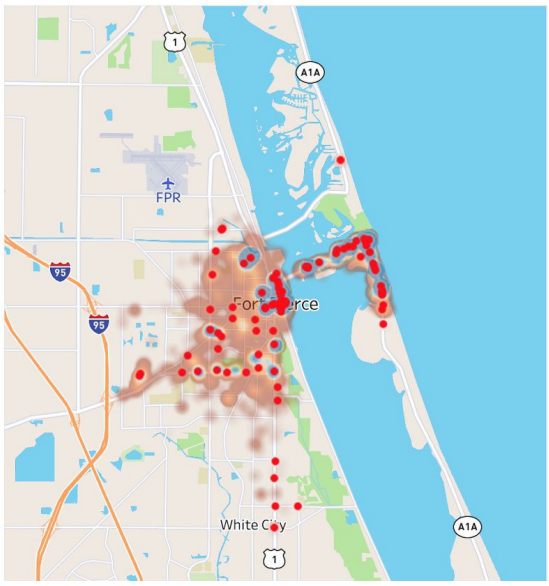
- **Island (yellow):** 100 scooters
- **Downtown & North (blue):** 100 scooters
- **South Ft. Pierce (red):** 35 scooters
- **West Ft. Pierce (purple):** 15 scooters



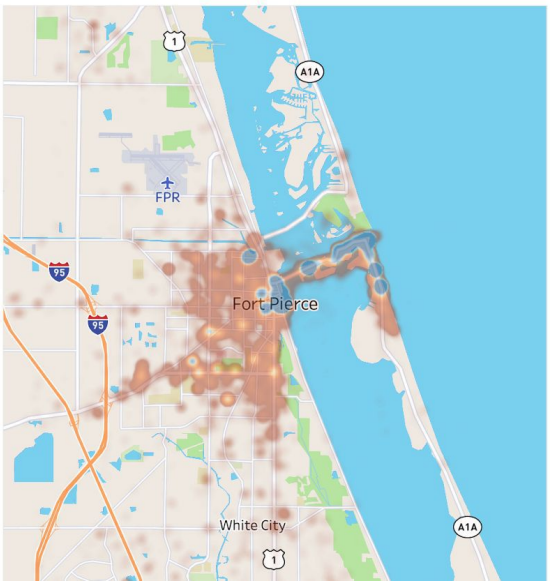
Fort Pierce's Deployment Zones

We feel confident that our zone and deployment locations reflect the current demand in the Fort Pierce market. We ran an analysis showing that bright red dots (deployment hubs, image at left) align well with a heatmap showing where potential riders open the LINK app (right).

Start trips & Hubs heatmap



App-Open Heatmap



Future Plan to Increase Equitable Access

While we are pleased with how our current deployment aligns with existing demand, we are always looking for additional ways to better serve the City of Fort Pierce. To that end, if selected, we look forward to experimenting with different deployments by day of week and especially weekend vs. weekday. Our goal is to grow ridership on Monday - Friday with Fort Pierce residents. We believe that we can achieve this through a combination of:

- Modified deployment patterns, specifically adding more scooters in the west and south of the service area
- Increasing the number of deployment zones that facilitate connections to public transportation
- Rolling out discounted fare plans for Fort Pierce residents
- The Launch of LINK-Up, low-income program

We look forward to analyzing the changes in ridership patterns to ensure LINK becomes increasingly useful to more and more Fort Pierce residents.

Deployment Hubs

In Fort Pierce, we currently have 81 deployment hubs that we deploy and rebalance to daily. Each hub receives up to 5 scooters, and is strategically located near areas where car parking is difficult, car congestion is present, public transportation is limited or non-existent, and/or near to local businesses to drive foot traffic. We review our hub placement every 48-72 hours to ensure that we are optimizing availability of scooters for everyone. A few examples of scooter hubs in each zone include:

- **Island:** Surfside Park, South Beach Park, Jetty Park Lot 1
- **Downtown & North:** Peacock Square, Marina Square, Lincoln Park

- **South Ft. Pierce:** Virginia/US1 Bus stop, Lanwood Park Box Office, Southern Court Apartments
- **West Ft. Pierce:** Virginia Park Apartments, Sabal Chase Apartments, Live Oak Villas

Daily rebalancing

We have three shifts everyday, during each shift, our team rebalances scooters.

- 5am-9am
- 3pm-5pm
- 8pm-12am

Alerts for rebalancing are sent through our fleet operations platform, Wrangler, and are prioritized appropriately within the crewmember's queue of tasks. Wrangler is also integrated with our Customer Support platform and the scooters' internal sensor network, VIS. Towards the end of our daily shift (12am), we do a final runthrough of the zones to ensure hubs are rebalanced, customer and city complaints are resolved, and misparked vehicles are returned to hubs.



d) Describe the proactive process you will use to prevent property damage and address property damage claims and complaints related to operation of their shared mobility vehicles.

Prevention

We take several steps to prevent incidents such as property damage claims and other complaints from happening in the first place:

- We work with local businesses and residents to identify and implement geofences for No Ride and No Parking Zones by request. For example, we implemented a No Ride Zone and a No Parking Zone at a local parking lot upon request of the owner.
- We proactively geofence areas that we deem unsafe or potentially risky for damages. For example, we implemented No Ride Zones and No Parking Zones near all bodies of water to prevent water ingress incidents.
- We will soon require riders to take a photo at the end of their trip to indicate they properly parked the scooter at the end of their trip. Once enabled, riders will not be able to end their trip without taking a photo, and we will routinely review photos to audit compliance.

- Scooters that are in the public right of way, but not in a rental cannot be rolled faster than 3 mph (slower than a typical walk) without the wheels locking and emitting a sound. This mitigates would-be vandals from tampering with our fleet.
- We always follow all city rules and do not deploy our vehicles to restricted areas, such as the Marina.

Remediation Process

LINK takes all complaints and incident claims seriously, especially if they involve injury or property damage. In nearly 12 months of operating LINK scooters in Fort Pierce, we have received just 2 property damage claims, and in both cases we promptly responded to the city and the property owner. Our process for managing these claims is as follows:

- The property owner reaches out to the city or directly to our team.
- Our local team receives the claim and dispatches a staff member within 2 hours to investigate and remove any scooters from private property.
- If necessary, our local team collects objective evidence and other relevant information and provides it to local law enforcement for inclusion in a police report.
    - Please note, to protect user privacy, we are unable to share user data with private individuals, but will gladly comply with any law enforcement investigations with a warrant.

e) Describe your plan to address dumping of your vehicles, including a proactive approach to identify vehicles that have likely been dumped and retrieval plans – including retrieval timelines to minimize environmental impacts.

In Fort Pierce we see two main types of dumping: land dumping and water dumping. Our local monthly loss rate is only 0.33% of scooters, far below industry averages, and we achieve such a low loss rate for two key reasons: our scooter's smart design and our local employees who are incentivized to leave no scooter behind.

- **Vehicle design.** Our Vehicle Intelligence System (VIS) with our operations platform, Wrangler, so our local teams have unprecedented visibility and control of fleet status. When dumped, the scooter autonomously issues a Wrangler ticket for a team member to locate and retrieve the issue. The ticket includes the scooter's self-diagnosis (e.g. water ingress, tipped over), and detailed instructions to fix the issue. This automation significantly reduces the time between when a vehicle has an issue and when the issue is addressed. VIS is a patented product that we developed and is only available in LINK scooters. Other useful scooter features that help mitigate dumping include:
    - Quadruple-sealed batteries that are certified to IP67 waterproof rating for protection during water ingress events.
    - Unrented scooters cannot be rolled faster than 3mph without the wheels locking. This helps ensure would-be vandals cannot quickly move scooters to dumping grounds/bodies of water.

- **W-2 Employees.** We hire and train employees to manage our scooter fleets, because we believe neither our employees nor our scooters should be treated like disposable commodities. Other companies may use "gig" workers who prioritize the easy-to-pick up scooters to maximize their payout, while our employees dedicate hours to recovery of one scooter if they have to, living by their mantra of "No Scooter Left Behind."

Retrieval Plans

Both the LINK VIS and our local staff work hard to prevent, protect, recover, and repair scooters from submersion incidents. For example, given the proximity to water in Fort Pierce, we have proactively geofenced all areas near the water as No Ride Zones and No Parking Zones. Additionally, we do not place hubs directly near bodies of water to avoid potential incidents. Over nearly 12 months of operating LINK scooters in Fort Pierce, there have been 4 total submerged scooters. In each instance, VIS alerted our local team to the scooter's submersion, allowing them to retrieve the scooter from the water within 2 business days. After retrieval, all 4 scooters were inspected, repaired, and safely returned to service.

Water Retrieval Procedure

LINK's water retrieval procedure is as follows:

- **Visually locate** the submerged scooter by using the last reported location or other information provided. Because of the safety features built into our scooter, it will often remain functional underwater, so the GPS and LED light allow us to quickly locate the vehicle.
- **Report findings** to the local operations manager or supervisor.
- **Assess the area** for hazards and identify a safe approach to the body of water or scooter. Request assistance from teammates if needed.
- **Reach** for the scooter using their hand or a reach pole and drag the scooter to shore or out of water. *Should reaching fail or be deemed unsafe, use a throw line or grapple hook to lift or drag the scooter out of the water.*
- **Load** the previously submerged scooter and return to the warehouse.
- **Quarantine** scooter to dry and conduct thorough mechanical inspection.

Some scooters may end up in deeper bodies of water and require additional attention. If this should occur, LINK will assess the situation and employ either enhanced retrieval techniques or engage the services of a third party retrieval company.

Retrieval Timelines

Our internal service level is to always retrieve reported scooters within 2 hours for those on land and within 24 hour for those in water.

f) Describe your plan to suspend the accounts of users with non-compliant behavior, including property damage & parking violations. How are users identified? Does your company fine users for property damage and/or parking violations?

LINK takes compliance infractions seriously. The below table lays out how LINK identifies, categorizes, and enforces compliance violations. Violations are broken into three tiers - Unsafe, Dangerous, and Unacceptable - with increasing degrees of penalty ranging from push notifications to permanent account bans. LINK has many ways to identify compliance infractions, and our engineering team is continuously working to introduce new detection methods, eg. how to detect multiple riders, or riding the wrong way down a one-way street.

Offense	Type of Incident	Consequence
Tier 1 - Unsafe	Non-compliant parking, sidewalk riding, property damage/vandalism	Mobile notification, further educational messages specific to violation
Tier 2 - Dangerous	Repeated Tier 1 violations; double riding	Account flagged; rider notified that account ban will ensue if violations continue
Tier 3 - Unacceptable	Putting pedestrians at risk; serious property damage/vandalism; intoxicated riding	Banning the account

Identifying Riders

When improper riding is detected, we identify riders by linking the reported account with the scooter ID number (boldly printed on both sides of the scooter). We then reach out to the rider with information that aligns with the appropriate Tier described above.

Fines

We follow city policy on fining riders, and focus first on rider education. In the extremely rare cases involving injury or property damage, LINK always fully cooperates with law enforcement to ensure due process for all concerned.

g) Describe your plan to prohibit underage riders.

In accordance with local regulations and LINK's terms and conditions, all riders must assert that they are at least 18 years of age. LINK has a zero-tolerance policy for underage riding when it is identified. Riders who unlock scooters for underages riders, or otherwise are party to circumventing our age requirement, will be banned from our service.

Additionally, we require ID scans in Fort Pierce via Jumio (a global leader in digital identity verification) in accordance with local regulations. Though we are willing and able to continue offering this as a means of ID verification, we recommend reviewing this process as it can disproportionately impact vulnerable communities who may be less likely to have a government ID. We welcome further conversation on this topic with the City.

Finally, as an additional tool to ensure only LINK members rent and ride scooters, we only allow one rental per account at a time. This way members cannot rent an additional scooter for an underage friend.

5. Special Events & Severe Weather

a) Describe your approach to special events including your ability to:

i. Create temporary reduced speed, no park, or no ride zones

LINK works with cities and organizations to plan scooter availability for special events. In Fort Pierce, we proactively review the city calendar for any special events that may require further coordination and are in

close and frequent communication with city officials to ensure we are prioritizing rider and community safety. To prepare for special events that require slow-ride, no parking, or no ride zones, 1-2 weeks prior to the event, we:

- Gather event details, such as: time, place, event type and expected number of people.
- Create a map to visualize where the event will take place.
- Provide the city a strategic plan for temporarily moving hubs to other zones in the city and update the specific event area with the appropriate geofence type during peak hours of the event.
- Determine the schedule for when the temporary geofences will be turned on and off.
- NOTE: We are also able to make our local team available to monitor the special event zone to ensure compliance with the updated geofenced zones

For example, in October, LINK supported the City of Fort Pierce for two downtown Halloween events:

- **Kids' Trick-or-Treat:** Implemented a No Ride Zone to ensure the safety of the children and families participating.
- **Halloween Pub Crawl:** Implemented a Slow Ride Zone during the pub crawl hours, to deter impaired driving.

ii. Remove Vehicles quickly in the event of severe weather

Each morning, our local operations manager monitors the weather, reviews any notices from the City, and determines the deployment plan for the day. In the event of a severe weather event, we will begin recovering vehicles for storage well before inclement weather arrives to protect our employees, the public, and our scooters.

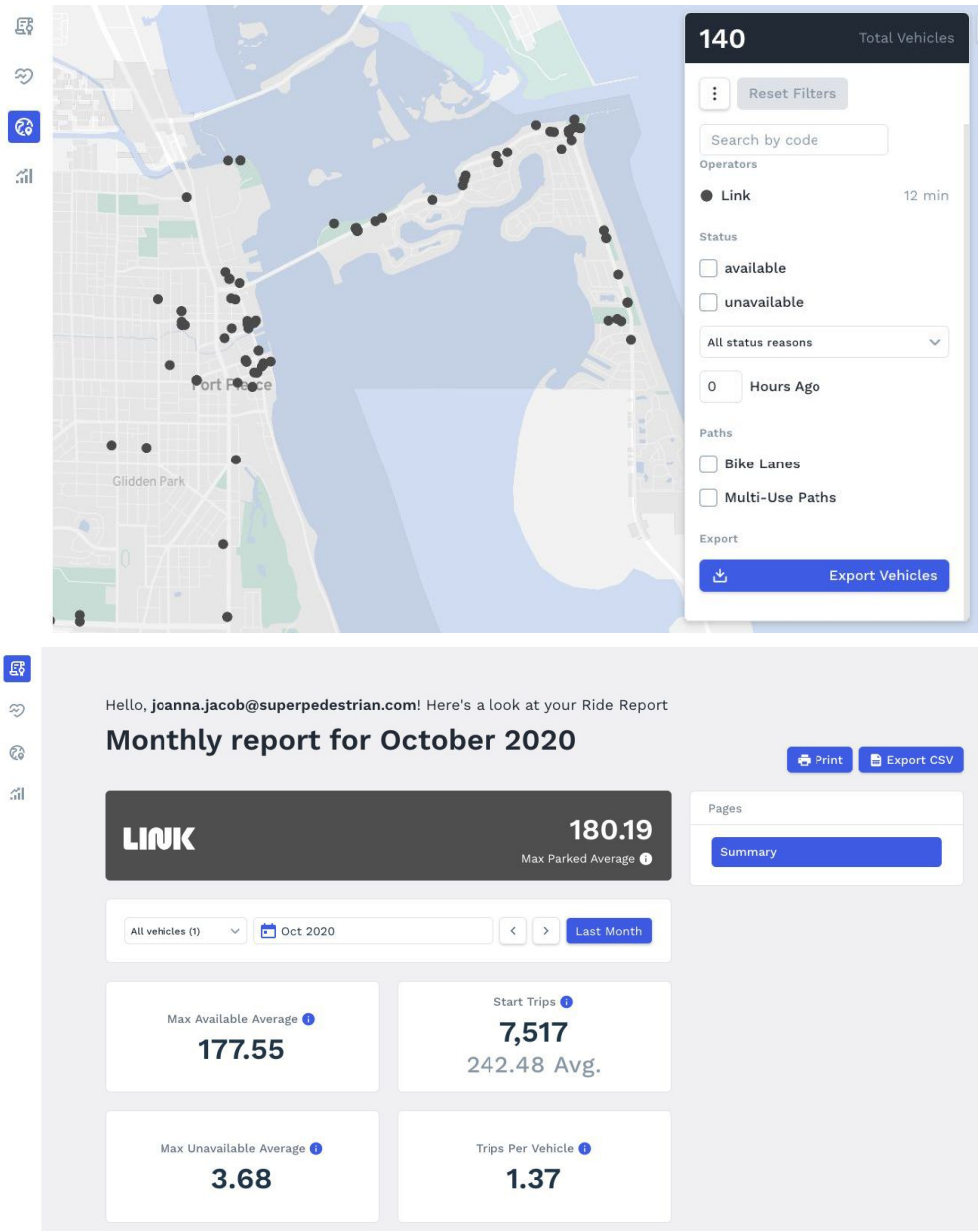
Once we receive notification of a storm watch or warning, our shift supervisor will dispatch our crew to recover our vehicles in the City. Field employees will be assigned a van and a zone of the service area, and will collect all scooters in their assigned zone. Vehicles will be brought back to the warehouse for safekeeping as quickly as possible.

This past hurricane season, for example, all LINK scooters were successfully removed from city streets within 24 hours of notification as Hurricane Isaias approached Fort Pierce.

6. Data Sharing

a) Describe the "data dashboard" you will make available to City staff, include screenshots and describe what data will be included and the format of that data.

LINK partners with Ride Report, a data aggregation company, to provide local stakeholders access to a holistic monitoring and evaluation data dashboard with real-time and historical program information. The dashboard surfaces up-to-the-minute data from LINK's audited mobility data specification (MDS) feed. The City of Fort Pierce can see real-time information about available and unavailable scooters across the city as well as information about fleet size, distribution, trip duration and more.



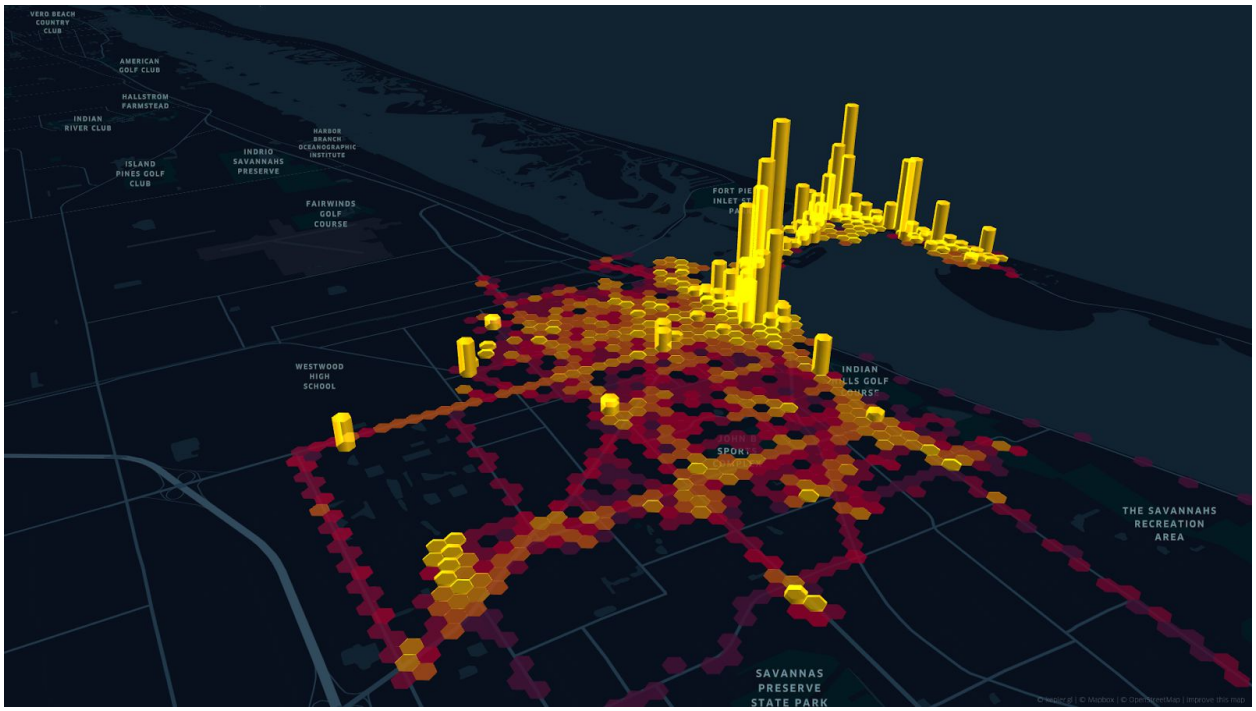
Examples of the Fort Pierce dashboard

Types of data we can share via Ride Report:

- Total trip of trips
- Costs of trip
- Average duration of trip
- Average distance traveled
- Average ride per scooter per day in all locations
- Locations with most and least scooter rentals and heat maps with peak demands
- Aggregated origin-destination information
- Average rides per scooter per day in all locations

Additional Information

On request, we can provide any additional maps or data sets that the city might want, for example, included below is a heatmap of trips taken this fall in Ft Pierce.



b) Describe what data will be included in the following reports and the format of the data:

i. Monthly maintenance activities
ii. Monthly report on property damage complaints
iii. Monthly report on daily deployment
iv. Describe your collision-reporting process

LINK is able to provide a custom report in an Excel spreadsheet, or another format if preferred by the city, with the following information:

- **Monthly maintenance activities:** Total # of repairs by category throughout the month (e.g. preventative brake maintenance, scooter plastics, and kickstand replacements).
- **Monthly report on property damage complaints:** Total # of complaints throughout the month, with brief descriptions of complaints. To date, we have only received 2 property damage complaints.
- **Monthly report on daily deployment:** Total # of scooters deployed each day throughout the month.
- **Collision reports:** Total # of collision reports throughout the month. Our collision reporting process is below.

Collision Reporting Process:

- Notification from impacted party/parties via the customer service team
- Local team is dispatched to collect the scooter(s) involved as quickly as possible
- LINK takes pictures of the scooter at the scene and surrounding environment

- LINK returns scooter(s) to warehouse to do a full vehicle inspection
- Customer service team collects all data, pictures and an inspection report from the local team and any other relevant internal team.

If the city would like additional information not described above, we are happy to discuss further to ensure we are meeting or exceeding the city's expectations related to data sharing. We can deliver these reports on a monthly or quarterly cadence, and are also available to discuss the findings and review performance with the city.

MANAGEMENT PROPOSAL

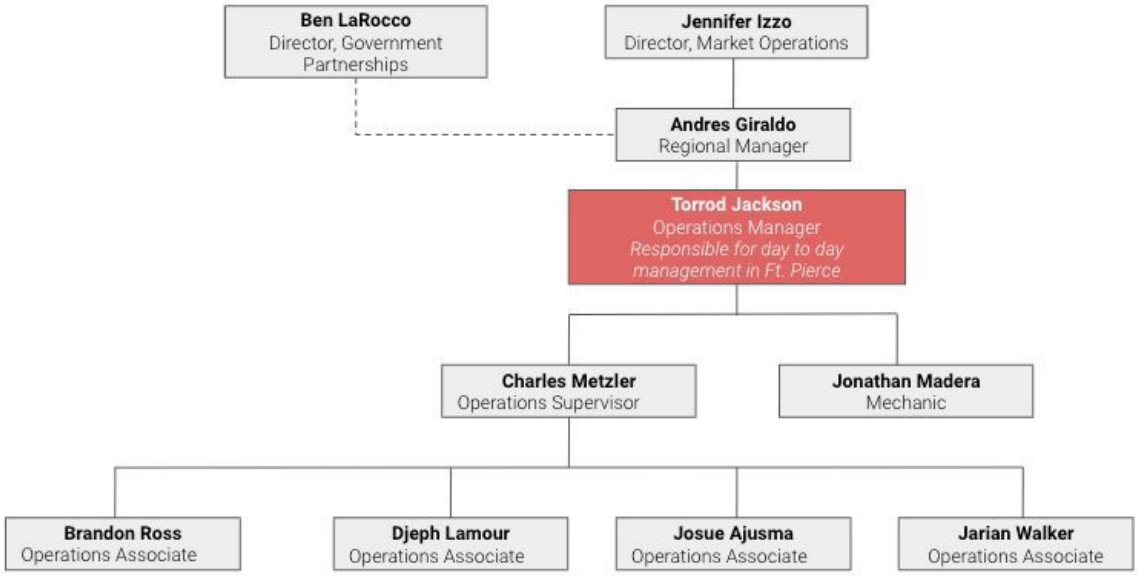
1. Program Management

a) Project Team Structure – Provide a description of the proposed project team structure to be used during the course of the Program. Provide an organizational chart of the Firm indicating lines of authority for personnel involved in performance of this potential Agreement and relationships of this staff to other programs or functions of the Firm. Include who within the Firm will have prime responsibility and final authority for the day to day management of the firm's shared mobility fleet within Fort Pierce.

LINK brings the most experienced team to Fort Pierce. LINK's Regional Operations Manager, Andres Giraldo, and local Operations Manager, Torrod Jackson have both been involved in managing the market since the beginning of scooter share in Ft Pierce. Torrod Jackson has primary responsibility and final authority for the day to day management of our fleet in Fort Pierce. Ben LaRocco, Director of Government Partnerships, oversees LINK's city partnerships for the United States and Canada, and joins Andres and Torrod in conversations related to program performance.

- **Torrod Jackson.** Torrod was the first employee hired in Fort Pierce as an Operations Associate, and has been working in scooter share since the very beginning. After excelling in his initial role, he was promoted to Operations Manager, and is now responsible for staff and day-to-day operations in Fort Pierce. Torrod is a Fort Pierce local and has lived in the city for 20 years.
- **Andres Giraldo.** After launching Fort Pierce, Andres was promoted to Regional Manager, overseeing all East Coast operations, including Fort Pierce.
- **Charles Metzler.** Charles started as an Operations Associate, and has since been promoted to Operations Supervisor, managing the field team and staffing logistics.
- **Jonathan Madera.** Jonathan started at LINK as a part-time mechanic and has since been moved to full-time.

Organizational Chart



LINK hires and trains only W-2 employees (no contractors) to keep our fleet in top condition. Not only is this the right thing to do to guarantee a fair and predictable income to our employees, but the benefits are absolutely worth it:

- Higher employee retention
- More efficient operations
- More skilled and experienced labor
- Higher quality control and safety for our riders

LINK's Human Resources team works diligently to ensure fair and legal hiring and employment practices.

- **Fair wages.** We always anchor to a local living wage by referencing MIT's Living Wage index and researching and analyzing roles with comparable responsibilities in the area.
- **Comply with local and state laws.** When entering a new market, our Human Resources team researches local and state laws as we build our local team.
- **Equal Opportunity Employer.** LINK is an Equal Opportunity Employer dedicated to ensuring our employees or applicants are not discriminated against while applying to and working for our company. We're dedicated to anti-racism principles in our hiring and day-to-day operations — please see our statement (Appendix 8), which covers our hiring practices, approach to building an inclusive culture, and commitment to transportation equity.
- **Local Hiring & Training.** LINK hires workforces that reflect the communities we serve. We aim to match job seekers with full- and part-time positions with our fleet management, operations and community outreach teams.
- **Staff Development.** We regularly promote from within — including from local to corporate roles. In Fort Pierce, we have promoted several of our team members within the last year, including our Operations Manager Torrod, and Operations Supervisor Charles.

Should our fleet expand, we would appropriately scale our local team as well. Please see below for additional staffing details:

Fort Pierce Staffing Details					
Job Title	**Job Description / Responsibilities**	**Full / Part Time**	**Employee / Contract**	**#**	**Scales with fleet size**
Regional Operations Manager (ROM)	Oversees a region of LINK cities. Works cross-functionally with other departments at LINK.	Full	Employee	1	No
Operations Manager (OM)	Local manager who oversees all operations in Ft Pierce and all staff. Point of contact for the City.	Full	Employee	1	No
Operations Supervisor (OS)	Reports to OM and manages field team and all staffing and logistics	Full	Employee	1	Yes
Operations Associate (OA)	Reports to OS, manages all in-field work such as device collection, rebalancing, and responding to issues	Part	Employee	4	Yes
Mechanic	Reports to the OM and oversees the safety and repair needs of the fleet	Full	Employee	1	No

b) Operations/Internal Controls/Customer Service– Discuss the Firm's regular operating procedures including daily fleet deployment, fleet rebalancing and other related activities. Discuss the Firm's internal controls, quality controls related to fleet maintenance, fleet inspection and repair. Discuss the Firm's typical fleet maintenance activities and maintenance intervals. Provide standards for equipment serviceability and expected vehicle life in accordance with these fleet maintenance levels.

We deploy fully charged scooters, rebalance scooters to areas of higher demand, and collect low charge scooters during each of our three daily shifts:

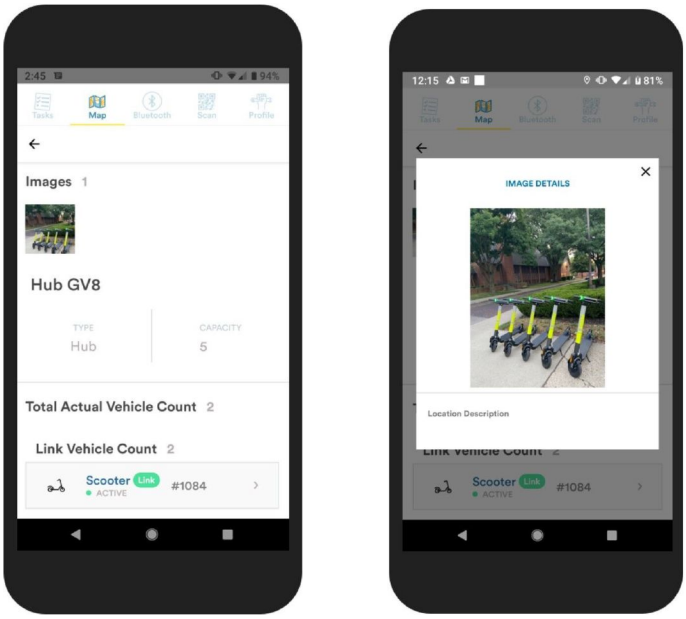
- 5am-9am
- 3pm-5pm
- 8pm-12am

Fleet Deployment

Fleet deployment is best described as returning freshly charged scooters to deployment locations across the service area. Our employees do this three times per day, setting out from our St. Lucie warehouse using vans to drive to our deployment hubs across the Fort Pierce service area.

- **Training & Operations.** We provide staff training through our platform, Training Wheels, which covers streetscape complexities and ADA compliance requirements. Topics include:
    - Never park in a way that may obstruct any entrances/exits, curb cuts, or public paths
    - Always park in a neat line, facing the same direction, with a similar tilt so as to appear tidy
    - Always cluster scooters upon deployment so as to reduce visual clutter

- **Parking hubs.** LINK's operations platform, Wrangler, serves as a reinforcement tool to ensure our scooters are appropriately parked. Our team adds deployment locations (hubs), the correct number of scooters per hub, and an image of appropriately parked scooters within the hub. This serves as a template for employees to reference when deploying or rebalancing scooters to ensure quality control throughout the process.



Fleet Rebalancing

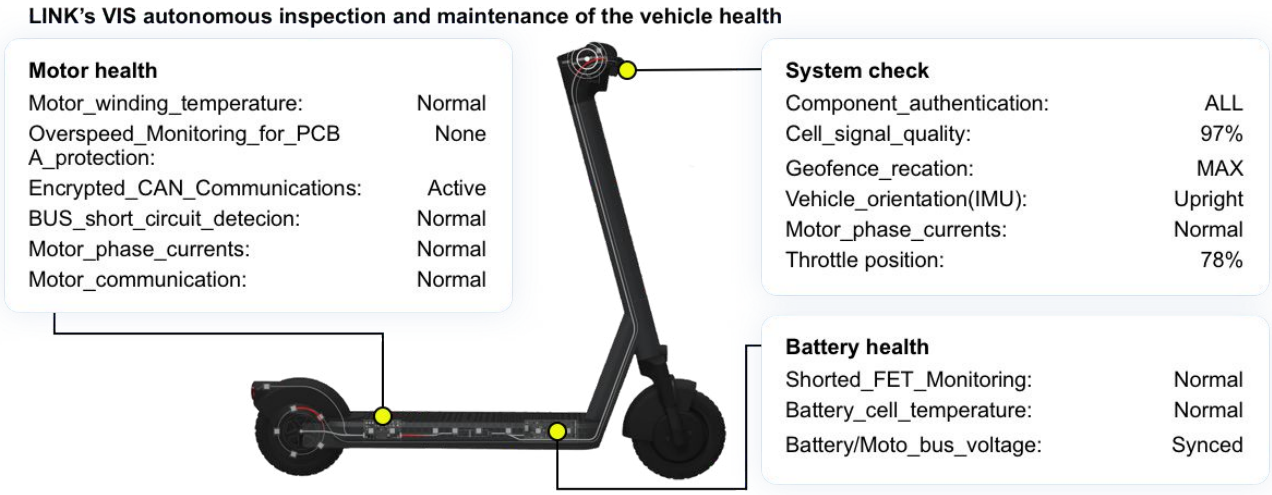
Our local team also uses Wrangler to actively monitor our fleet and send alerts to team members in the area. This ensures that we effectively respond to priority issues, rebalance across areas of need, and comply with local regulations. Wrangler alerts are sent to the mobile device of the nearest crewmember, and prioritized appropriately within the crewmember's queue of tasks. Wrangler is integrated with our Customer Support and the scooters' internal sensor network, VIS. Vehicles are rebalanced throughout the day based on predetermined zone density, hub utilization, and predicted demand varying by time and day of week.

Please refer to our response to 4c for more information on daily fleet deployment and rebalancing.

Maintenance, Inspection, and Repair

LINK's maintenance and repair regime is backed by our VIS, our operations platform Wrangler, and an on-the-ground team trained to the highest standards.

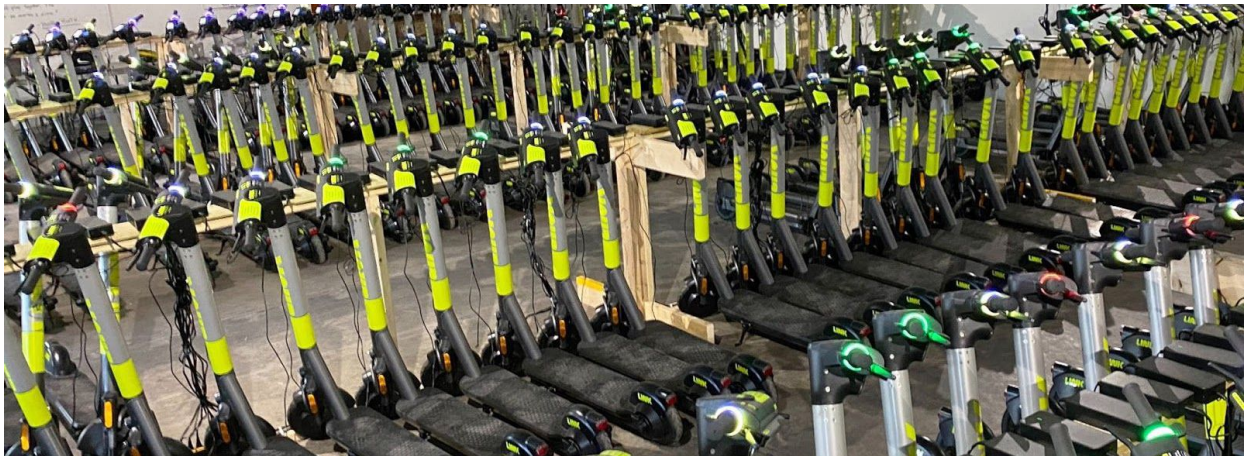
- **Autonomous Safety Inspection.** LINK's VIS is the industry's only comprehensive vehicle operating system. It detects hazards and potential failures in the brakes, lights, motor, battery, and all electronics components, and takes protective action. VIS communicates test results to our platform where it is recorded and used to automatically generate service tickets, including predictive maintenance, and service improvements. This provides optimal safety and protection for our riders by taking precise, preventative measures.



- **In-Person Inspection & Cleaning.** In addition to VIS, scooters undergo a 17-point Safety Checklist and cleaning prior to every deployment (or every 3 days) including: brake inspection and adjustment, handlebar/wheel calibration, throttle check, reflector security, chargeport integrity, bell, lights inspection and testing. In-depth reviews and replacement of wear parts occur every 14, 30, 180, and 365 days. We modify operational approaches based on routine process and data reviews.

Dual Maintenance Inspection		
Type	**Performed by**	**Frequency**
Autonomous	Vehicle Intelligence	● Every 30 min while in "available" mode ● Before each ride ● Continuously while on-trip
In-Person	Field & Warehouse Teams	● 17-point check prior to deployment ● Battery charge <20% ● Self-flagged

- **Maintenance records.** Wrangler tracks all the upcoming and completed tasks described above. Tasks are linked to the vehicle ID. We will gladly provide a VIS and Wrangler demonstration upon request.



Equipment Serviceability Standards

We have a comprehensive approach to ensure our scooters receive appropriate maintenance, at the correct cadence, throughout the year.

Fleet Maintenance Standards					
Pre-deployment 17-point Safety Check		**Every 14 days**	**Every 30 days**	**Every 180 days**	**Every 365 days**
Front and rear brake inspection and adjustment	Kickstand inspection.	Inspect tires for damage	Clean Inspect axle nut Inspect wheel integrity and fender impediment	Inspect treads (front and rear)	Inspect tires for wear /replacement
Brake Drum Inspection	Frame & Weld point inspection	Test brake functionality Test brake pull Inspect brake lever angle		Inspect cables and housings (fraying, breaks, rust, and corrosion)	Inspect brake shoe for wear /replacement
Handlebar/front wheel calibration	Charge port and cover integrity	Inspect handlebar grips for damage Test steering Inspect fenders, caps, fork, grip pad Test kickstand function	Verify motor stops when the brake lever is pulled	Lubricate kickstand Inspect handlebars and headset for alignment	Inspect all fasteners Inspect bearings (hubs, headset)
Steering column, fork wheel integrity	Handlebar area integrity	Test throttle function	Clean frame Inspect undercarriage Test bell function	Test alarm function Test speaker function	
Front and rear wheel integrity inspection.	Fully functional bell	Inspect status display function Inspect front light function Inspect rear light function Inspect stop signal function	Clean Inspect reflectors		
Damage inspection of all plastic parts	Clean scooter exterior, including plastics & chassis				
Throttle functionality check	Headlight, Brake Light, and Light inspection and testing.				
Handlebar grip inspection	Test Ride, and Braking Test				
Front and rear reflector security					

Expected Vehicle Life

The LINK scooter is designed, engineered, tested, and manufactured entirely in-house, meaning we have a level of visibility into our environmental impact that others can not achieve. Furthermore, LINK scooters are designed to last for 2,500+ rides — up to five times as many rides as the industry average lifetime. Because the majority of the environmental impact of a scooter comes from manufacturing, our longer lifetime means that LINK produces less waste per-ride and per-day.

In Fort Pierce, nearly 95% of LINK scooters are still in service. Since January 2020, our vehicles in service have achieved the following milestones:

- 38,813 trips
- 835,553 minutes traveled
- 89,766 miles traveled

LINK is currently finalizing a Life-Cycle Analysis of our scooter to estimate the carbon dioxide equivalent emissions associated with manufacturing, deploying, and end-of-life for our vehicle. We expect to complete our two-part analysis (both inventory and impact), which will be verified by a third party, within the next few months.

Customer Service is available 24/7

Our customer service team is available 24/7 and can be easily reached by phone, email, or through the LINK app. We also provide a direct line to our local team to the City and other relevant stakeholders. We commit to resolving all complaints within 2 hours from notification during operational hours. In nearly 12 months of operations, we have only received 5 complaints from residents through the city, all of which were resolved within 2 hours.

LINK leverages our patented technology and experienced field operations team to reduce complaints from the outset, and respond to them quickly if they arise.

2. Experience of the Firm

Indicate the Firms experience by providing a list of municipalities, campuses or locations where their vehicles are currently or were recently deployed. Include the average number of vehicles in operation per day at each location.

LINK's first system launched in January 2020; however, this year we acquired Zagster's fleet management division, which has operated more than 250 scooter, bike, and e-bike sharing deployments in cities and on college campuses nationwide since 2007 -- well-before today's VC-funded micromobility boom. We have included a list of Zagster's key deployments in Appendix 9.

In the past 12 months we have launched and continue to operate in 11 medium and large cities around the world — including Seattle, WA; Rome, Italy; and Madrid, Spain. Beginning in May 2020, we started to build a deeply experienced team through our acquisition of Zagster and hiring experienced leaders from car2go, JUMP, Lime, Bird, Uber, and Transportation Alternatives. Collectively, our team has operated hundreds of shared mobility programs in every continent except Antarctica.

LINK Cities		
City	**Start Date**	**Avg. Daily Vehicles** *Based on Nov 2020 data*
Alcalá de Henares, Spain	12/8/20	220
Arlington, VA	10/9/20	334
Columbus, OH	7/3/20	294
Fort Pierce, FL	1/15/20	183
Knoxville, TN	7/2/20	250
Madrid, Spain	11/24/20	492
Manhattan, KS	8/15/20	252
Provo, UT	6/2/20	233
Salt Lake City, UT	7/1/20	107
Seattle, WA	10/30/20	423
Rome, Italy	9/15/20	918
Oakland, CA	12/15/20	*Launched last week - 600 vehicle cap*

3. References

List names, addresses, telephone numbers, and e-mail addresses of three (3) agency references for locations where the firm has deployed their vehicles. The Firm grants permission to the City to contact the references provided. Do not include current City of Fort Pierce staff as references. The City may evaluate references at the City's discretion.

LINK grants permission to the City of Fort Pierce to contact the references provided:

LINK References				
Name	**LINK City**	**Address**	**Telephone Number**	**Email Address**
Carter Hall	Knoxville, TN	City of Knoxville 400 Main Street, Room 655 D Knoxville, Tennessee 3790	865-215-2543	chall@knoxvilletn.gov
Jared Wasinger	Manhattan, KS	City of Manhattan, KS 1101 Poyntz Avenue Manhattan, KS 66502	(785) 587-2408	wasinger@cityofmhk.com
Joel Miller	Seattle, WA	Seattle Department of Transportation (SDOT) Seattle Municipal Tower, 700 5th Ave, Seattle, WA 98104	206-200-6357	Joel.Miller@seattle.gov

ADDITIONAL DATA - Appendix 1: Drug-Free Workplace Form

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING DEPARTMENT

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

_____Superpedestrian, Inc. dba Link Your City Inc._____does:
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business=s policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on,or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee=s community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

_____
Proposer's Signature

12-18-2020
_____
Date

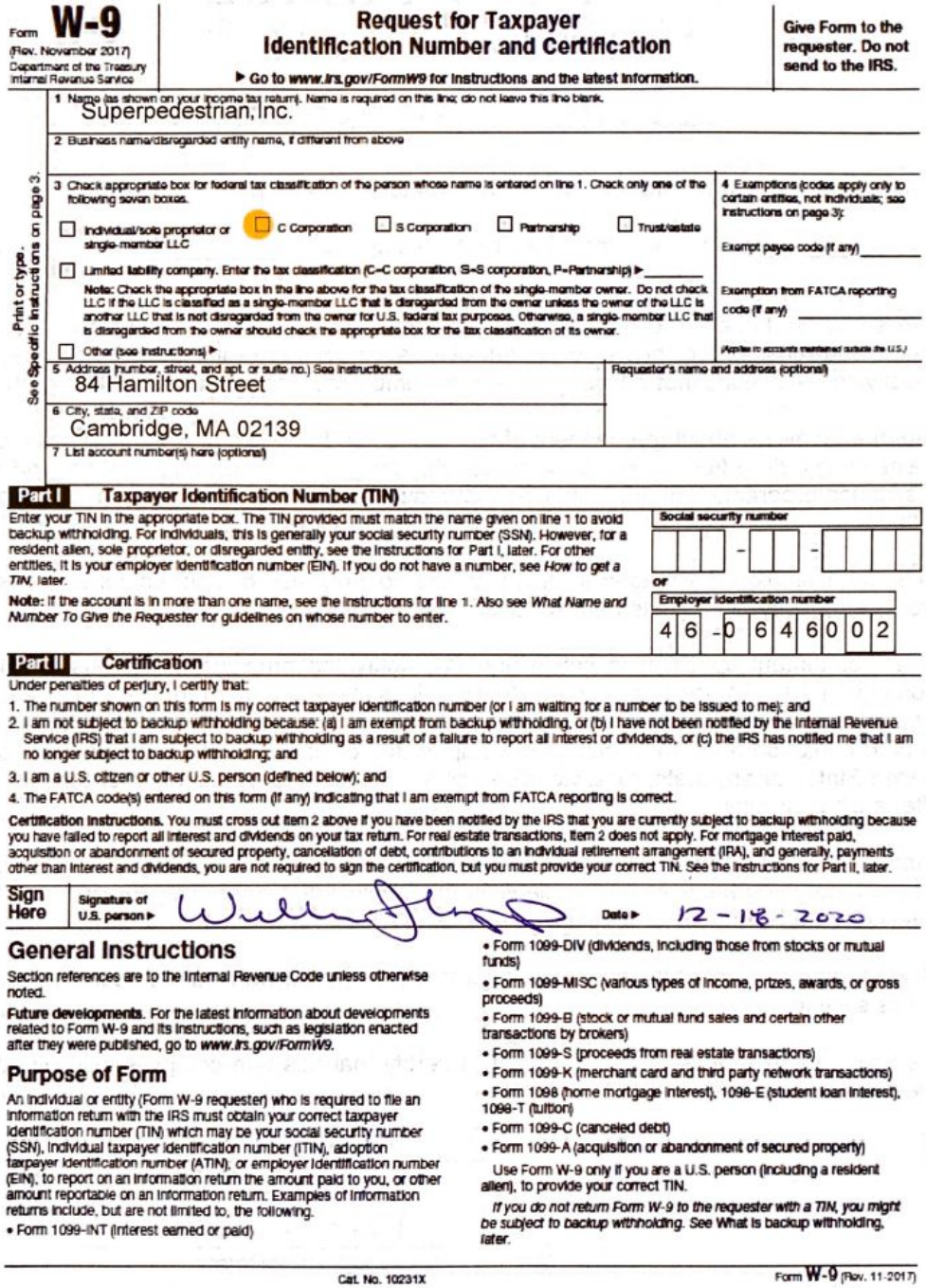
Superpedestrian takes the problem of drug and alcohol use seriously, and is committed to providing a substance free workplace for its employees. Substance use of any kind during the course of the shift or working hours is inconsistent with the behavior expected of our employees, subjects all employees and visitors to our facilities to unacceptable safety risks, and undermines our ability to operate effectively and efficiently.

The Company recognizes alcohol and drug use and abuse as posing potential health, safety and security problems. The Company expects all employees to assist in maintaining a work environment free from the effects of alcohol, drugs or other intoxicating substances. Compliance with this substance use policy is made a condition of employment, and violations of the policy may lead to discipline and/or discharge.

All employees are prohibited from engaging in the unlawful manufacture, possession, use, distribution, or purchase of illicit drugs, alcohol, or other intoxicants, as well as the misuse of prescription drugs on Company premises or at any time and any place during working hours. All employees are required to report to their jobs in appropriate mental and physical condition, ready to work.

Any violator of this substance use policy will be subject to disciplinary action up to and including termination of employment.

ADDITIONAL DATA - Appendix 2: W-9 Form



Form **W-9**
(Rev. November 2017)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Superpedestrian, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

Print or type. See Specific Instructions on page 3.

5 Address (number, street, and apt. or suite no.) See instructions.
84 Hamilton Street

Requester's name and address (optional)

6 City, state, and ZIP code
Cambridge, MA 02139

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number: ___ - ___ - ____

or

Employer identification number: 46-0646002

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 12-18-2020

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Cat. No. 10231X — Form **W-9** (Rev. 11-2017)

ADDITIONAL DATA - Appendix 3: Proposer's Checklist

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Request for Proposal cover page (page 1) completed, signed and attached?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents.	X	
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents.	X	
Proposal envelope is marked accordingly.	N/A - electronic delivery	
Are Two (2) complete proposal packages included (one original and one electronic copy (PDF) on a USB Flash Drive) of sealed proposals? Disregard, if you are going to utilize the electronic submission option	N/A - electronic delivery	
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH PROPOSAL _____

ADDITIONAL DATA - Appendix 4: Insurance

Please note: *Per LINK's existing contract with Fort Pierce, our automobile policy limit is $1 million. On contract award, we can increase our automobile policy to $2 million should the city require.*

ACORD **CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY): 06/02/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Brittany Ratke
Christensen Group Insurance	PHONE (A/C, No, Ext): (952) 653-1128 FAX (A/C, No): (952) 653-1100
9855 West 78th Street, Ste 100	E-MAIL ADDRESS: ratke@christensengroup.com
Eden Prairie MN 55344	INSURER(S) AFFORDING COVERAGE / NAIC #
INSURED	INSURER A: Underwriters at Lloyds 32727
Superpedestrian Inc, Zagster Acquisition Company, LLC	INSURER B: Clear Spring Property and Casualty Company 15563
LINK YOUR CITY, INC.	INSURER C: Pennsylvania Manufacturers Association Ins Co 12262
84 Hamilton Street	INSURER D: National Casualty Company
Cambridge MA 02139	INSURER E:
	INSURER F:

COVERAGES **CERTIFICATE NUMBER:** 20-21 Master Liability **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY / PRO-JECT / LOC OTHER:			B0595XR6326020	05/31/2020	05/31/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Self Insured Retention	$ 5,000,000 $ 50,000 $ Excluded $ 5,000,000 $ 5,000,000 $ 5,000,000 $ 250,000
C	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			822001-11-09-80-0	10/01/2020	10/01/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
	UMBRELLA LIAB / OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		CS-WK-000004407-0	08/01/2020	08/01/2021	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D	Cyber			B6012BUSANMSL2001	10/27/2020	10/27/2021	Aggregate	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is included as an Additional Insured under the General Liability on a Primary/Non-Contributory basis when required by written contract.

CERTIFICATE HOLDER	CANCELLATION
City of Fort Pierce 100 North U.S. 1 Fort Pierce FL 34950	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

ADDITIONAL DATA - Appendix 5: Business Licenses

FLORIDA DEPARTMENT OF STATE
Division of Corporations

December 2, 2020

FLORIDA FILING

Having fulfilled the requirements of section 607.1503 or 617.1503, Florida Statutes, on December 2, 2020, this Certificate of Authority is hereby issued to SUPERPEDESTRIAN, INC., a Delaware corporation, in accordance with said statute and assigned document number F20000005352. Please refer to this number whenever corresponding with this office.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the file date or effective date indicated above. If the annual report is not filed by May 1st, a $400 late fee will be added.

A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

https://sa.www4.irs.gov/modiein/individual/index.jsp.

Please notify this office if the corporate address changes.

Should you have any questions regarding this matter, please contact this office at (850) 245-6051.

KYLE D BRUMBLEY
Regulatory Specialist II Supervisor
Registration Section
Division of Corporations

Letter Number: 320A00024094

Account number: FCA000000015

Amount charged: 70.00

www.sunbiz.org

Please note: *The city clerk confirmed that we do not require a business tax receipt because LINK's warehouse address is outside the city limits; however, we are happy to submit this application should the City require.*

Step 4.

BUSINESS TAX RECEIPT APPLICATION

cityclerk@cityoffortpierce.com
CITY CLERK, 100 N US HWY 1 SUITE 301, FORT PIERCE, FL 34950
PH: 772-467-3065 FAX: 772-467-3841

Employer Identification (FEIN)	46-0646002	OR	Social Security Number Required by F.S. 205.0535(6)	If using SSN, we will call for this info rather than email or fax please.	
☑ New Business	☐ Transfer of Ownership	☐ Address Change	☐ Name Change Control #_____	☐ Adding Services Control #_____	
☐ Commercial Location		☐ Residential Home Based Location			
Name of Business	Superpedestrain, Inc.				
Location Address	8241 Business Park Drive (8241) Prt St. Lucie FL 34952				
Parcel ID:					
Mailing Address (if different)					
Primary Telephone #	857-998-1139	Alt. Telephone #			
Fax #		# of Employees	7		
Email Address	torrod.jackson@ superpedestrian.com				
Owner of Business	Private Investors (Venture Capital)				
Owner's Home Address					
Nature of business/Type of Service	Electric Scooter Rental / Ride Sharing				

Retail Sales – Average Inventory Value $360,000
Restaurants: # of Seats _____
Fuel Stations: # of Nozzles _____

Coin Operated Machines:
Juke Box _____ Video Games _____
Soda/Snack _____ Pool Tables _____
Amusement Machines _____ Other _____

Classification:

Required Attachments (All documents must be received at time of application; incomplete applications will not be accepted)

Corporate Registration/Fictitious Name Registration from SunBiz.org	☐ Yes	☐ No	☐ N/A
All Applicable State License Documents	☑ Yes	☐ No	☐ N/A
Zoning Review Approval	☐ Yes	☐ No	☐ N/A
Building Review Approval	☐ Yes	☐ No	☐ N/A
Supplemental Application Documentation and Evidence of Requirements (Type _____)	☐ Yes	☐ No	☐ N/A

- **Prior to signing a lease or purchasing a building**, it is imperative that you contact the Planning & Zoning Department at 772-467-3729 to verify the zoning designation at the location you are considering.
- All commercial business tax receipt applications require approval by planning and zoning of land use and zoning.
- All new businesses that are commercially located will be required to obtain an "Occupancy Use Permit and Inspection" from the Building Department.
- The business tax year is October 1 through September 30.
- All business tax receipts must be renewed by September 30 of each year to avoid a penalty.
- Businesses are required to obtain a St. Lucie County Health Department Hazardous Waste Screening. The telephone number is 772-873-4931.
- Business tax receipts are pro-rated to half year fee beginning on April 1st.
- All businesses that require a state license must present a current copy of that license when applying for the business tax and must present a copy in order to renew each year, per Florida Statute.
- Certain exemptions are available under Florida statutes - please ask if you qualify.
- Renewal notices are mailed to business owners on July 1 as a courtesy. If you do not receive your notice, you are responsible for renewing by September 30.
- Businesses are required to obtain a St. Lucie County business tax receipt. The telephone number is 772-462-1650.
- Businesses are required to obtain a St. Lucie County Fire Inspection. The telephone number is 772- 621-3322.

Initials JA

Fees Required

Application Fee	15.00
Business Tax/Transfer	
Total	

I hereby certify that the above information is true and correct. I further acknowledge that any misstatement, omission or false representation made by me in this application may result in a privilege revocation of such. I understand that the issuance of a business tax receipt means I have paid the local business tax. It is my responsibility to verify that I am in compliance with all local and state requirements.

FOR OFFICE USE ONLY

Control # _____ Amount Paid _____ Issue Date _____ Emp. Initials _____

John Allwein Controller
Signature of Applicant

12/17/2020
Date

ADDITIONAL DATA - Appendix 6: Addendum 1

December 15, 2020

CITY OF FORT PIERCE

SCOOTER SHARE PROGRAM

RFP NO. 2021-010

ADDENDUM NO. 1

The purpose of this addendum is to respond to questions submitted by potential bidders for clarification of the proposal specifications and to extend the proposal due date.

1.	**QUESTIONS:**	Was there a mandatory site visit for this bid and if so, what is required of vendors in our submission/response with regards to the site visit?
	ANSWERS:	**This is a typo, there we not a mandatory site-visit scheduled for this solicitation. See revised proposal document, attached.**
2.	**QUESTIONS:**	Reference: Page 1, cover page Delivery in _____ days, ARO what does the vendor include in the space provided?
	ANSWERS:	**ARO stands for "After receipt of order" this is not applicable for now, please type in N/A.**
3.	**QUESTION:**	Reference: Page 1 cover page – Bid Security – Is Bid Security required for this bid?
	ANSWER:	**No bid security is required.**
4.	**QUESTION:**	For this bid, the only document that requires manual signature is the cover page, correct?
	ANSWER:	**No. The cover page and all of the forms now listed in Section V of the proposal document (see attached REVISED proposal document).**
5.	**QUESTION:**	Reference: Page 6-17 Drug -Free Workplace (DFW) Can you provide the Drug Free Workplace Certification Form?
	ANSWER:	**Please see attached, REVISED proposal document, Section V - Forms**
6.	**QUESTION:**	Reference: Page 9-13 Insurance- What are the insurance coverages and limits required for this bid?
	ANSWER:	**Please see attached, REVISED proposal document, Section II Insurance Requirements.**
7.	**QUESTION:**	Reference: Page 11.1 Proposal Opening- Bearing in mind current social distancing measures vary by state, will the City consider modifying it's submission requirements to an online submission through the Demandstar.com portal or via email?

ANSWER: **You may submit your proposal response electronically to: procurement_dl@cityoffortpierce.com no later than 3pm EST, January 4, 2021. If you decide to use this submission option, please note your entire submission must be submitted electronically. Please do not mail hard-copies.**

8. **QUESTION:** Reference Page 12:3 Minority Participation and Outreach Program- Is Minority and Woman Owned Business Enterprise (M/WBE) participation required for this bid?

ANSWER: **No, it is not required. If you have a Minority Participation and Outreach Program please provide the information as required, if you do not have this program state N/A.**

9. **QUESTION:** Is the Firm/vendor required to be licensed to do business in the State of Florida upon bid submission or upon bid award?

ANSWER: **Upon bid award.**

10. **QUESTION:** As it is a significant investment and this is a competitive bid process, we typically do not secure the local facility from which we will operate until after bid award. We are happy to provide this location upon contract negotiation to ensure compliance with this requirement and good faith effort. With this said, what should we provide here that is satisfactory given the scope of services?

ANSWER: **Proposers are not expected to secure a local facility prior to bid award. A brief description of the type of facility that you typically operate from, proximity to scooter locations and any other relative information about the prospective facility will suffice for the proposal.**

11. **QUESTION:** Reference: Page 18: H. Proposal Format and Presentation, Technical Proposal- Elements of the Micromobility Program, d) Revenue Share with the City of Fort Pierce – Could the City please elaborate on the desired revenue share agreement?

ANSWER: **The terms of the revenue share should be proposed by the firm based on their assumptions or projections; it will ultimately be negotiated as part of the agreement.**

12. **QUESTION:** Reference: Page 18. H Proposal Format and Presentation, 2 Equipment and Safety, C) Describe the process private property owners will use to request speed limits, no ride zones- Could the City please elaborate on the intention for this question? It is our understanding that vehicles will only be deployed and operate in approved locations with City-required parameters for speed, riding and parking?

ANSWER: **During the pilot program, the City received concerns from citizens received concerns from citizens regarding rate of speed, trespassing on private property, etc. In some cases, those issues were rectified through the ability to create "no ride zones" and alter the speed limits in certain areas. How would your firm handle those type of complaints?**

13. **QUESTION:** Reference Page 20: I Evaluation Criteria, Qualifications and Experience- Are vendors interested in submitting a response to this bid required to have been Operating in the City of Fort Pierce previously in order to receive points towards this evaluation criteria?

ANSWER: **No. The Firms will be evaluated on their experience with similar Municipalities and whether or not they are currently operating a scooter share program, regardless of the location.**

14. **QUESTION:** Other than the fees associated with submission, are there any fees or charges to the vendor to operate within the City of Fort Pierce?

ANSWER: **There is no fee associated with submission. The selected vendor will need to have a valid Business Tax Receipt with City of Fort Pierce.**

15. **QUESTION:** With respect to Scorecard Section I "Evaluation Criteria", considering that the Evaluation Criteria seems to be following the Proposal Format and Presentation (see point H), could you please clarify the following issues: the first 20 points are graded against "Qualifications and Experience", does this section refer to the Letter of Submittal? If not, to which section and question does it refer to? Additionally, for your ease of reading, where should Proposer's address the "Qualification and Experience" criteria: Letter of Submittal, Technical Proposal or Management Proposal?

ANSWER: **The Evaluation Committee will rate the firm based on their overall Qualifications and Experience. This can be addressed in the Management Proposal: Experience of the Firm, as well as the Letter of Submittal.**

16. **QUESTION**: Within the Management Proposal Evaluation Criteria we see "Ability to respond to citizen/duty complaints". However, although It is an Evaluation Criteria for the Management Proposal, it is not Part of a specific question in the Management Proposal. Should the above be addressed within Management Proposal Section 1 b) Customer Service?

ANSWER: **Yes**

17. QUESTION: With reference to Section G "Commitment of Firm Key Personnel", we understand the Respondents can identity Key Personnel either in their submittal or during contract negotiation- can you please clarify whether the fulfilment of this particular provision is necessary at this initial stage?

ANSWER: **The key personnel can be identified during the contractual negotiations. The Respondent agrees that key personnel identified in the submittal or during contract negotiations as committed to this project will, in fact, be the key personnel to perform during the life of this contract.**

18. QUESTION: Can you please clarify the extent of the commitment and the information to be provided?

ANSWER: **It is important that the City be made aware of key personnel changes with relation to this contract. This information can be determined during contractual negotiations and mutually agreed upon. If there are key personal changes after the contract is executed, the City shall be notified of the change(s).**

19. QUESTION: With regard to Facility (Letter of Submittal point (c) and Article "28 Facilities ", can you please clarify whether Proposers have to disclose their chosen facility at this stage? If so, do you have any preference with the choice of facility? Alternatively, if bound to do at this stage, are proposers free to choose where to choose their facility?

ANSWER: **Proposers are not expected to secure a local facility prior to bid award. A brief description of the type of facility that you typically operate from, proximately to the scooter locations and any other relative information about the prospective facility will suffice for the proposal.**

20. QUESTION: What was ridership like during Fort Pierce's pilot?

ANSWER: **See attached the Ridership Report, July 2020.**

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: William Knapp
Typed or Printed

Company Name: Superpedestrian, Inc.

Address: 84 Hamilton Street, Cambridge, MA 02139

Date: 12-18-2020

/gm

Attachments: **Revised Proposal Document**
Ridership Report July 2020

ADDITIONAL DATA - Appendix 7: Addendum 2

December 17, 2020

CITY OF FORT PIERCE

SCOOTER SHARE PROGRAM

RFP NO. 2021-010

ADDENDUM NO. 2

The purpose of this addendum is to extend the proposal due date from 3:00 P.M., December 22, 2020 to:

3:00 P.M., MONDAY, JANUARY 4, 2021

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: William Knapp
Manual

Signature: William Knapp
Typed or Printed

Company Name: Superpedestrian, Inc.

Address: 84 Hamilton Street, Cambridge, MA 02139

Date: 12-22-2020

/gc

ADDITIONAL DATA - Appendix 8: Minority Participation and Outreach Program

We do not currently subcontract with any vendors in Fort Pierce. LINK only hires W-2 employees for our local operations, and is committed to hiring a diverse team. In June 2020, to show our solidarity with the #BlackLivesMatter movement, we posted the following commitments on our Medium blog:

LINK commits to anti-racist changes in solidarity with the #BlackLivesMatter movement

Published on Medium, June 5th, 2020

As a transport company operating in public spaces, LINK and its parent company Superpedestrian are fully committed to taking an active role in anti-racist work to make our streets safer for people of color. We have been humbled by and stand in solidarity with protesters across the country demanding the dismantling of racist systems designed to oppress Black people, and other people of color.

Superpedestrian acknowledges that it has existed as part of such systems that perpetuate inequality which disproportionately impact Black Americans. We acknowledge that our leadership team specifically, and organization more broadly is not currently representative of the diverse communities we serve, and are committed to improving. We are rebuilding our culture to support a more inclusive organization, starting with the below actions:

1. Hiring practices.

- The demographics of our organization should match the communities we operate in and serve. We commit to hiring employees that are representative of the demographics of the community.
- In acknowledgement of the historic and current targeting of black and brown people by the criminal justice system, we commit to non-discriminatory practices where past infractions will not lead to automatic disqualification. Instead, we will review background checks on a case by case basis, requesting context from job applicants before making employment decisions. We will partner with local re-entry organizations to provide economic opportunity to formerly incarcerated individuals.

2. Building an inclusive culture.

- Hiring BIPOC does not automatically create a safe space for those employees to thrive and do their best work. Macro and micro aggressions are not and will not be tolerated. We encourage our employees to report such behaviors, and our leadership commits to taking action against any perpetrators.
- We will require mandatory anti-racist education for all employees. Advanced training will be required for all those in positions of power within the company. We will fund and support all employees in their education to becoming anti-racist.
- We will encourage all employees to be civically engaged and support paid time off to employees engaging advocacy work or activist activities related to dismantling systemic racism.

3. Using our platform to advocate for transportation equity.

- Transport infrastructure has been used as a tool to deepen the impacts of systemic racism. We commit to advocate for infrastructure that protects vulnerable road users and supports equitable transport access.

- We will partner with local organizations in communities where we work to better understand how racism and transportation intersect. We will take these learnings to improve our deployment practices and lobby for structural changes.
- We will partner with cities to use micromobility to provide transportation access in historically underserved areas.

ADDITIONAL DATA - Appendix 9: Zagster Cities

LINK by Superpedestrian spent years engineering and testing our shared scooter before deploying on city streets. We began operating scooter share services in U.S. cities in January 2020 only after perfecting the safest and most sophisticated e-scooter in the industry. LINK's first launch was in January 2020 per an exclusive agreement with Fort Pierce, Florida, in partnership with our fleet management provider, Zagster. In May 2020, we acquired component company Zagster. Zagster has operated a total of 250 micro-mobility programs across 38 U.S. states on behalf of other bike and scooter brands, owning all operations activities, including staffing, warehousing, charging, maintenance, and rebalancing. Below we highlight relevant cities that Zagster operated, which speaks to our operations team's breadth of experience in the micromobility industry:

City	Fleet Size?
Albuquerque, NM	1000
Annapolis, MD	50
Asbury park, NJ	300
Chicago, IL	250
Concord & Lexington, MA	50
Fort Collins, CO	250
Gaston County, NC	22
Huntsville, AL	100
Montgomery, AL	55
New York City, NY	200
Norfolk, VA	150
Princeton, NJ	120
Rochester, NY	400
Salem, MA	330
Santa Clarita, CA	50
St. George, UT	450
State College, PA	110
Suffolk County, NY	100
Tallahassee, FL	300
Wichita, KS	700
Winston-Salem, NC	550
Austin, TX	500
West Lafayette, IN	300
Stillwater, OK	300
Roanoke, VA	50

ADDITIONAL DATA - Appendix 10: Letters of Support

Letter of Support for LINK Scooter Sharing

City of Fort Pierce
100 US-1, Fort Pierce, FL 34950

July 21, 2020

Dear City Council,

As a representative of a HARD AXE LOUNGE LLC, a local business here in Fort Pierce, Florida, I would like to express my strong support for the extension of the LINK scooter sharing program.

THE SCOOTERS ARE PARKED ~~ACROSS~~ FROM US + HELP!!

The LINK service is important to my business specifically because it attracts locals and visitors to the area and provides a needed open-air transportation option for my customers and employees.

Our community is in need of programs that support economic development, employment, tourism, sustainability, and community pride. The LINK scooter sharing service adds vibrancy to our community and I am grateful for their contributions to our community.

I again strongly recommend and support the extension of the program.

Sincerely yours,

Signature:

Name: JULIAN HEWATT

Title: OWNER/OPERATOR

Organization: HARD AXE LOUNGE LLC

Letter of Support for LINK Scooter Sharing

City of Fort Pierce
100 US-1, Fort Pierce, FL 34950

July 21, 2020

Dear City Council,

As a representative of a Sailfish Brewing Co, a local business here in Fort Pierce, Florida, I would like to express my strong support for the extension of the LINK scooter sharing program.

The LINK service is important to my business specifically because it attracts locals and visitors to the area and provides a needed open-air transportation option for my customers and employees.

Our community is in need of programs that support economic development, employment, tourism, sustainability, and community pride. The LINK scooter sharing service adds vibrancy to our community and I am grateful for their contributions to our community.

I again strongly recommend and support the extension of the program.

Sincerely yours,

Signature:

Name: Taylor Wetchl

Title: Brand Manager

Organization: Sailfish Brewing Co

Letter of Support for LINK Scooter Sharing

City of Fort Pierce
100 US-1, Fort Pierce, FL 34950

July 21, 2020

Dear City Council,

As a representative of a Casa Azteca, a local business here in Fort Pierce, Florida, I would like to express my strong support for the extension of the LINK scooter sharing program.

The LINK service is important to my business specifically because it attracts locals and visitors to the area and provides a needed open-air transportation option for my customers and employees.

Our community is in need of programs that support economic development, employment, tourism, sustainability, and community pride. The LINK scooter sharing service adds vibrancy to our community and I am grateful for their contributions to our community.

I again strongly recommend and support the extension of the program.

Sincerely yours,

Signature: [signature]

Name: Saul Erick Margain

Title: Manager.

Organization: Casa Azteca Mexican Restaurant

Letter of Support for LINK Scooter Sharing

City of Fort Pierce
100 US-1, Fort Pierce, FL 34950

July 21, 2020

Dear City Council,

As a representative of a Thirsty Turtle, a local business here in Fort Pierce, Florida, I would like to express my strong support for the extension of the LINK scooter sharing program.

The LINK service is important to my business specifically because it attracts locals and visitors to the area and provides a needed open-air transportation option for my customers and employees.

Our community is in need of programs that support economic development, employment, tourism, sustainability, and community pride. The LINK scooter sharing service adds vibrancy to our community and I am grateful for their contributions to our community.

I again strongly recommend and support the extension of the program.

Sincerely yours,

Signature: [signature]

Name: Tammy J. Crocco

Title: Manager

Organization: Thirsty Turtle

Letter of Support for LINK Scooter Sharing

City of Fort Pierce
100 US-1, Fort Pierce, FL 34950

July 21, 2020

Dear City Council,

As a representative of a 2nd Street Bistro, a local business here in Fort Pierce, Florida, I would like to express my strong support for the extension of the LINK scooter sharing program.

The LINK service is important to my business specifically because it attracts locals and visitors to the area and provides a needed open-air transportation option for my customers and employees.

Our community is in need of programs that support economic development, employment, tourism, sustainability, and community pride. The LINK scooter sharing service adds vibrancy to our community and I am grateful for their contributions to our community.

I again strongly recommend and support the extension of the program.

Sincerely yours,

Signature: L Stecher

Name: Leslie Stecher

Title: Manager

Organization: 2nd Street Bistro

Letter of Support for LINK Scooter Sharing

City of Fort Pierce
100 US-1, Fort Pierce, FL 34950

July 21, 2020

Dear City Council,

As a representative of a Subway, a local business here in Fort Pierce, Florida, I would like to express my strong support for the extension of the LINK scooter sharing program.

The LINK service is important to my business specifically because it attracts locals and visitors to the area and provides a needed open-air transportation option for my customers and employees.

Our community is in need of programs that support economic development, employment, tourism, sustainability, and community pride. The LINK scooter sharing service adds vibrancy to our community and I am grateful for their contributions to our community.

I again strongly recommend and support the extension of the program.

Sincerely yours,

Signature: L. Lehner

Name: Lorelle Lehner

Title: Manager

Organization: _____

ADDITIONAL DATA - Appendix 11: Why LINK uses Embedded Batteries

LINK is committed to providing our riders with a safe, seamless ride experience while delivering low-carbon, efficient operations to cities. This mission applies to everything we do, including how we designed our battery. Over seven years of engineering went into making the LINK scooter, which features an extended-range battery embedded in the deck. We chose larger, embedded batteries over swappables because in researching both options, it was clear that the embedded battery is safer, has a lower environmental impact, is operationally efficient, and provides a superior rider experience.

Why is there hype around swappable battery models? It comes down to cost. The operators who expound upon their swappable batteries were initially utilizing very small and inefficient embedded batteries, so the benefit of the switch was tremendous. Superpedestrian engineers tested these first-gen batteries and found that they lost 40-50% of their charge to heat dissipation alone - heating up the battery but not propelling the scooter. Furthermore, these operators' motors, battery packs, and battery management systems were not engineered by the same team, resulting in powertrain inefficiencies that further reduce battery capacity. Essentially, the safety and environmental tradeoffs of switching to swappable were worthwhile if your initial embedded battery solutions were very weak.

Why does LINK use embedded batteries? The advances in battery and powertrain technology embodied in Superpedestrian's extended range embedded batteries negate the unit economics problems that plagued other operators, and avoid some of the pitfalls of swappable batteries. LINK's unique embedded batteries are safer, more environmentally responsible, operationally superior, and deliver a better ride experience. Superpedestrian's engineers built the LINK scooter from the ground-up, avoiding problems that caused others to shift to swappables. Instead, our powertrain is designed 100% in-house in order to maximize efficiency, extend range, and optimize lifetime. Our motor windings are matched precisely to the optimal battery chemistry, and the Battery Management System is designed to get the most out of the battery.

Safety. Batteries, when improperly handled, can pose safety risks to riders and operations crews. Embedded batteries are simpler, contain fewer moving parts, are less prone to vandalism, and work in concert with our operations model to increase vehicle oversight.

- **Complexity can be dangerous.** The addition of moving parts to accommodate swappable batteries introduces unnecessary potential failure points. Battery failures occur more frequently

BATTERY SCHEME COMPARISON

Spec	LINK's Embedded Battery	Swappable Battery Estimates
Capacity	~900 Wh	~450 Wh
Expected travel range	~55 miles	~25 Wh
Charging/Swapping Frequency	Every 4-7 days	Every 1-2 days
Battery Lifetime	9+ years	~1.5-3 years
# of batteries produced in a scooter's lifetime	0.5	1.5-2

when they are constantly removed and replaced for charging. When connectors fail due to repeated use, or water penetrates the battery enclosure, this poses significant safety risks.

- **Embedded batteries are far more tamper-proof.** Vandalism is an unfortunate reality in the micromobility industry. By design, embedded batteries are less prone to tampering than swappables, because the battery is secured within the deck and requires special tools to access. Swappable batteries require a latch in the chassis to allow easy access to the battery compartment, making the vehicle much more vulnerable to catastrophic vandalism.
- **Warehouse charging ensures more frequent mechanical safety checks and deep cleaning**. LINK's embedded battery has a capacity of ~900kWh - approximately 2x greater than swappables. This means that across our deployments, scooters are picked up for charging every 4-7 days, as opposed to swapping every 1-2 days in a swappable model. While at the warehouse for charging, LINK mechanics conduct comprehensive safety inspections on each vehicle - checking the brakes, lights, tires, decals, etc, which is in addition to autonomous VIS safety checks. In a swappable battery model, operators are not nearly able to complete the same level or frequency of safety checks on their vehicles.

Environmental Impact. Batteries are energy and resource-intensive to produce; reducing the number of batteries produced is key to driving down the scooter's environmental impact. LINK's embedded batteries have a longer lifetime, requiring fewer batteries to be produced per scooter, and a longer range, requiring fewer operational miles for charging.

- **Swappable scooter schemes require extra batteries.** In order to maintain an operational fleet of vehicles, operators using a swappable model must produce approximately 1.5-2 batteries per vehicle. Embedded models generally require just one battery to be produced per vehicle, but LINK's embedded battery has an expected lifetime double that of the chassis, meaning LINK produces just 0.5 batteries per vehicle.
- **Embedded batteries last longer.** LINK's embedded battery has an expected lifespan of 9+ years, compared to 1.5-3 years for a swappable battery. Not only do swappable models require more batteries to be produced, but they also are disposed of more frequently. Over the fleet lifetime, we use a third of the batteries compared to companies that use swappable batteries.
- **Extended range requires fewer operations miles.** LINK's embedded batteries last for up to 55 miles on a single charge, requiring charging every 4-7 days, as opposed to every 1-2 days in a swappable model. Swappable operators therefore drive 4-7 times more miles to replace batteries around a city, producing excess vehicle emissions and contributing to local city traffic.

Operational Efficiency. LINK's embedded battery requires fewer VMT for charging and maintenance, lessening the burden on already congested city streets. Further VMT reduction will derive from LINK's network of docks, warehouses and other distributed charging points.

- **Embedded batteries benefit from labor efficiencies between charging and maintenance.** While swappable batteries can save on the labor to pick up a vehicle and bring it back to the warehouse for charging, operators still have to bring their vehicles in for maintenance. In a swappable scheme, there are no efficiencies between labor to swap and labor to repair. LINK uses the time that vehicles are in the warehouse to charge to carefully inspect each vehicle weekly before it is redeployed.
- **Extended range reduces fleet operations miles.** Each time the battery is depleted it requires a field worker to go and meet the vehicle in the field. The LINK scooter's larger battery and more efficient powertrain means each scooter can provide 2-3x as many rides before it needs attention

from our staff. Combined with distributed charging points, this means that our operations team spends less time in the field adding to congestion in our already congested cities.

Rider Experience. LINK's embedded battery delivers a superior rider experience, with a range optimized for shared used unmatched hill-climbing abilities, and a well-balanced ride experience.

- **Embedded batteries have longer ranges.** The LINK battery lasts up to 55 miles between charges, as opposed to swappable models which give up battery capacity to swapping mechanisms. Therefore, riders using longer range embedded batteries are much less likely to encounter a scooter that is too depleted to get them where they need to go.
- **Additional battery capacity allows for hill climbing.** Hill climbing is enabled through optimizing battery chemistry and size. LINK's embedded batteries are specifically designed with the right number of cells and matched to our custom motor to enable smooth and consistent hill climbing for a large range of riders.
- **Large deck battery produces a more stable ride.** Recent swappable battery designs have moved batteries from the deck to the stem, shifting the weight of the vehicle higher and making the ride less stable. LINK's embedded battery sits in the deck, creating a more predictable, comfortable ride.

December 15, 2020

CITY OF FORT PIERCE

SCOOTER SHARE PROGRAM

RFP NO. 2021-010

ADDENDUM NO. 1

The purpose of this addendum is to respond to questions submitted by potential bidders for clarification of the proposal specifications and to extend the proposal due date.

1. QUESTIONS: Was there a mandatory site visit for this bid and if so, what is required of vendors in our submission/response with regards to the site visit?

ANSWERS: **This is a typo, there we not a mandatory site-visit scheduled for this solicitation. See revised proposal document, attached.**

2. QUESTIONS: Reference: Page 1, cover page Delivery in _____ days, ARO what does the vendor include in the space provided?

ANSWERS: **ARO stands for "After receipt of order" this is not applicable for now, please type in N/A.**

3. QUESTION: Reference: Page 1 cover page – Bid Security – Is Bid Security required for this bid?

ANSWER: **No bid security is required.**

4. QUESTION: For this bid, the only document that requires manual signature is the cover page, correct?

ANSWER: **No. The cover page and all of the forms now listed in Section V of the proposal document (see attached REVISED proposal document).**

5. QUESTION: Reference: Page 6-17 Drug -Free Workplace (DFW) Can you provide the Drug Free Workplace Certification Form?

ANSWER: **Please see attached, REVISED proposal document, Section V - Forms**

6. QUESTION: Reference: Page 9-13 Insurance- What are the insurance coverages and limits required for this bid?

ANSWER: **Please see attached, REVISED proposal document, Section II Insurance Requirements.**

7. QUESTION: Reference: Page 11.1 Proposal Opening- Bearing in mind current social distancing measures vary by state, will the City consider modifying it's submission requirements to an online submission through the Demandstar.com portal or via email?

ANSWER: **You may submit your proposal response electronically to: procurement_dl@cityoffortpierce.com no later than 3pm EST, January 4, 2021. If you decide to use this submission option, please note your entire submission must be submitted electronically. Please do not mail hard-copies.**

8. **QUESTION:** Reference Page 12:3 Minority Participation and Outreach Program- Is Minority and Woman Owned Business Enterprise (M/WBE) participation required for this bid?

ANSWER: **No, it is not required. If you have a Minority Participation and Outreach Program please provide the information as required, if you do not have this program state N/A.**

9. **QUESTION:** Is the Firm/vendor required to be licensed to do business in the State of Florida upon bid submission or upon bid award?

ANSWER: **Upon bid award.**

10. **QUESTION:** As it is a significant investment and this is a competitive bid process, we typically do not secure the local facility from which we will operate until after bid award. We are happy to provide this location upon contract negotiation to ensure compliance with this requirement and good faith effort. With this said, what should we provide here that is satisfactory given the scope of services?

ANSWER: **Proposers are not expected to secure a local facility prior to bid award. A brief description of the type of facility that you typically operate from, proximity to scooter locations and any other relative information about the prospective facility will suffice for the proposal.**

11. **QUESTION:** Reference: Page 18: H. Proposal Format and Presentation, Technical Proposal- Elements of the Micromobility Program, d) Revenue Share with the City of Fort Pierce – Could the City please elaborate on the desired revenue share agreement?

ANSWER: **The terms of the revenue share should be proposed by the firm based on their assumptions or projections; it will ultimately be negotiated as part of the agreement.**

12. **QUESTION:** Reference: Page 18. H Proposal Format and Presentation, 2 Equipment and Safety, C) Describe the process private property owners will use to request speed limits, no ride zones- Could the City please elaborate on the intention for this question? It is our understanding that vehicles will only be deployed and operate in approved locations with City-required parameters for speed, riding and parking?

ANSWER: **During the pilot program, the City received concerns from citizens received concerns from citizens regarding rate of speed, trespassing on private property, etc. In some cases, those issues were rectified through the ability to create "no ride zones" and alter the speed limits in certain areas. How would your firm handle those type of complaints?**

13. QUESTION: Reference Page 20: I Evaluation Criteria, Qualifications and Experience- Are vendors interested in submitting a response to this bid required to have been Operating in the City of Fort Pierce previously in order to receive points towards this evaluation criteria?

ANSWER: **No. The Firms will be evaluated on their experience with similar Municipalities and whether or not they are currently operating a scooter share program, regardless of the location.**

14. QUESTION: Other than the fees associated with submission, are there any fees or charges to the vendor to operate within the City of Fort Pierce?

ANSWER: **There is no fee associated with submission. The selected vendor will need to have a valid Business Tax Receipt with City of Fort Pierce.**

15. QUESTION: With respect to Scorecard Section I "Evaluation Criteria", considering that the Evaluation Criteria seems to be following the Proposal Format and Presentation (see point H), could you please clarify the following issues**:** the first 20 points are graded against "Qualifications and Experience", does this section refer to the Letter of Submittal? If not, to which section and question does it refer to? Additionally, for your ease of reading, where should Proposer's address the "Qualification and Experience" criteria: Letter of Submittal, Technical Proposal or Management Proposal?

ANSWER: **The Evaluation Committee will rate the firm based on their overall Qualifications and Experience. This can be addressed in the Management Proposal: Experience of the Firm, as well as the Letter of Submittal.**

16. QUESTION: Within the Management Proposal Evaluation Criteria we see "Ability to respond to citizen/duty complaints". However, although It is an Evaluation Criteria for the Management Proposal, it is not Part of a specific question in the Management Proposal. Should the above be addressed within Management Proposal Section 1 b) Customer Service?

ANSWER: **Yes**

17. QUESTION: With reference to Section G "Commitment of Firm Key Personnel", we understand the Respondents can identity Key Personnel either in their submittal or during contract negotiation- can you please clarify whether the fulfilment of this particular provision is necessary at this initial stage?

ANSWER: **The key personnel can be identified during the contractual negotiations. The Respondent agrees that key personnel identified in the submittal or during contract negotiations as committed to this project will, in fact, be the key personnel to perform during the life of this contract.**

18. QUESTION: Can you please clarify the extent of the commitment and the information to be provided?

ANSWER: **It is important that the City be made aware of key personnel changes with relation to this contract. This information can be determined during contractual negotiations and mutually agreed upon. If there are key personal changes after the contract is executed, the City shall be notified of the change(s).**

19. QUESTION: With regard to Facility (Letter of Submittal point (c) and Article "28 Facilities ", can you please clarify whether Proposers have to disclose their chosen facility at this stage? If so, do you have any preference with the choice of facility? Alternatively, if bound to do at this stage, are proposers free to choose where to choose their facility?

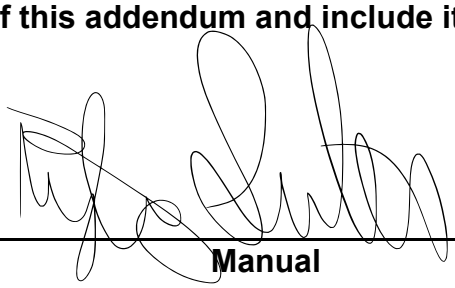
ANSWER: **Proposers are not expected to secure a local facility prior to bid award. A brief description of the type of facility that you typically operate from, proximately to the scooter locations and any other relative information about the prospective facility will suffice for the proposal.**

20. QUESTION: What was ridership like during Fort Pierce's pilot?

ANSWER: **See attached the Ridership Report, July 2020.**

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: 

Manual

Signature: Tyler Sutley

Typed or Printed

Company Name: VerveS

Address: 643 Anchor Street Philadelphia PA 19120

Date: December 28, 2020

/gm

Attachments: **Revised Proposal Document**
Ridership Report July 2020

December 17, 2020

CITY OF FORT PIERCE

SCOOTER SHARE PROGRAM

RFP NO. 2021-010

ADDENDUM NO. 2

The purpose of this addendum is to extend the proposal due date from 3:00 P.M., December 22, 2020 to:

3:00 P.M., MONDAY, JANUARY 4, 2021

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Tyler Sutley
Typed or Printed

Company Name: VerveS

Address: 643 Anchor Street Philadelphia PA 19120

_____

Date: December 28, 2020

/gc

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2021-010**
Mandatory Site-Visit: **WEDNESDAY, NOVEMBER 18, 2020**	**Bid Title:** **SCOOTER SHARE PROGRAM**
Mandatory Site-Visit Location: **N/A**	**Bid Opening Location:** **City of Ft. Pierce Purchasing Division** **Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Bid Due Date & Time: **3:00 PM, TUESDAY, DECEMBER 22, 2020**	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: Tyler Sutley --- **Mailing Address:** 643 Anchor Street --- --- **City, State, Zip Code:** Philadelphia PA 19120	***I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.*** X _____ **Authorized Signature (Manual)** **Typed or Printed Name:** Tyler Sutley
Type of Entity (Select one): **Corporation** ✔ **Partnership** _____ **Proprietorship** _____	**Title:** Director of Sales
Incorporated in the State of: Delaware **Year:** 2018	**Delivery in** N/A **days, ARO**
Phone Number: 609-703-0970	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:** 83-2064767
E-Mail Address: tylersutley@vervescooter.com	**Local Business:** ___Y ✔N **MWBE:** ✔Y ___N
Bid Security is attached, when required, in the amount of $ N/A **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**

THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Request for Proposal cover page (page 1) completed, signed and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**	✓	
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**	✓	
Proposal envelope is marked accordingly.	✓	
Are seven (7) complete proposal packages included (one original and six copies) and one electronic copy (PDF) on a USB Flash Drive of sealed proposals?	✓	
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH PROPOSAL_____

Due Date:
December 22, 2020
Contact info:
Tyler Sutley
643 Anchor Street Philadelphia PA 19120
(609) 703-0970
tylersutley@vervescooters.com

SCOOTER SHARE CONSULTING SERVICES

VerveS LLC

Manual Signature:



Technical Proposal

1. *Describe the following elements of your micro mobility program:*
    a. *Proposed launch approach and schedule, assuming March 1, 2021 start date. Include information on your ability and plan for deploying staff in the field during the first few weeks of operation to educate and encourage users of the proper and safe use of their micro mobility vehicles, encourage the use of helmets and proper parking. Discuss your intentions for scaling the program or any planned phased implementation.*

Deployment/ Safety

VerveS will be having a 24/7 operations team that will also be serving as brand ambassadors for new users. They will be addressing rider safety, forced parking in the city, and also incentivizing users to wear helmets.

When riders sign up for our app, they will be taking a mini quiz on rider safety/regulation and also will be watching a video tutorial on how to ride our vehicle. Users will not be able to bypass this option when they first sign up.

To incentivize users to wear helmets when riding, they can take a selfie with a helmet on before they start their ride and that will accumulate to free ride credit after an "X" amount of rides.

Team development:

Our team development would happen quite quickly. First we would fly one of our representatives out the Fort Pierce to live and watch over operations. All hiring would happen either through online hiring management systems or in person recruitment. We would then have the manager out there in which we have relocated, then find and develop our 24/7 operations team, as well as mechanics within 14 days.

Warehouse:

Verve will be acquiring a warehouse in the local area so employees will be able to fix and repair any broken vehicles that get run down during use. Spare e-vehicles will be housed in this area as well so when our team brings them in for service, we always have another vehicle readily available to bring back out for users. This warehouse space will also be able to house our vehicles if we need to take them off the streets for any reason and store extra parts for service. For example, in the event of a flood if city officials would like the vehicle to be brought off the streets for user safety, we could store our vehicles in our warehouse until deemed safe to bring the vehicles back onto the street.

App connectivity:

Our engineering team will be in the works of creating all the geofenced areas that were agreed upon with city officials in Fort Pierce. Once all speed limits, parking restrictions, and no ride zones have been created, team members will then connect all e-scooters' sim cards to our software which allows us to track all scooter capabilities. After a thorough quality control test, we will allow our operations team to start deployment upon the city.

Safety:

VerveS encourages the use of helmets across all of our vehicles. Users that send a selfie of them in a rider helmet will receive ride credit for being responsible.

Users will have to watch videos on rider safety before signing up to be able to ride our E-Scooters, and pass the mini test that follows it to ensure all users know how to safely and properly use the E-scooter. Included in the training videos and mini test, there will be a section that covers local rules and infrastructure.

A training mode is automatically enforced on all new users so their E-Scooter will be capped at an even slower speed until they can feel comfortable and in complete control of their vehicle. Once users feel comfortable, they will be able to take the training mode off and ride the vehicle at its complete capability.

Mobile app

Overview:

The user would have to download our Verve app on the Google Playstore or the Apple store. After downloading the app, the user has to fill out required information such as authentication of their ID to ensure the user is of age to ride our vehicles. Afterwards, the user has to take a quiz to learn about parking/riding safety so they have full understanding of expectations of a responsible rider. Once finished with that, they would have to input payment information then scan the Q/R code on vehicles to unlock.

Software/Tracking

We host our server on AWS with capabilities of tracking data such as number of rides, duration of rides, locations of where rides start/end, and also ride path to paint a better picture of what pedestrian infrastructure needs to be implemented to make the proposed area produce a more bike-friendly experience.

E-Bikes Parking and Locking mechanism:

Dock-less:

Our dock-less features for our E-bikes are all integrated through our app servers. All of the bikes are connected to our servers with the sim cards placed in our IoT's, which allow everything to be tracked and geofenced so users can't park in certain areas. Any E-Scooters that are abandoned will be picked up by our 24/7 operations team who will be going around at all hours of the day ensuring that there are no vehicles that are left in areas that are prohibited.

- Geofence
    - No ride zone/no park zone
    - Authorized parking spots on backend

- 24/7 operation team rebalancing any outliers

Dock-Based:

We can offer a dock-based system which will enforce users to park in areas where we have placed our docks. To park the E-scooters, users will have to pick up and drop off at designated dock locations using the app to unlock the vehicles. The docks are not permanent fixtures in the city and are held down in place using an iron plate. Also, our dock-based systems have charging capabilities which use either solar or connection to the power grid for a source of energy.

***Parking Location*:**

Our Docked and Dockless station placement for these stations/hubs would ideally be where foot traffic is high that way users can easily be able to use an E-scooter for their transportation to get to and from their desired location. Some proposed locations would be right around the outskirts of the downtown areas to prevent blocking of pedestrian walkways but close enough to walk to popular destinations.

Scaling

Once we locate the hot spots (hubs) from analyzing the data on our heat maps, we will be able to successfully add in more parking locations within these areas and add more scooters to these locations so we can help more members of the community travel using our fleet. When we scale up our operations with more scooters, we will increase the amount of staff members as well, and get more company transportation to adjust to the volume of vehicles.

b. *Hours of operation – list typical micro mobility vehicle deployment time, pick-up time, and the typical hours your micro mobility vehicles are available to rent.*

E-Scooters

Our E-Scooters are available for operations 24 hours a day 7 days a week. We have the capability of being able to run our scooters whenever, and if Fort Pierce would like times to be restricted we can integrate that into our system with our chips. We typically don't have time restrictions on our fleet.

They won't have to be brought back in because our vehicles have swappable batteries. The only times our vehicles will be brought back to the warehouse is for maintenance purposes.

Operations Team

Our operations team works 24 hours a day 7 days a week and goes around picking up malfunctioning E-Scooters/ rebalancing/ and performing battery swaps.

c. *Pricing plan.*

Fees

Unlock fee: $1 to unlock our E-Scooters

Per minute: $0.18 per minute then on.

Available to all Socio-Economic Levels

We also are offering a program where we allow users who have lower financial household income ride our vehicles as well. We will grant them discounted/free rides to allow them to enjoy the use of micro mobility.

Qualification*s:*

- Pell Grant Recipient
- Deemed qualified by city/social workers

d. *Revenue share with the City of Fort Pierce.*

All revenue share with Fort Pierce is up for negotiations. We don't ever limit ourselves due to revenue share requests.

2. Equipment and Safety
    a. *Provide a detailed description, with images, of the vehicle model(s) that you will use in the City of Fort Pierce – including top speed, description of the wheel type and material, and measurements.*

E-Scooter

Our E-scooters offer fully electric throttles to propel users. They are strong and durable enough to withstand just about any weather condition that they are in and can hold up to



PRODUCT SPECIFICATION	
Brand	UniCool
Model	T2S Non-foldable Sharing Scooter
Package Size	L 122CM×W 21CM× H 56CM,the width of the handlebar is 57cm
N.W./G.W.	18kgs/22kgs
Frame material	Aluminum Alloy,CNC Process
Wheel size	10inch
Tires	Front &Rear Solid
max loading	130kg
Max Climbing Angle	12°
Ring Bell	Yes
Max steering angle	55°(each side ,±5°)
Footpad sticker	PVC Sticker or Sandpaper sticker
Lights	Build-in LED light,Tail Light
Shock	Front fork Shock-absorption optional
Brakes	Rear drum brake(front drum brake optional)
IP Rating	IP54 for Vehicle,IPX7 for battery
Certificate	CE, EMC MSDS ,UN38.3

QUOTATION						
Battery	Motor	Range	Max speed	Charging time	Color	FOB Ningbo (Sample EXW)

- Range: 34 Miles per charge
- Speed: Up to 15.5 MPH (can be adjusted/capped if needed)
- Battery: Swappable (Lithium ion)
- Tires: 10 in front/rear solid tires
- Wheel Size: 10 inch
- Frame Material: Aluminum Alloy, CNC Process
- Frame Size: L 122cm*W 21cm *H 56cm (Width of handlebars) 57cm
- Brakes: Front/rear drum brakes Extra: Front fork shock absorber
- Device weight: 44 lbs

- Maximum Load: 286 lbs
- Lock: Automatic locking mechanism connected to servers

b. *Outline your ability to limit speeds, create no-ride zones, and create no-parking zones, based on geofencing. Describe any associated limitations (i.e. number of speed limits that can be set, accuracy of geofencing, etc.)*

Limit Speeds

Our Tech team can create as many limits on speed within our E-Scooter fleet as needed. Our speed limits are connected through the sim/IoT we have installed in each of our scooters which allow us to adjust the speeds of our scooters at all times.

Different speed limits may consist of limiting users in the learning phase or limiting users around certain areas, such as waterways, and highly populated areas with bystanders.

Geofencing

On the backend, we are also capable of implementing a geofence to restrict users to a boundary for riding/parking. We can implement no ride zones/no parking zones to control the movement of our fleet.

c. *Describe the process private property owners will use to request speed limits, no-ride zones, and no-parking zones.*

Through working with the city and residents, we will be able to determine where our vehicles can ride/park and also adjust the max speed limit in certain sections of the municipality.

d. *Outline your plan for rider education.*

We will have a quiz on rider safety/regulations in the beginning; followed by an education mode so they know how to use our vehicles with controlled speeds in place.

e. *Describe your plan to property sanitize vehicles and respond to the COVID-19 pandemic.*

Part of the role of our 24/7 operations team will be to have mandatory wipe downs during battery swaps and has been incorporated in our quality control inspections. By sanitizing our vehicles, this will ensure our vehicles are clean, disinfected, and Covid-19 free. We use FDA/EPA certified products to wipe down our fleet at all times.

Roughly every hour of every day, our vehicles will be sanitized by our operations team. Since our team will be going to all locations while rebalancing, or swapping batteries, we will enforce sanitations as part of the quality control inspection process.

All employees and personnel are required to wear masks to protect themselves as well as others while performing battery swaps, rebalancing, repairing, etc…

3. Parking
    a. *Describe your approach to ensuring that users park appropriately. Include strategies your company uses to incentivize proper parking behavior.*

Geofencing

To enforce users to park correctly, we use our geo-fence as measures users have to follow. Users will not be able to shut off their E-Scooters and end their ride until they ride to a proper parking destination and in that case, users will continue to get billed per minute until they properly park their E-Scooter. Users will get a notification that they cannot park their scooter in these undesignated areas and on our app, it will provide them with a proper destination.

Fines

If for any reason, users leave their E-Scooter abandoned in an inappropriate parking location, they will be fined by VerveS and our operations team will go retrieve the E-Scooter within 20 minutes.

b. *Do you anticipate seeking permits to install objects (i.e. docking or parking stations) in the Right-of-Way? If so, please describe.*

If we go with the dock-based option, we will need a permit to install our docks which are solar powered. They are not permanent fixtures of the city, but rather, we use a metal plate to hold down the rack.

4. Operations

a. *Describe the availability of vendor staff for rebalancing or moving improperly parked Vehicles.*

Improperly Parked Vehicles

On the backend of our app, we have tracking software that will allow us to locate any improperly parked E-Scooters. We'll be alerted when a vehicle has been idle in a non-parking zone. Then our 24/7 operations team will be driving around at all hours of the day to go and retrieve these E-Scooters and rebalance them.

Rebalancing

Rebalancing will be controlled by the operations team which will be accessible 24 hours a day, 7 days a week. The operations team will be going around at all hours of the day rebalancing E-Scooter and bringing them to the popular hubs, which we will be able to know from the heat maps/ ride data. Employees will have a trailer set up to an E-vehicle so they can move vehicles around, as well as relocate misplaced E-scooters in prohibited areas.

b. Describe your proposed fleet size including your approach to seasonal variation in demand

We will be able to supply up to 2000 vehicles for the city. For summer months, we will be maxing out the allotted amount provided by the city. We will adjust the fleet size based on weather and demand as well.

c. *Describe your plan to ensure equitable distribution of micro mobility vehicles throughout the City of Fort Pierce, including your approach to re-balancing.*

In our backend, we have the ability to locate where the popular destinations are in terms of rider use due to our heat maps feature. With the allowance of this feature, our operations team can successfully locate and rebalance E-Scooters to these locations to allow users to be able to ride. In the event there are too many E-Scooters parked in one location, our team will rebalance them and bring them to other hubs that need more vehicles to cater to demand. We believe in bringing the scooters to the popular hubs where users will get the most use out of our vehicles rather than having them walk to their parked locations, that defeats the purpose of micro mobility. Our 24/7 operations team will be going around retrieving and rebalancing our E-Scooters all day everyday to ensure members of the community are happy with the placement, as well as the accessibility.

d. *Describe the proactive process you will use to prevent property damage and address property damage claims and complaints related to operation of their shared mobility vehicles*

With our rider education program, users are made aware of expectations when riding. Users will be fined/banned if these violations are significant/repetitive. Our organization will also have liability insurance in place to address these claims as well.

e. *Describe your plan to address dumping of your vehicles, including a proactive approach to identify vehicles that have likely been dumped and retrieval plans – including retrieval timelines to minimize environmental impacts.*

Our customer service lines will inform us when there are misplaced E-Scooters from when they get calls or chats about such issues. Also, our software has tracking capabilities to allow us to see

where there are inappropriately parked E-Scooters and gives us alerts when they're idle in an inappropriate parking spot for a certain duration. To address this issue, we have a 24/7 operations team that goes out and will pick up these E-Scooters and move them to popular hubs, which we can see from using our heat-based maps that show us the hottest hubs, where users are utilizing them most. If these scooters are parked in inappropriate locations within our geo-fenced area or surrounding areas, we will be able to retrieve them within 20 minutes, for locations that are in another city or so it may take a little longer. With our fast paced plan of action for retrieving misplaced E-Scooters, this will help minimize any environmental impacts and incorrect parking.

f. Describe your plan to suspend the accounts of users with non-compliant behavior, including property damage & parking violations. How are users identified? Does your company fine users for property damage and/or parking violations?

All users will have to watch our safety video and pass our quizzes to ensure understanding of rider safety and local ordinances. With that in mind, all users will know the responsibilities of how to ride, so users that do not comply with rules and regulations will be found through our software tracking capabilities. We can locate the last user who has not complied with property parking, or damage and fine them and restrict their accounts and not let them ride our E-Scooters again. Fines are a good way to enforce good behavior on our vehicles, and it encourages users to ride safely.

g. Describe your plan to prohibit underage riders.

We use a 3rd party ID authentication service to ensure our riders are of age.

5. <u>Special Events and Severe Weather</u>
    a. Describe your approach to special events including your ability to:
        i. Create temporary reduced speed, no park, or no ride zones

In the event of temporarily creating reduced speed zones, or no park/ride zones we will have our technician team make the arrangements for our software that can connect to all of our E-Scooters via chip. With our software tracking capabilities our technician team can easily add all these

requests to our scooters quickly and change the geofencing areas to change park/ ride zones. We have a fully staffed team that specializes in making sure all technical requirements are fulfilled and up to date. We have full control of our E-Scooters at all times via our software and connectivity capabilities.

In an event of severe weather, we'll more than likely pull our fleet in and store them in our warehouse until further notice.

ii. Remove Vehicles quickly in the event of severe weather

In the event of needing to remove our fleet quickly, we will have our entire operations team on the clock to ensure all vehicles are picked up and properly stored in our private warehouse. Our operations team will be able to load up all E-Scooters into the company mode of transportation and quickly store them, as well as redistribute them.

6. Data Sharing
    a. *Describe the "data dashboard" you will make available to City staff, include screenshots and describe what data will be included and the format of that data.*

We will be able to provide ride data such as amount of rides, ride durations, heat maps, etc.. we cannot provide screenshots at this time but we can build out a separate dashboard for the city of Fort Pierce to have access to.

    b. *Describe what data will be included in the following reports and the format of the data:*
        i. *Monthly maintenance activities*
        ii. *Monthly report on property damage complaints*
        iii. *Monthly report on daily deployment*
        iv. *Describe your collision-reporting process*

i. We will create work orders in the warehouse to track how many vehicles we are servicing per day.

ii./iii. The dashboard will also include data on property damage complaints and also a monthly average of deployed vehicles.

iv. For accidents/collisions, users will report to our customer service team/local operations team and we will file a claim to get it resolved with our insurance. Also, we will report the collisions to our weekly/monthly meetings with the city.

Management Proposal

1. *Program Management*
    a. *Project Team Structure – Provide a description of the proposed project team structure to be used during the course of the Program. Provide an organizational chart of the Firm indicating lines of authority for personnel involved in performance of this potential Agreement and relationships of this staff to other programs or functions of the Firm. Include who within the Firm will have prime responsibility and final authority for the day to day management of the firm's shared mobility fleet within Fort Pierce.*

VerveS is a minority owned business

President: Richard Trinh

Bio: Industry veteran with 3+ years working in ridesharing/micro-mobility running operations and business development for various firms. With knowledge of industry practices and improvements needed amongst the micro-mobility realm, he can provide insight on how to carry out Verve's mission to serve the community. Also, currently serving in the Army Reserves, he understands the importance of service and giving back.

Chief of Operations: Billy Starkey (In charge of operations of Fort Pierce)

Bio: After serving 14 years as an Air Force Officer, he transitioned over to Northrop Grumman; serving as an executive with the COO/CFO offices. With 10+ years of operational/financial

experience at a Fortune 100 Company, he'll be the foundation to ensure business standard practices are exceeded within our organization.

Employees

***Local Operations Manager*:**

VerveS will have a manager to ensure that all operations are going smoothly. Our manager will check up on our operations team and watch over them as well as have check ups on them to ensure they are completing excellent work. Managers will also be overlooking our mechanics and ensuring that all vehicles are being repaired in a timely manner and making sure they are up to code in terms of safety regulations.

Mechanic:

- VerveS will have their own in-house mechanic who specializes in repairing any and all E-bikes that become damaged during use, that way we can ensure all of our vehicles are up to date, and safe for our users. The mechanic will be in our private warehouse around the location of our E-bikes and repair bikes in such location.

The Mechanic will need to meet qualifications of having 2 years of experience with working with micro mobility machines to ensure that all E-bikes are properly maintained.

***Operations Team*:**

- VerveS' Operations Team will be in charge of rebalancing all E-bikes throughout the day to ensure there are enough bikes at the most popular areas, recharging E-bikes by completing battery swaps, and bringing all damaged E-bikes back to the warehouse so our team mechanic can complete an analysis and repair the vehicle. Our team will be getting from destination to destination by using an E-vehicle with an attached trailer to promote a green way of transportation.

CTO: Tri Trinh

Bio: with 18+ years of working in software development/IT management, he'll be spearheading our efforts to provide industry exceeding experiences for users/clients (municipalities). The biggest project he's ecstatic to push forward is our data collection for municipalities and universities. The ride data collected from our users can help mold the direction that eco-friendly transportation will be moving towards in the future.

Employees

Engineering Team:

- VerveS' Technician team will be in charge of all updates and operations on the app's functionalities as well as website connectivity and interface. Any technical aspects of the app and scooters will be controlled by our designated team for specific areas, such as geofencing, parking, speed limits, etc…

b. *Operations/Internal Controls/Customer Service– Discuss the Firm's regular operating procedures including daily fleet deployment, fleet rebalancing and other related activities. Discuss the Firm's internal controls, quality controls related to fleet maintenance, fleet inspection and repair. Discuss the Firm's typical fleet maintenance activities and maintenance intervals. Provide standards for equipment serviceability and expected vehicle life in accordance with these fleet maintenance levels.*

Daily Operations

Include helping small businesses

Quality Control

VerveS can recognize disabled and damaged equipment through our 24/7 operations team. We have an operations team that drives around and checks for E-Scooters that are in need of repairs and maintenance using our quality control protocols. When they find equipment that is in need of repair, they are instructed to bring them back to our local warehouse so we can allow our in house mechanic to make any repairs and bring it up to standards. With our 24/7 operations team touching each vehicle at least 3 times a day, they will be going through the full quality control process to ensure all vehicles are up to standard and deemed safe for users.

All extra parts for service will be stored in our warehouse for our mechanic to easily work on our fleet and ensure all E-Scooters get proper maintenance in a timely manner.
Typical fleet maintenance will include, brakes, fenders, and throttle placement. All vehicles will be quality checked 3 times a day so we can ensure our fleet is up to safety standards.
With the Lithium ion battery, we'll be able to replace them every 6-12 months to ensure we have the max range on our vehicles. Also to dispose of excess batteries, we generally find local recycling posts that accept scrap vehicles and we go to Home Depot, where they take our old Lithium ion batteries.

Customer Service

Customer service is an important part of Verve. Agents will be available via support chat and phone 24 hours a day/7 days a week. When users log into the application, they will be able to see any numbers or contact information on how to get a hold of a representative. Also, representatives will be bilingual that way any customer can access Verve support lines and feel comfortable talking to our agents. Non-members will be able to contact us through our website and be able to reach any one of our customer service representatives.

2. *Experience of the Firm: Indicate the Firms experience by providing a list of municipalities, campuses or locations where their vehicles are currently or were recently deployed. Include the average number of vehicles in operation per day at each location.*

Philadelphia informal contract for 1,500 e-bikes

Richard Trinh (President) previously worked for another micro-mobility firm and has operated markets in DC, University of Maryland, College Park (Maryland), University Park (Maryland), Greenbelt (Maryland), Hyattsville (Maryland), Rutgers University, New Brunswick (New Jersey), Edison (New Jersey).

3. *References: List names, addresses, telephone numbers, and e-mail addresses of three (3) agency references for locations where the firm has deployed their vehicles. The Firm grants permission to the City to contact the references provided. Do not include current*

City of Fort Pierce staff as references. The City may evaluate references at the City's discretion.

References for the company president: Richard Trinh, who has an extensive background in micro mobility for 3+ years

Marta Woldu
8056 regents drive building 202
College park Maryland 20742
301-314-1300
mwoldu@umd.edu

Brandon Pankey
9348 civic centre drive Beverly Hills CA 90210
brandonpankey@livenation.com

Katie Hart
khart@collegeparkmd.gov
240.487.3538

ADDITIONAL INFORMATION
MINORITY PARTICIPATION AND OUTREACH PROGRAM

Our company is led by Black and Asian executives. We emphasize th importance of inclusivity and equity in technology and transportation. e importance of having a well diversified team.

PURCHASING CARD PROGRAM

VerveS will honor the VISA purchasing card.

LETTER OF SUBMITTAL

a.
   i. Name: Tyler Sutley
   ii. Address: 643 Anchor Street Philadelphia PA 19120
   iii. Principal place of Business: 643 Anchor Street Philadelphia PA 19120
   iv. Telephone Number: (609) 703-0970
   v. E-mail Address: tylersutley@vervescooters.com

b.
   i. Legal Status: Limited Liability Corporation

c.
   i. Location of where VerveS headquarters: 643 Anchor Street Philadelphia PA 19120
   ii. Location of where VerveS will operate: Fort Pierce, FL

d. Acknowledgment the firm will comply with all terms and conditions: VerveS agrees to comply with all the terms and conditions stated in the proposal.

OFFERER'S NAME: tyler sutley

SIGNED BY: tyler sutley

PRINTED NAME/TITLE: tyler sutley CMO

DATE: 12/18/2020

NOTARY STATEMENT

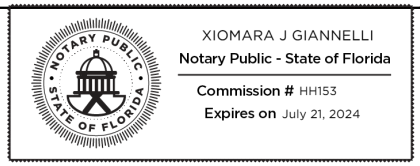
COMMONWEALTH OF FORT PIERCE/STATE OF Florida)

CITY/COUNTY OF Seminole County) to wit:

tyler sutley personally appeared before me this 18th day of December, 2020 the undersigned a Notary Public in and for the State and County of aforesaid, Xiomara J Giannelli, known to me (or satisfactorily proven) to be the person whose name is subscribed to within the instrument as an agent of the Offeror and acknowledged that he/she has executed the same for the purposes therein contained.



(Seal)



Notary registration number: HH153 My commission expires: 07/21/2024

Notarized online using audio-video communication

Due Date:
December 22, 2020
Contact info:
Tyler Sutley
643 Anchor Street Philadelphia PA 19120
(609) 703-0970
tylersutley@vervescooters.com

SCOOTER SHARE CONSULTING SERVICES

VerveS LLC

Manual Signature:



Technical Proposal

1. *Describe the following elements of your micro mobility program:*
    a. *Proposed launch approach and schedule, assuming March 1, 2021 start date. Include information on your ability and plan for deploying staff in the field during the first few weeks of operation to educate and encourage users of the proper and safe use of their micro mobility vehicles, encourage the use of helmets and proper parking. Discuss your intentions for scaling the program or any planned phased implementation.*

Deployment/ Safety

VerveS will be having a 24/7 operations team that will also be serving as brand ambassadors for new users. They will be addressing rider safety, forced parking in the city, and also incentivizing users to wear helmets.

When riders sign up for our app, they will be taking a mini quiz on rider safety/regulation and also will be watching a video tutorial on how to ride our vehicle. Users will not be able to bypass this option when they first sign up.

To incentivize users to wear helmets when riding, they can take a selfie with a helmet on before they start their ride and that will accumulate to free ride credit after an "X" amount of rides.

Team development:

Our team development would happen quite quickly. First we would fly one of our representatives out the Fort Pierce to live and watch over operations. All hiring would happen either through online hiring management systems or in person recruitment. We would then have the manager out there in which we have relocated, then find and develop our 24/7 operations team, as well as mechanics within 14 days.

Warehouse:

Verve will be acquiring a warehouse in the local area so employees will be able to fix and repair any broken vehicles that get run down during use. Spare e-vehicles will be housed in this area as well so when our team brings them in for service, we always have another vehicle readily available to bring back out for users. This warehouse space will also be able to house our vehicles if we need to take them off the streets for any reason and store extra parts for service. For example, in the event of a flood if city officials would like the vehicle to be brought off the streets for user safety, we could store our vehicles in our warehouse until deemed safe to bring the vehicles back onto the street.

App connectivity:

Our engineering team will be in the works of creating all the geofenced areas that were agreed upon with city officials in Fort Pierce. Once all speed limits, parking restrictions, and no ride zones have been created, team members will then connect all e-scooters' sim cards to our software which allows us to track all scooter capabilities. After a thorough quality control test, we will allow our operations team to start deployment upon the city.

Safety:

VerveS encourages the use of helmets across all of our vehicles. Users that send a selfie of them in a rider helmet will receive ride credit for being responsible.

Users will have to watch videos on rider safety before signing up to be able to ride our E-Scooters, and pass the mini test that follows it to ensure all users know how to safely and properly use the E-scooter. Included in the training videos and mini test, there will be a section that covers local rules and infrastructure.

A training mode is automatically enforced on all new users so their E-Scooter will be capped at an even slower speed until they can feel comfortable and in complete control of their vehicle. Once users feel comfortable, they will be able to take the training mode off and ride the vehicle at its complete capability.

Mobile app

Overview:

The user would have to download our Verve app on the Google Playstore or the Apple store. After downloading the app, the user has to fill out required information such as authentication of their ID to ensure the user is of age to ride our vehicles. Afterwards, the user has to take a quiz to learn about parking/riding safety so they have full understanding of expectations of a responsible rider. Once finished with that, they would have to input payment information then scan the Q/R code on vehicles to unlock.

Software/Tracking

We host our server on AWS with capabilities of tracking data such as number of rides, duration of rides, locations of where rides start/end, and also ride path to paint a better picture of what pedestrian infrastructure needs to be implemented to make the proposed area produce a more bike-friendly experience.

E-Bikes Parking and Locking mechanism:

Dock-less:

Our dock-less features for our E-bikes are all integrated through our app servers. All of the bikes are connected to our servers with the sim cards placed in our IoT's, which allow everything to be tracked and geofenced so users can't park in certain areas. Any E-Scooters that are abandoned will be picked up by our 24/7 operations team who will be going around at all hours of the day ensuring that there are no vehicles that are left in areas that are prohibited.

- Geofence
    - No ride zone/no park zone
    - Authorized parking spots on backend

- 24/7 operation team rebalancing any outliers

Dock-Based:

We can offer a dock-based system which will enforce users to park in areas where we have placed our docks. To park the E-scooters, users will have to pick up and drop off at designated dock locations using the app to unlock the vehicles. The docks are not permanent fixtures in the city and are held down in place using an iron plate. Also, our dock-based systems have charging capabilities which use either solar or connection to the power grid for a source of energy.

***Parking Location*:**

Our Docked and Dockless station placement for these stations/hubs would ideally be where foot traffic is high that way users can easily be able to use an E-scooter for their transportation to get to and from their desired location. Some proposed locations would be right around the outskirts of the downtown areas to prevent blocking of pedestrian walkways but close enough to walk to popular destinations.

Scaling

Once we locate the hot spots (hubs) from analyzing the data on our heat maps, we will be able to successfully add in more parking locations within these areas and add more scooters to these locations so we can help more members of the community travel using our fleet. When we scale up our operations with more scooters, we will increase the amount of staff members as well, and get more company transportation to adjust to the volume of vehicles.

b. *Hours of operation – list typical micro mobility vehicle deployment time, pick-up time, and the typical hours your micro mobility vehicles are available to rent.*

E-Scooters

Our E-Scooters are available for operations 24 hours a day 7 days a week. We have the capability of being able to run our scooters whenever, and if Fort Pierce would like times to be restricted we can integrate that into our system with our chips. We typically don't have time restrictions on our fleet.

They won't have to be brought back in because our vehicles have swappable batteries. The only times our vehicles will be brought back to the warehouse is for maintenance purposes.

Operations Team

Our operations team works 24 hours a day 7 days a week and goes around picking up malfunctioning E-Scooters/ rebalancing/ and performing battery swaps.

c. *Pricing plan.*

Fees

Unlock fee: $1 to unlock our E-Scooters

Per minute: $0.18 per minute then on.

Available to all Socio-Economic Levels

We also are offering a program where we allow users who have lower financial household income ride our vehicles as well. We will grant them discounted/free rides to allow them to enjoy the use of micro mobility.

Qualification*s:*

- Pell Grant Recipient
- Deemed qualified by city/social workers

d. *Revenue share with the City of Fort Pierce.*

All revenue share with Fort Pierce is up for negotiations. We don't ever limit ourselves due to revenue share requests.

2. Equipment and Safety
    a. *Provide a detailed description, with images, of the vehicle model(s) that you will use in the City of Fort Pierce – including top speed, description of the wheel type and material, and measurements.*

E-Scooter

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- Frame Size: L 122cm*W 21cm *H 56cm (Width of handlebars) 57cm
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- Maximum Load: 286 lbs
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All employees and personnel are required to wear masks to protect themselves as well as others while performing battery swaps, rebalancing, repairing, etc…

3. Parking
    a. *Describe your approach to ensuring that users park appropriately. Include strategies your company uses to incentivize proper parking behavior.*

Geofencing

To enforce users to park correctly, we use our geo-fence as measures users have to follow. Users will not be able to shut off their E-Scooters and end their ride until they ride to a proper parking destination and in that case, users will continue to get billed per minute until they properly park their E-Scooter. Users will get a notification that they cannot park their scooter in these undesignated areas and on our app, it will provide them with a proper destination.

Fines

If for any reason, users leave their E-Scooter abandoned in an inappropriate parking location, they will be fined by VerveS and our operations team will go retrieve the E-Scooter within 20 minutes.

b. *Do you anticipate seeking permits to install objects (i.e. docking or parking stations) in the Right-of-Way? If so, please describe.*

If we go with the dock-based option, we will need a permit to install our docks which are solar powered. They are not permanent fixtures of the city, but rather, we use a metal plate to hold down the rack.

4. Operations

a. *Describe the availability of vendor staff for rebalancing or moving improperly parked Vehicles.*

Improperly Parked Vehicles

On the backend of our app, we have tracking software that will allow us to locate any improperly parked E-Scooters. We'll be alerted when a vehicle has been idle in a non-parking zone. Then our 24/7 operations team will be driving around at all hours of the day to go and retrieve these E-Scooters and rebalance them.

Rebalancing

Rebalancing will be controlled by the operations team which will be accessible 24 hours a day, 7 days a week. The operations team will be going around at all hours of the day rebalancing E-Scooter and bringing them to the popular hubs, which we will be able to know from the heat maps/ ride data. Employees will have a trailer set up to an E-vehicle so they can move vehicles around, as well as relocate misplaced E-scooters in prohibited areas.

b. Describe your proposed fleet size including your approach to seasonal variation in demand

We will be able to supply up to 2000 vehicles for the city. For summer months, we will be maxing out the allotted amount provided by the city. We will adjust the fleet size based on weather and demand as well.

c. *Describe your plan to ensure equitable distribution of micro mobility vehicles throughout the City of Fort Pierce, including your approach to re-balancing.*

In our backend, we have the ability to locate where the popular destinations are in terms of rider use due to our heat maps feature. With the allowance of this feature, our operations team can successfully locate and rebalance E-Scooters to these locations to allow users to be able to ride. In the event there are too many E-Scooters parked in one location, our team will rebalance them and bring them to other hubs that need more vehicles to cater to demand. We believe in bringing the scooters to the popular hubs where users will get the most use out of our vehicles rather than having them walk to their parked locations, that defeats the purpose of micro mobility. Our 24/7 operations team will be going around retrieving and rebalancing our E-Scooters all day everyday to ensure members of the community are happy with the placement, as well as the accessibility.

d. *Describe the proactive process you will use to prevent property damage and address property damage claims and complaints related to operation of their shared mobility vehicles*

With our rider education program, users are made aware of expectations when riding. Users will be fined/banned if these violations are significant/repetitive. Our organization will also have liability insurance in place to address these claims as well.

e. *Describe your plan to address dumping of your vehicles, including a proactive approach to identify vehicles that have likely been dumped and retrieval plans – including retrieval timelines to minimize environmental impacts.*

Our customer service lines will inform us when there are misplaced E-Scooters from when they get calls or chats about such issues. Also, our software has tracking capabilities to allow us to see

where there are inappropriately parked E-Scooters and gives us alerts when they're idle in an inappropriate parking spot for a certain duration. To address this issue, we have a 24/7 operations team that goes out and will pick up these E-Scooters and move them to popular hubs, which we can see from using our heat-based maps that show us the hottest hubs, where users are utilizing them most. If these scooters are parked in inappropriate locations within our geo-fenced area or surrounding areas, we will be able to retrieve them within 20 minutes, for locations that are in another city or so it may take a little longer. With our fast paced plan of action for retrieving misplaced E-Scooters, this will help minimize any environmental impacts and incorrect parking.

f. Describe your plan to suspend the accounts of users with non-compliant behavior, including property damage & parking violations. How are users identified? Does your company fine users for property damage and/or parking violations?

All users will have to watch our safety video and pass our quizzes to ensure understanding of rider safety and local ordinances. With that in mind, all users will know the responsibilities of how to ride, so users that do not comply with rules and regulations will be found through our software tracking capabilities. We can locate the last user who has not complied with property parking, or damage and fine them and restrict their accounts and not let them ride our E-Scooters again. Fines are a good way to enforce good behavior on our vehicles, and it encourages users to ride safely.

g. Describe your plan to prohibit underage riders.

We use a 3rd party ID authentication service to ensure our riders are of age.

5. <u>Special Events and Severe Weather</u>
    a. Describe your approach to special events including your ability to:
        i. Create temporary reduced speed, no park, or no ride zones

In the event of temporarily creating reduced speed zones, or no park/ride zones we will have our technician team make the arrangements for our software that can connect to all of our E-Scooters via chip. With our software tracking capabilities our technician team can easily add all these

requests to our scooters quickly and change the geofencing areas to change park/ ride zones. We have a fully staffed team that specializes in making sure all technical requirements are fulfilled and up to date. We have full control of our E-Scooters at all times via our software and connectivity capabilities.

In an event of severe weather, we'll more than likely pull our fleet in and store them in our warehouse until further notice.

ii. Remove Vehicles quickly in the event of severe weather

In the event of needing to remove our fleet quickly, we will have our entire operations team on the clock to ensure all vehicles are picked up and properly stored in our private warehouse. Our operations team will be able to load up all E-Scooters into the company mode of transportation and quickly store them, as well as redistribute them.

6. Data Sharing
    a. *Describe the "data dashboard" you will make available to City staff, include screenshots and describe what data will be included and the format of that data.*

We will be able to provide ride data such as amount of rides, ride durations, heat maps, etc.. we cannot provide screenshots at this time but we can build out a separate dashboard for the city of Fort Pierce to have access to.

    b. *Describe what data will be included in the following reports and the format of the data:*
        i. *Monthly maintenance activities*
        ii. *Monthly report on property damage complaints*
        iii. *Monthly report on daily deployment*
        iv. *Describe your collision-reporting process*

i. We will create work orders in the warehouse to track how many vehicles we are servicing per day.

ii./iii. The dashboard will also include data on property damage complaints and also a monthly average of deployed vehicles.

iv. For accidents/collisions, users will report to our customer service team/local operations team and we will file a claim to get it resolved with our insurance. Also, we will report the collisions to our weekly/monthly meetings with the city.

Management Proposal

1. *Program Management*
    a. *Project Team Structure – Provide a description of the proposed project team structure to be used during the course of the Program. Provide an organizational chart of the Firm indicating lines of authority for personnel involved in performance of this potential Agreement and relationships of this staff to other programs or functions of the Firm. Include who within the Firm will have prime responsibility and final authority for the day to day management of the firm's shared mobility fleet within Fort Pierce.*

VerveS is a minority owned business

President: Richard Trinh

Bio: Industry veteran with 3+ years working in ridesharing/micro-mobility running operations and business development for various firms. With knowledge of industry practices and improvements needed amongst the micro-mobility realm, he can provide insight on how to carry out Verve's mission to serve the community. Also, currently serving in the Army Reserves, he understands the importance of service and giving back.

Chief of Operations: Billy Starkey (In charge of operations of Fort Pierce)

Bio: After serving 14 years as an Air Force Officer, he transitioned over to Northrop Grumman; serving as an executive with the COO/CFO offices. With 10+ years of operational/financial

experience at a Fortune 100 Company, he'll be the foundation to ensure business standard practices are exceeded within our organization.

Employees

***Local Operations Manager*:**

VerveS will have a manager to ensure that all operations are going smoothly. Our manager will check up on our operations team and watch over them as well as have check ups on them to ensure they are completing excellent work. Managers will also be overlooking our mechanics and ensuring that all vehicles are being repaired in a timely manner and making sure they are up to code in terms of safety regulations.

Mechanic:

- VerveS will have their own in-house mechanic who specializes in repairing any and all E-bikes that become damaged during use, that way we can ensure all of our vehicles are up to date, and safe for our users. The mechanic will be in our private warehouse around the location of our E-bikes and repair bikes in such location.

The Mechanic will need to meet qualifications of having 2 years of experience with working with micro mobility machines to ensure that all E-bikes are properly maintained.

***Operations Team*:**

- VerveS' Operations Team will be in charge of rebalancing all E-bikes throughout the day to ensure there are enough bikes at the most popular areas, recharging E-bikes by completing battery swaps, and bringing all damaged E-bikes back to the warehouse so our team mechanic can complete an analysis and repair the vehicle. Our team will be getting from destination to destination by using an E-vehicle with an attached trailer to promote a green way of transportation.

CTO: Tri Trinh

Bio: with 18+ years of working in software development/IT management, he'll be spearheading our efforts to provide industry exceeding experiences for users/clients (municipalities). The biggest project he's ecstatic to push forward is our data collection for municipalities and universities. The ride data collected from our users can help mold the direction that eco-friendly transportation will be moving towards in the future.

Employees

Engineering Team:

- VerveS' Technician team will be in charge of all updates and operations on the app's functionalities as well as website connectivity and interface. Any technical aspects of the app and scooters will be controlled by our designated team for specific areas, such as geofencing, parking, speed limits, etc…

b. *Operations/Internal Controls/Customer Service– Discuss the Firm's regular operating procedures including daily fleet deployment, fleet rebalancing and other related activities. Discuss the Firm's internal controls, quality controls related to fleet maintenance, fleet inspection and repair. Discuss the Firm's typical fleet maintenance activities and maintenance intervals. Provide standards for equipment serviceability and expected vehicle life in accordance with these fleet maintenance levels.*

Daily Operations

Include helping small businesses

Quality Control

VerveS can recognize disabled and damaged equipment through our 24/7 operations team. We have an operations team that drives around and checks for E-Scooters that are in need of repairs and maintenance using our quality control protocols. When they find equipment that is in need of repair, they are instructed to bring them back to our local warehouse so we can allow our in house mechanic to make any repairs and bring it up to standards. With our 24/7 operations team touching each vehicle at least 3 times a day, they will be going through the full quality control process to ensure all vehicles are up to standard and deemed safe for users.

All extra parts for service will be stored in our warehouse for our mechanic to easily work on our fleet and ensure all E-Scooters get proper maintenance in a timely manner.
Typical fleet maintenance will include, brakes, fenders, and throttle placement. All vehicles will be quality checked 3 times a day so we can ensure our fleet is up to safety standards.
With the Lithium ion battery, we'll be able to replace them every 6-12 months to ensure we have the max range on our vehicles. Also to dispose of excess batteries, we generally find local recycling posts that accept scrap vehicles and we go to Home Depot, where they take our old Lithium ion batteries.

Customer Service

Customer service is an important part of Verve. Agents will be available via support chat and phone 24 hours a day/7 days a week. When users log into the application, they will be able to see any numbers or contact information on how to get a hold of a representative. Also, representatives will be bilingual that way any customer can access Verve support lines and feel comfortable talking to our agents. Non-members will be able to contact us through our website and be able to reach any one of our customer service representatives.

2. *Experience of the Firm: Indicate the Firms experience by providing a list of municipalities, campuses or locations where their vehicles are currently or were recently deployed. Include the average number of vehicles in operation per day at each location.*

Philadelphia informal contract for 1,500 e-bikes

Richard Trinh (President) previously worked for another micro-mobility firm and has operated markets in DC, University of Maryland, College Park (Maryland), University Park (Maryland), Greenbelt (Maryland), Hyattsville (Maryland), Rutgers University, New Brunswick (New Jersey), Edison (New Jersey).

3. *References: List names, addresses, telephone numbers, and e-mail addresses of three (3) agency references for locations where the firm has deployed their vehicles. The Firm grants permission to the City to contact the references provided. Do not include current*

City of Fort Pierce staff as references. The City may evaluate references at the City's discretion.

References for the company president: Richard Trinh, who has an extensive background in micro mobility for 3+ years

Marta Woldu
8056 regents drive building 202
College park Maryland 20742
301-314-1300
mwoldu@umd.edu

Brandon Pankey
9348 civic centre drive Beverly Hills CA 90210
brandonpankey@livenation.com

Katie Hart
khart@collegeparkmd.gov
240.487.3538

ADDITIONAL INFORMATION
MINORITY PARTICIPATION AND OUTREACH PROGRAM

Our company is led by Black and Asian executives. We emphasize th importance of inclusivity and equity in technology and transportation. e importance of having a well diversified team.

PURCHASING CARD PROGRAM

VerveS will honor the VISA purchasing card.

Articles of Organization

A set of formal documents filed with the Secretary of State to legally document the creation of a new business entity.

Prepared by incfile

State of Delaware
Secretary of State
Division of Corporations
Delivered 12:04 PM 09/27/2018
FILED 12:04 PM 09/27/2018
SR 20186866719 - File Number 7076297

STATE *of* DELAWARE
CERTIFICATE *of* FORMATION
A LIMITED LIABILITY COMPANY

ARTICLE I.

The name of this limited liability company is VERVE. S LLC.

ARTICLE II.

Its registered office in the State of Delaware is to be located at 2035 SUNSET LAKE RD, SUITE B-2, NEWARK, DE 19702. The registered agent in charge thereof is LEGALINC CORPORATE SERVICES INC..

ARTICLE III.

The period of duration of the limited liability company shall be perpetual.

ARTICLE IV.

The purpose of the limited liability company is to engage in any lawful act or activity for which limited liability companies may be organized under the Delaware Limited Liability Company Act.

ARTICLE V.

The name and address of each initial member of the limited liability company is:

HURU FAMILY TRUST - 643 ANCHOR ST, PHILADELPHIA, PENNSYLVANIA 19120

I, the undersigned, for the purpose of forming a limited liability company under the laws of the State of Delaware, do make, file and record this Certificate, and do certify that the facts herein stated are true, and I have accordingly hereunto set my hand and executed this Certificate of Formation on the date below.

Dated: September 27th, 2018

Marsha Siha

Marsha Siha, Organizer

CSU Producer Resources, Inc.

A subsidiary of Cincinnati Financial Corporation
P.O. Box 145496, Cincinnati, OH 45250-5496
513-870-2000

Date: 10/30/2020

To: Horizon Agency, Inc.
6500 City West Parkway Ste 100
Eden Prairie MN 55344-7704

22-014

From: Lauren Jacobs

RE: Verve S LLC

Quote number: 386002551

QUOTATION

We are pleased to present a quote for this risk. This quote is based on the information you submitted, however the terms and conditions may differ from what was requested. Please review carefully.

Coverage to be provided by The Cincinnati Specialty Underwriters Insurance Company, an approved non-admitted company.

Proposed Policy Period: From: 11/01/2020 **To:** 11/01/2021

Quote Expiration: 12/01/2020

Description of Operations: Bicycle Share

Coverage:
General Liability - OCCURRENCE **Retroactive Date:** NONE

Limits of Insurance	
Each Occurrence	$ 1,000,000
Damage to Premises Rented to You	$ 100,000
Medical Expense	Excluded
Each Offense – Personal & Advertising Injury	$ 1,000,000
General Aggregate other than Completed Operations	$ 2,000,000
Products/Completed Operations Aggregate	$ 2,000,000

Deductible	Per Claim	Per Occurrence
Bodily Injury	Not Applicable	Not Applicable
Property Damage	Not Applicable	Not Applicable
Combined BI and PD	$ 1,000	Not Applicable

Payment Options: CSU offers both Agency Bill and Direct Bill payment methods. Listed below are the payment methods available to the insured.

Attached to Quote number: 386002551 Date of Quote: 10/30/2020

Re: Verve S LLC

Agency Bill:

Premium:	
CGL Deposit Premium	$ 3,748.00
Flat Premium	$ N/A
Terrorism Risk Insurance Act	$ Excluded
Broker Fee	$ 35.00
Surplus Lines Tax	$ 112.44
Stamping Fee	$ 20.00
Other Taxes or Fees	$ N/A
TOTAL	$ 3,915.44

Direct Bill:

	Annual	**Semi-Annual**	**Quarterly**	**25%/9**
CGL Deposit Premium	$ 3,748.00	$ 3,860.00	$ 3,935.00	$ 4,048.00
Flat Premium	$ N/A	$ N/A	$ N/A	$ N/A
Terrorism Risk Insurance Act	$ Excluded	$ Excluded	$ Excluded	$ Excluded
Broker Fee	$ 35.00	$ 35.00	$ 35.00	$ 35.00
Surplus Lines Tax	$ 112.44	$ 115.80	$ 118.05	$ 121.44
Stamping Fee	$ 20.00	$ 20.00	$ 20.00	$ 20.00
Other Taxes or Fees	$ N/A	$ N/A	$ N/A	$ N/A
TOTAL	$ 3,915.44	$ 4,030.80	$ 4,108.05	$ 4,224.44
Down-Payment*	$ 3,915.44	$ 2,100.80	$ 1,156.80	$ 1,525.78

*Down-Payment includes any fully earned or flat premiums, Broker Fee (where applicable), and all Surplus Lines Tax and other state specific taxes or fees. Depending on the bind request date or length of the policy term, the down-payment may include premiums from subsequent installments.

Attached to Quote number: 386002551 Date of Quote: 10/30/2020

Re: Verve S LLC

Provisions applicable to premium:

A. Premium is subject to annual audit: ☒ **Yes** ☐ **No**

B. Agency Bill Payment Terms: Premium is payable in full on the 15th of the month following the statement month. If payment is not received by the 15th of the month following the statement month, coverage will be cancelled and may not be reinstated or may not be reinstated at the same terms and conditions. If premium is financed and the finance company requests the company to cancel coverage, the company will honor that request. If the finance company subsequently requests the company to reinstate coverage, the company, at its sole discretion, may not reinstate coverage or may reinstate coverage with a gap in coverage terms or conditions.

C. Direct Bill Payment Terms: Payor is responsible for submitting the down-payment and any subsequent installment reflected on the billing invoice within 22 days from the invoice date. Subsequent installments are subject to change based on policy changes and/or billing charges. Please refer to Billing Invoice for future installments.

D. Direct Bill Billing Charge: The following billing charges vary by state and may apply up to $25 per infraction: Non-Sufficient Funds (NSF) Charge, Rescission Charge, and/or Late Charge. Please refer to the Disclosure of Direct Bill Charges form included with your invoice for more information.

E. Minimum Earned Premium at Inception: 25 %
Minimum earned premium is the minimum amount to be retained as premium if coverage is cancelled at the insured's request after coverage is bound with the company.

F. Minimum Premium is the lowest amount to be retained for the policy period. Minimum premium is equal to 100% of the deposit premium.

G. Flat Premium: Any premium shown as a flat is fully earned and is not subject to the minimum earned premium.

H. Broker Fee: The broker fee is considered a flat charge and fully earned and is not subject to the minimum earned premium.

Forms and Endorsements:

Refer to Forms and Endorsements Schedule CSIA406

Standard Terms and Conditions:

1. In compliance with TRIA, a signed disclosure statement and coverage selection form is required at the time coverage is bound.

2. Please advise if coverage is desired. Coverage is not bound until issuance of a policy number by the company.

3. Commission: 15 %

Additional Terms and Conditions and Remarks:

Authority to Issue Certificates of Insurance:
After coverage is bound with our prior approval, you may issue **unmodified** ACORD Certificates of Insurance with an accurate representation of the coverage form and endorsements applicable to the policy at the time you issue the Certificate. No modification to the ACORD Certificate of Insurance is allowed without prior written approval from the company.

Certificates of Insurance do not amend, extend or alter policy coverage, terms or conditions in any manner. Changes to the policy are permitted only with prior written approval by the company.

Attached to Quote number: 386002551 Date of Quote: 10/30/2020

Re: Verve S LLC

DISCLOSURE NOTICE OF TERRORISM INSURANCE

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, that you have the right to purchase insurance coverage for losses resulting from acts of terrorism, as defined in Section 102(1) of the Act.

Certified Act of Terrorism
As defined in Section 102(1) of the Act, the term "act of terrorism" means any act that is certified by the Secretary of the Treasury - in concurrence with the Secretary of State, and the Attorney General of the United States - to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

Disclosure of Federal Participation in Payment of Terrorism Losses
You should know that where coverage is provided for losses resulting from certified acts of terrorism, such losses may be partially reimbursed by the United States government under a formula established by federal law. However, your policy may contain other exclusions which might affect your coverage, such as an exclusion for nuclear events. Under the formula, the United States government generally reimburses 85% of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage. The premium charged for this coverage is provided below and does not include any charges for the portion of loss that may be covered by the federal government under the Act.

You should also know that the Terrorism Risk Insurance Act, as amended, contains a $100 billion cap that limits U.S. government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses in any one calendar year exceeds $100 billion. If the aggregate insured losses for all insurers exceed $100 billion, your coverage may be reduced.

Disclosure of Premium
In accordance with the federal Terrorism Risk Insurance Act, we are required to provide you with a notice disclosing the portion of your premium, if any, attributable to coverage for acts of terrorism certified under that Act.

The portion of your premium attributable to coverage for acts of terrorism certified under the Act is Excluded plus applicable taxes and fees. This amount does not include any charges for the portion of losses covered by the United States government.

REJECTION OF TERRORISM INSURANCE COVERAGE

You may choose to reject this offer of coverage for losses resulting from acts of terrorism as defined in the Act by signing the statement below and returning it to your insurance producer.

Coverage Rejection - I hereby reject the offer to purchase coverage for certified acts of terrorism as defined in the Act. I understand that I will have no coverage for losses resulting from such acts of terrorism.

Authorized Signature by Applicant _____ Date _____

Print Name _____ Named Insured _____

The Cincinnati Specialty Underwriters Insurance Company Policy Number _____

Forms and Endorsements Schedule

POLICY NUMBER: CSU0141978 **POLICY EFFECTIVE DATE:** 11/01/2020

NAMED INSURED: Verve S LLC

FORMS APPLICABLE

Forms Applicable - Common Forms

CSIA501 (07/14)	Common Policy Declarations
CSIA409 (01/08)	Named Insured Schedule
CSIA410 (03/08)	Notice to Policyholders
CSIA423PA (05/10)	Important Notice
CSIA448 (01/15)	Policyholder Notice Terrorism Insurance Coverage
CSIA403 (11/17)	Special Provisions - Premium
CSIA404 (08/07)	Service of Suit
CSIA300 (01/15)	Exclusion Of Certified Acts And Other Acts Of Terrorism

Forms Applicable - Commercial General Liability

CSGA501 (04/08)	Commercial General Liability Coverage Part Declarations
CSGA403 (10/07)	Liability Premises Schedule
CSGA408 (04/08)	Commercial General Liability Classification and Premium Schedule
CG0001TOC (04/13)	Commercial General Liability Coverage Form Table of Contents
CG0001 (04/13)	Commercial General Liability Coverage Form
CSGA401TOC (02/13)	Changes to Commercial General Liability Coverage Form Table of Contents
CSGA401 (02/13)	Changes to Commercial General Liability Coverage Form
CG2107 (05/14)	Exclusion - Access or Disclosure of Confidential or Personal Information and Data-Related Liability
IL0120 (10/13)	Pennsylvania Changes - Defense Costs
CG0300 (01/96)	Deductible Liability Insurance
IL0246 (09/07)	PA Changes - Cancellation and Nonrenewal
CSGA301 (03/16)	Exclusion-Assault or Battery
CG2426 (04/13)	Amendment of Insured Contract Definition

SPECIMEN

Forms and Endorsements Schedule

POLICY NUMBER: CSU0141978 **POLICY EFFECTIVE DATE:** 11/01/2020

NAMED INSURED: Verve S LLC

FORMS APPLICABLE

Forms Applicable - Commercial General Liability

CSGA418 (06/08)	Amendment of Pollutants Definition
CSGA364 (06/08)	Exclusion - Coverage C - Medical Payments
CSGA361 (06/08)	Exclusion - Fungi or Bacteria
CSGA439 (11/08)	Amendment of Duties in the Event of Occurrence Offense Claim or Suit Condition
CG2147 (12/07)	Employment-Related Practices Exclusion
CG2149 (09/99)	Total Pollution Exclusion Endorsement
CSGA345 (03/08)	Exclusion - Designated Operations or Work
CSGA434 (11/08)	Automatic Additional Insured-Specified Relationships
CSGA4087 (12/12)	Waiver of Transfer of Rights of Recovery Against Others to Us - Per Contract
CG2146 (07/98)	Abuse Or Molestation Exclusion
CSGA4034 (06/12)	Automatic Additional Insured - When Required in any Non-Construction Contract or Agreement with You
IL0910 (07/02)	PA Notice
CG2150 (04/13)	Amendment of Liquor Liability Exclusion
CG2196 (03/05)	Silica Or Silica-Related Dust Exclusion
IL0017 (11/98)	Common Policy Conditions
IL0021 (09/08)	Nuclear Energy Liability Exclusion Endorsement
CSLL348 (01/08)	Limitation - No Stacking of Limits of Insurance
IL0003 (09/08)	Calculation of Premium
CSIA405(08/09)-A	Limitation Of Coverage To Scheduled Classifications Only

SPECIMEN

The Cincinnati Specialty Underwriters Insurance Company
P.O. Box 145496
Cincinnati, OH 45250

AFFIDAVIT OF DILIGENT EFFORT (CSD 2001)

STATE OF PA POLICY # CSU0141978

COUNTY OF PHILADELPHIA COUNTY

I _____, whose Social Security Number is **NOT APPLICABLE** of

Horizon Agency, Inc. affirm that I have sought to obtain General Liability
(Agency Name) (Type of Coverage)

for Verve S LLC
(Named Insured)

From:

1. _____ (Authorized Insurer) _____ (Telephone Number)

_____ (Person Contacted) and the reason(s) for the declination by the

Insurer was (were) as follows: _____

_____

2. _____ (Authorized Insurer) _____ (Telephone Number)

_____ (Person Contacted) and the reason(s) for the declination by the

Insurer was (were) as follows: _____

_____

3. _____ (Authorized Insurer) _____ (Telephone Number)

_____ (Person Contacted) and the reason(s) for the declination by the

Insurer was (were) as follows: _____

_____

It is further affirmed that the Insured was expressly advised in writing prior to placing the insurance that (1) the surplus lines with whom coverage is being placed is not authorized to do business as an admitted carrier in this State and (2); in the event of insolvency of the surplus lines insurer, the property and casualty guaranty fund of the State will not pay losses under the surplus lines coverage form.

_____ _____
(Dated) (Signature of Producing Agent)

_____
(Printed Name of Producing Agent)

COMMONWEALTH OF PENNSYLVANIA INSURANCE DEPARTMENT

1609-PR (REV. 08/12)
(Must be included with SLL Affidavit type 1609-SLL/1609-PR)

Pennsylvania Surplus Lines Association
180 Sheree Blvd., Suite 3100
Exton, PA 19341

Customer ID #	3249
Policy #	
Binder #	

Report of transactions with unlicensed insurer(s) in accordance with Section 1609 of Article XVI, Surplus Lines of the Insurance Company Law, Act of May 17, 1921, P.L. 682, No. 284, as amended

DECLARATION BY PRODUCER

Insured Name	Verve S LLC					
Location of Risk***	643 ANCHOR ST		City PHILADELPHIA	State PA	Zip 19120	
Type of Coverage:	General Liability					
Description of Insured's Operation:	Service - Miscellaneous					
Amount of Insurance	Property*	$	Casualty**	$1000000/2000000		
Effective Dates (term) of Coverage	FROM 11/01/2020		TO 11/01/2021			

*Total Insured Value ** General or Policy Aggregate ***If more than one location of risk, then give address with most exposure

I declare under the penalties provided for perjury, that I have made a diligent effort to procure the insurance coverage described above from licensed insurers which are authorized to transact the kind of insurance involved and which provide, in the usual course of business, coverage comparable to the coverage being sought and have been unable to procure said insurance. I have documented a declination of coverage from at least three admitted insurers.

I further declare under the penalties provided for perjury, that at the time of presenting a quotation to the insured, the insured was given notice in writing, either directly or through the producer, that:

> The insurer with whom the insurance is to be placed is not admitted to transact business in this Commonwealth and is subject to limited regulation by the Department; and in the event of the insolvency of the insurer, losses will not be paid by the Pennsylvania Property and Casualty Insurance Guaranty Association.

ALL applicable provisions of ARTICLE XVI of the Insurance Company Law (40 P.S. §991.1601 et seq.) and Title 31 PA Code, Chapter 124 have been or will be complied with.

Name of Producer Agency: _____
(Type or Print Name of Producer Agency)

License # of Producer Agency: _____
(Agency's License No.)

Name of Producer: _____
(Type or Print Name of Individual Producer)

License # of Producer: _____
(Individual's License No.)

Signature of Producer _____ **Date:** _____
(Signature of Producer)

CSU PRODUCER RESOURCES INC.

CYBER LIABILITY QUOTE ESTIMATE

Date: 10/30/2020

To: Verve S LLC
643 ANCHOR ST
PHILADELPHIA PA 19120

QUOTATION

CSU offers three Cyber products: Data Defender, Network Defender and Cyber Defense. Data Defender and Network Defender can be purchased separately or together. The quote(s) cannot be bound without prior company approval. Final pricing is subject to a favorable Cyber Liability Application, CSHC002. Please contact your C-SUPR underwriter for more information on these products.

1. DATA DEFENDER

Provides first party coverage for specified expenses arising from a "personal data compromise" involving "personally identifying information" of "affected individuals."

"Affected individuals" may be customers, clients, members, directors or employees of the insured entity.

Coverage	Annual Aggregate Limit	Deductible	Annual Gross Premium
Response Expenses	$50,000	$1,000	$53
Defense and Liability	$50,000	$1,000	$20
Identity Recovery	$25,000	$250	$14
Total Data Defender Premium for $50,000 Annual Aggregate Limit			$ **87

2. NETWORK DEFENDER

Provides third party coverage for the breach of business information, unintended propagation and forwarding of malware and unintended abetting of a denial of service attack.

Coverage	Annual Aggregate Limit	Deductible	Annual Gross Premium
Computer Attack	$100,000	$1,000	$141
Network Security	$100,000	$1,000	$101
Total Network Defender Premium for $100,000 Annual Aggregate Limit			$ **242

3. CYBER DEFENSE

Cyber defense comprises seven components, including first and third party coverages. This robust cyber option offers higher limits and broad coverage and requires individual underwriting. Please consult your C-SUPR underwriter for additional details. To receive a quote, please complete supplemental application CSHC004.

** Note: applicable taxes, terrorism and $35 broker fee will be added to the final policy.

SAMPLE

CSIA 460 07 17

This is not a policy. CSU Producer Resources Inc., a subsidiary of Cincinnati Financial Corporation, offers insurance brokerage services to independent agencies of The Cincinnati Insurance Company. C-SUPR supports your access to Cincinnati's excess and surplus lines company - The Cincinnati Specialty Underwriters Insurance Company. 6200 South Gilmore Road, Fairfield, OH 45014 5141. Mailing address: P.O. Box 145496, Cincinnati, OH 45250-5496 cinfin.com

Commercial General Liability Premises Schedule

POLICY NUMBER: CSU0141978 **POLICY EFFECTIVE DATE:** 11/01/2020 ☒ **if Supplemental Declarations Is Attached**

NAMED INSURED: Verve S LLC

LOC.	ADDRESS
1	643 ANCHOR ST PHILADELPHIA PA 19120

SPECIMEN

Commercial General Liability Classification and Premium Schedule

POLICY NUMBER: CSU0141978 **POLICY EFFECTIVE DATE:** 11/01/2020

NAMED INSURED: Verve S LLC

LOC NO.	CLASSIFICATION	CODE NO.	PREMIUM BASE A - Area B - Payroll S - Gross Sales U -Units	RATE Premises Operations and All Other	RATE Products/ Completed Operations	DEPOSIT PREMIUM Premises Operations and All Other	DEPOSIT PREMIUM Products/ Completed Operations
1	Bicycles - rented to others	10151	S, 50000	74.964	.000	$3,748	

SPECIMEN

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING DEPARTMENT

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

VerveS
_____ does:
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business=s policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on,or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee=s community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.



_____
Proposer's Signature

December 28, 2020
_____
Date

Form **W-9**
(Rev. November 2017)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Kevin Thompson

2 Business name/disregarded entity name, if different from above
VerveS

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) **N/A**
Exemption from FATCA reporting code (if any) **N/A**
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
643 Anchor Street

Requester's name and address (optional)

6 City, state, and ZIP code
Philadelphia PA 19120

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
[ ][ ][ ] – [ ][ ] – [ ][ ][ ][ ]

or

Employer identification number
8 3 – 2 0 6 4 7 6 7

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ Kevin Thompson Date ▶ **December 28, 2020**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Cat. No. 10231X Form **W-9** (Rev. 11-2017)



WHEELS

RFP No. 2021-010
Fort Pierce // Scooter Share Program

January 4, 2021

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No:** 2021-010
Mandatory Site-Visit: WEDNESDAY, NOVEMBER 18, 2020	**Bid Title:** SCOOTER SHARE PROGRAM
Mandatory Site-Visit Location: N/A	**Bid Opening Location:** City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, DECEMBER 22, 2020	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: Wheels Labs, Inc. **Mailing Address:** 8149 Santa Monica Blvd. #297 **City, State, Zip Code:** West Hollywood, CA 90046	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual) Typed or Printed Name: Todd Maron
Type of Entity (Select one): Corporation ✓ Partnership Proprietorship	Title: Chief Legal Officer
Incorporated in the State of: Delaware Year: 2018	Delivery in _____ days, ARO
Phone Number: 310-480-1500	Payment Terms: Net 30 Days
Fax Number: ←	FEIN or SS Number:
E-Mail Address: tmaron@wheels.co	Local Business: ___Y ___N MWBE: ___Y ___N
Bid Security is attached, when required, in the amount of $ _____ F.O.B. DESTINATION	If returning as a "No Bid" state reason:

THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID

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- Drug-Free Workplace Form
- Addendum No. 1
- Certificate of Liability Insurance
- W-9
- Florida State License
- Fort Pierce Business Tax Receipt
- Checklist

Appendix 43

- Ride Safe with Wheels
- Injury Data Report
- Accessibility Report

LETTER OF SUBMITTAL

Dear City of Fort Pierce,

Wheels is excited to express our strong interest in partnering with the City of Fort Pierce to offer a micromobility service that emphasizes safety, cleanliness, accessibility, and equity. We are proud of our first-place finish in the recently awarded and highly sought-after Seattle RFP and are excited to submit our application and to serve the great City of Fort Pierce.

Safety

Wheels was born out of a desire to make micromobility safer and more accessible to a diversity of ages, sizes and economically disadvantaged communities. Every action that drives our company forward is built on the safety concerns of our community. Our 'safety first' strategy led us to forego using the traditional stand-up scooter in favor of a completely different form factor – one with much bigger wheels, a lower center of gravity, Bluetooth speakers to allow riders to get navigation without holding their phones, and a seat for more points of contact with the rider.

The Wheels device delivers these safety benefits while still being the size of a traditional scooter. This is important because larger devices are much more likely to create congestion, interfere with pedestrians, and introduce a range of other problems. The Wheels device delivers the best of both worlds: significantly increased safety and a size that is proven to work.



In the past year, Wheels has rolled out new safety features that are unique to us. First off, we have started rolling out a smart helmet system that is directly integrated into the device – the first such system being introduced on the market. At Wheels, we believe that riding with a helmet is absolutely critical as approximately half of all injuries on micromobility devices are head injuries, and yet about 99% of riders have been found to not wear helmets.

Secondly, Wheels devices are now equipped with tip-detection technology to help ensure that they are properly staged, including being upright. This has helped us ensure sidewalks are safe and accessible for people of all ages and abilities.

The data has proven out the safety benefits of our device. As reflected in the attached report, Exponent, a leading third-party safety consultant, recently compared our injury rates to the rest of the micromobility industry, and it found that Wheels' injury rates are exponentially lower than those reported for scooters and bicycles:

Wheels' Injury Rate	Comparison to Other Micromobility Devices
1 injury for every 74,577 miles ridden	4 times better than bicycles; 3 to 66 times better than other scooters
24.99 injuries for every 1 million trips taken	5 times better than bicycles; 8 to 26 times better than other scooters
0.12 injuries for every 1,000 hours of riding	2 to 5 times better than bicycles; 9 to 19 times better than other scooters

Cleanliness

In line with our commitment to safety, Wheels is uniquely situated to address the challenges of the COVID-19 pandemic.



We recently announced a partnership with NanoSeptic, the leader in self-sanitizing surfaces, on a first-of-its-kind offering in the shared transportation space. Through this partnership, we are rolling out custom-made NanoSeptic surfaces on our handlebars and brake levers so that our riders only touch self-cleaning surfaces. NanoSeptic surfaces contain mineral nanocrystals that are powered by visible light to continuously break down any organic contaminants at the microscopic level without the use of poisons, traditional heavy metals or dangerous chemicals.

Accessibility

In order for micromobility to help cities responsibly reopen, devices not only have to be safe and clean, they have to be capable of being comfortably ridden by ***everyone***. With the increased need for transportation modes that promote social distancing, this has never been more important.

Wheels devices are uniquely situated to appeal to everyone. We are the only micromobility company to exclusively offer a seated option as we believe strongly in the safety and accessibility benefits of seated devices, and we have stayed relentlessly focused on perfecting the best seated device on the market. Our seated design provides increased comfort for those who do not have the physical capability of standing up on a scooter or pedaling a bicycle. And our device is lightweight (only 40 lbs.), has a low step-through for easier access and operation, and does not require users to pedal or stand and balance. Because of these differences, Wheels attracts a particularly broad demographic, with half of our riders being women and one-third being over the age of 35.

To demonstrate the clear accessibility benefits of the Wheels form factor, we recently asked Exponent to conduct a comparative analysis of a Wheels seated scooter, a common stand-up scooter, and a pedal bike. As indicated in the report, riders of a wide variety of weights and ages prefer the Wheels seated scooter. It is easier to mount and dismount than a pedal bike. It is more stable to ride than the other devices. It is easier to start up from an orthopedic perspective than the other devices. And our riders have less fatigue because of the ability to sit down and remain stable.

Sustainability

Due to our swappable battery technology and the modular design of our device, we believe that Wheels is the most sustainable option in the micromobility industry. Wheels avoids the typical “juicer” model where scooters are thrown in people’s trucks, charged overnight at their homes, and then brought back out in trucks to be re-deployed. The use of swappable batteries instead enables our devices to receive new, charged batteries without ever having to be removed from the field, resulting in a much more efficient operations model and lower carbon footprint.

Additionally, because we purposefully chose not to buy a traditional off-the-shelf scooter like other companies and because our device instead uses a unique modular design that allows parts to be easily swapped in and out, the life span of our vehicles is unusually long. Indeed, we are confident that our devices will easily last at least 2,000-3,000 miles on average (more than 3 years), and likely far more. This dramatically lowers vehicle churn and waste, and significantly improves sustainability.

Commitment to City of Fort Pierce

Wheels is well positioned to help the City and Fort Pierce residents have a safe, accessible and healthy micromobility program. We are ready to collaborate with the City in increasing the use of active and sustainable transportation and providing Fort Pierce residents with accessible and efficient transportation options. In addition to this letter, our application to the City details our many other benefits and innovations. We love the City of Fort Pierce and hope to create a long-standing partnership with the City.

Requested Information

Name: Wheels Labs, Inc
Address: 8149 Santa Monica Blvd #297, West Hollywood, CA 90046
Principal Place of Business: 8149 Santa Monica Blvd #297, West Hollywood, CA 9004
Email: tmaron@wheels.co
Telephone Number: (310) 480-1500

Legal status of the Firm: Corporation

Location of the facility from which the Firm would operate:
2900 NW 112th Avenue, Unit D4, Doral, FL 33172*,

*Please note, this is the address of our existing Florida warehouse and if we win the RFP, we plan to source a central warehouse location in Fort Pierce.

Wheels acknowledges that we will comply with all terms and conditions set forth in the Request for Proposals, unless otherwise agreed by the City.

Sincerely,

Todd Maron
Chief Legal Officer
Wheels

TECHNICAL PROPOSAL

1. Describe the following elements of your micromobility program:

a) Proposed launch approach and schedule, assuming March 1, 2021 start date. Include information on your ability and plan for deploying staff in the field during the first few weeks of operation to educate and encourage users of the proper and safe use of their micromobility vehicles, encourage the use of helmets and proper parking. Discuss your intentions for scaling the program or any planned phased implementation.

Launch Approach and Schedule

Wheels is prepared to launch in Fort Pierce on March 1, 2021 with dedicated launchers and an existing experienced local management team in Florida. Wheels has an in-house recruitment team and rigorous training program that enables us to quickly deploy an effective, locally-sourced field and warehouse team. The Wheels team will launch 50 devices on Day 1 and will scale up quickly to reach the full 200 device fleet.

Planning and Pre-Operations Phase

Duration: 2 weeks

Weeks out from launch: 5 weeks {January 25, 2021}

- City Assessment
- Determine Staffing needs + Warehouse Sourcing
- Competitive Analysis (if applicable)
- Determining technology framework needs
- Supply chain mobilization
- Identify local stakeholders

Pre-Launch Phase

Duration: 3 weeks

Weeks out from launch: 3 weeks {February 8, 2021}

- Finalize hiring and training field staff
- Warehouse acquisition
- Mechanic workshop setup
- Device quality checks
- Technology setup
- Ride and technology field test
    - Geofence
    - Speed control
    - In-app messaging
- Stakeholder introductions and meetings

Launch

Duration: 1 week

Launch: {March 1, 2021}

- Program goes live and rides begin
- Implement in-app messaging about helmet use and proper parking
- Advertise promotions to support early adoption

Sustained Operations

Post-Official Launch

- Monitor and assess rider behavior, geofencing and device parking
- Optimize hub placement and deployment strategies
- Continued program monitoring with city officials and stakeholders
- Conduct community outreach programs
- Rider safety education sessions

Scaling Plan

In collaboration with the City of Fort Pierce and local stakeholders, Wheels will develop a plan to add new hubs and devices based on ridership and market conditions. Wheels is committed to a sustainable scaling plan that meets the needs of riders and community stakeholders.

Field Staff Ambassadors

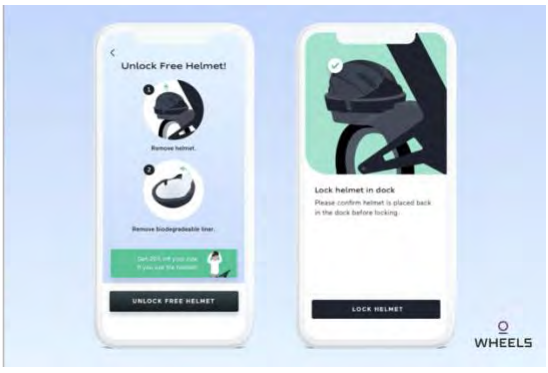
We have had great success using field staff as ambassadors for community outreach and education. Our Field Operations Specialists are out every day in the field rebalancing our devices and are often the most frequent point of contact for local citizens. We pride ourselves in our onboarding and continuous training of our Field Operations Specialists on how to answer any questions and provide education to users on best riding and parking practices.

The Wheels Integrated Helmet System

As a safety feature that is unique to Wheels, we are rolling out a smart helmet system that is directly integrated into our device – the first such system introduced on the market. Using the app, riders can unlock the helmet from the device and peel off a new biodegradable headliner for every use. (There is a tab on the outside of the helmet that a rider pulls in order to get a fresh headliner; the rider never has to touch the part of the headliner that was used by another rider.) Because the helmet is connected to the device's sensors and other electronics, we have numerous options to encourage helmet use by our riders and we provide discounts to encourage and reward use. We will use tactics like email campaigns, in-app notifications, partner communications and events to promote helmet use to users and educate them on our helmet incentives and how to use our integrated helmet system.

At Wheels, we believe that riding with a helmet is absolutely critical since approximately half of all injuries on micromobility devices are head injuries, and yet about 99% of riders have been found to not wear helmets. While simply handing out helmets to riders is a good step, it is not enough because the vast majority of riders do not have helmets with them at the moment they decide to rent a mobility device. We strongly believe that having an integrated helmet is the right solution, and any micromobility device without one is incomplete, as it is lacking the most important safety system a micromobility device can have.





b) Hours of operation – list typical micromobility vehicle deployment time, pick-up time, and the typical hours your micromobility vehicles are available to rent.

Because of our swappable batteries and dedicated field team, Wheels is able to flexibly deploy devices and provide them 24/7 to meet the needs of Fort Pierce's essential workers, commuters, residents, special events and visitors. Our devices are capable of being deactivated remotely on a variable schedule or being removed from city streets based on local requirements. Our local management team will work with Fort Pierce to develop a collaborative operating plan that meets the needs of your community.

c) Pricing plan.

Wheels is proud to offer a transparent pricing structure that provides low barriers to entry and lets users ride worry free. Upon scanning a device, users are shown current rates before every ride, eliminating the need for guess work. Our pricing model is designed with equity in mind and does not require hefty upfront deposit fees, memberships, or time limitations.Wheels prices are competitive with existing options that enable us to cover operational costs.

Our pricing consists of an unlock fee and a per minute fee. The unlock fee is zero to 1 dollars and the price per minute ranges from 25 cents to 39 cents. Wheels does not participate in surge pricing allowing riders to get a good price during even the busiest of commuter hours.

Reduced Rate Option

Equitable service is very important to the Wheels team and we believe access to safe, affordable transportation should be available to everyone. In addition to our standard pricing structure and payment procedures, Wheels also offers a low-income plan, Wheels-for-All, which includes cash payment options and a 50% discount on rides to any customer with an income level at or below 200% of the federal poverty guidelines. Wheels is proud to offer our reduced rate plan and the other two plans listed below in every partner city.

To qualify for our low-income plan, individuals must be currently enrolled, or eligible to enroll, in a city, state or federal assistance program. To enroll, individuals can (1) sign up via a simple form on https://www.takewheels.com/wheels-for-all, OR (2) email proof of eligibility/enrollment in an acceptable assistance program along with their full name and phone number to equityplan@wheels.co, OR (3) by mail to Wheels Labs, Inc., 8149 Santa Monica Blvd #297 West Hollywood, CA 90046.

Cash Payment Option

Users who have established an account under our Wheels-for-All low-income plan and are without a credit or debit card can add a cash balance to their account by sending a check or money order, along with their full name and telephone number, to our corporate address: Wheels Labs, Inc. ATT: PREPAYMENT Wheels Labs, Inc. 8149 Santa Monica Blvd #297 West Hollywood, CA 90046. This address is visible on our site and readily provided to any customer that calls into our customer service number. Additionally, unbanked users can use prepaid debit cards or gift cards, which they can purchase at any local retail store that carry these.

Non-Smartphone Service

For customers who have established an account under the Wheels-for-All low-income plan and are without a smartphone, Wheels provides the ability to have a device unlocked for use by sending an SMS text message, along with the QR code of the device, to a dedicated Wheels' SMS number.

d) Revenue share with the City of Fort Pierce

With our experience, we believe the most sustainable business model that works for cities to help pay for their infrastructure costs is with a pay per ride fee. We would be happy to work with the City of Fort Pierce to determine the best approach and fee structure.

2. EQUIPMENT AND SAFETY

a) Provide a detailed description, with images, of the vehicle model(s) that you will use in the City of Fort Pierce – including top speed, description of the wheel type and material, and measurements.



The Seated Wheels Device: Increased Safety in the Size of a Traditional Scooter

Safety First

Wheels was born out of a desire to make micromobility safer. Every action that drives our company forward is built on the safety concerns of our community. Our 'safety first' strategy led us to forego using the traditional stand-up scooter in favor of a completely different form factor – one with much bigger wheels, a lower center of gravity, and a seat for more points of contact with the rider.

Importantly, Wheels is the only operator that exclusively uses a seated device -- one that has been used by millions of riders across the US and Europe -- and we have done so ever since our founding in 2018. This experience has allowed us to continuously make safety and performance enhancements.

The Wheels device delivers these safety benefits while still being the size of a traditional scooter. This is important because larger devices are much more likely to create congestion, interfere with pedestrians, and introduce a range of other problems. The Wheels device delivers the best of both worlds: significantly increased safety and a size that is proven to work.

Dimensions

Wheels devices are 39.9 inches tall, 21.1 inches wide, 49.2 inches long, and weigh 40 lbs.

14-Inch Wheels

In contrast to most other devices, Wheels devices have large, 14 x 2.2-inch pneumatic tires for navigating roadway cracks and uneven pavement surfaces. This significantly improves safety.

Maximum Load Capacity
The maximum load capacity of the Wheels device is over 500 lbs.

Standover Height
Standover height, which was measured from the ground to the topmost structural frame component that a rider must step over to mount the device, is 14 inches allowing for easy access and operation.

Dual Brakes
Wheels devices have front and rear independent dual actuated brakes.

Anti-Theft and Vandal Resistant Hardware and Components
Wheels devices have recently been retrofitted with custom-developed tamper proof screws, and an anti-tamper, custom-built locking system to prevent battery theft. Our software-enabled protocol provides real-time alerts that notify our operations team if any tampering of our devices is occurring in the field.

Lighting
Wheels devices include an always-on at night white headlight visible from a distance of at least 500 feet and an always-on at night red taillight visible from a distance of 600 feet to the rear, which stay illuminated for at least 90 seconds after the user ends their ride.

Motor
Wheels devices have a 350-watt motor and have recently been updated to add more than double the amount of newton meters per torque, which significantly improves trips up hills. The motor is configurable and can be set to propel the device at a maximum speed of 20mph, with the ability to decrease it to a lower speed at the request of the city. (As a number of other cities such as Orlando have recognized, seated devices like Wheels are safer than stand-up scooters, and as a result they have permitted seated devices to travel faster than stand-up scooters.) The rider will use the throttle on the right handlebar to propel themselves forward and manage speed.

Bell
Wheels devices have recently been updated from a horn to a bell. This helps to navigate the city better as it produces a sound that pedestrians, cyclists and vehicles are familiar with.

Swappable Battery
Wheels devices come with swappable batteries with a range of about 25 miles – a more sustainable solution that avoids the typical “juicer” model where scooters are thrown in people’s trucks, charged overnight at their homes, and then brought back out in trucks to be re-deployed. The use of swappable batteries instead enables our devices to receive new, charged batteries without ever having to be removed from the field, resulting in a much more efficient operations model and lower carbon footprint.

The Wheels Integrated Helmet System
As an additional safety feature that is unique to Wheels, we are rolling out a smart helmet system that is directly integrated into our device – the first such system introduced on the market. Using the app, riders can unlock the helmet from the device and peel off a new biodegradable headliner for every use. (There is a tab on the outside of the helmet that a rider pulls in order to get a fresh headliner; the rider never has to touch the part of the headliner that was used by another rider.)



Because the helmet is connected to the device’s sensors and other electronics, we have numerous options to encourage helmet use by our riders and we provide discounts that encourage and reward use.

We strongly believe that having an integrated helmet is the right solution, and any micromobility device without one is incomplete, as it is lacking the most important safety system a micromobility device can have.

Spring-loaded Kickstand

Wheels devices include a newly designed spring-loaded kickstand capable of keeping the device upright when not in use. Whether parked on a steep incline or flat surface, our spring-loaded kickstand is designed to support a very high tolerance of weight and excellent balance no matter the surface. At approximately 9" in length with a 1" width base in diameter, our alloy-based kickstand has a 5" compression spring that can withstand more than 35 pounds of compression per inch.

Tip-Detection Technology

Wheels devices are equipped with tip-detection technology to help ensure that they are properly staged, including being upright. Our devices contain an accelerometer that gives us the orientation of the device. When a device is tipped over, the accelerometer detects this and we are sent data in real-time letting us know that a device is knocked over, so that prompt action can be taken by our field team.

Bluetooth Speakers for Hands-Free Navigation

As another safety feature that is unique to Wheels, Wheels devices come with Bluetooth speakers. These speakers mitigate the risks of distracted riding by enabling riders to use hands-free navigation when pairing their phone through the Wheels app.

We are also working on making the Bluetooth speakers capable of providing a range of other safety and warning messages to riders, including, but not limited to, no riding on the sidewalk and parking appropriately.

Locking Rear Wheel

Wheels devices have a rear locking wheel, which is unlocked at the beginning of a trip and relocked at the end of a trip by riders using our mobile app. This prevents unintended use of the vehicle.

Sidewalk Riding Controls

Although no operator currently has operational and effective sidewalk recognition technology, we are currently developing such a system that will be able to identify riders who are riding on the sidewalk, convey audible messages to them over the Bluetooth speaker to tell them to stop riding on the sidewalk, and to take enforcement action against riders that repeatedly ride on sidewalks contrary to our instructions to them.

Environmental Testing

The Wheels device meets environmental standards for batteries and electronic equipment. Wheels has been certified to meet the standards of EN 60950-1, EN 62479:2010, ISO 11014:2009, and RoHS 2 directive 2011/65/EU, among others. Additionally, Wheels batteries are certified under IEC 62133:2012, meeting requirements and tests for the safe operation of portable batteries under the international standard.

Introducing The Atlas

Our newest model, The Atlas, brings an even safer, more accessible, sustainable modular device to our shared micromobility programs. As we rollout The Atlas, we will keep Fort Pierce up to date and discuss a plan for transitioning over to the newer model.



New Features Include:

- Customizable LCD screen. Supports all languages, allows for City required messaging, turn by turn directions and geofence warnings
- Wheels' customized "single lever, split service brake system" (electrical & brake pad subsystem) makes for an even safer braking experience
- Highly visible Turn Signals
- Front and Tail Lights have higher visibility plus road facing bidirectional LEDs
- 40 mile battery range per charge
- Optimized motor for extremely steep inclines
- Left side mirror for greater rider visibility

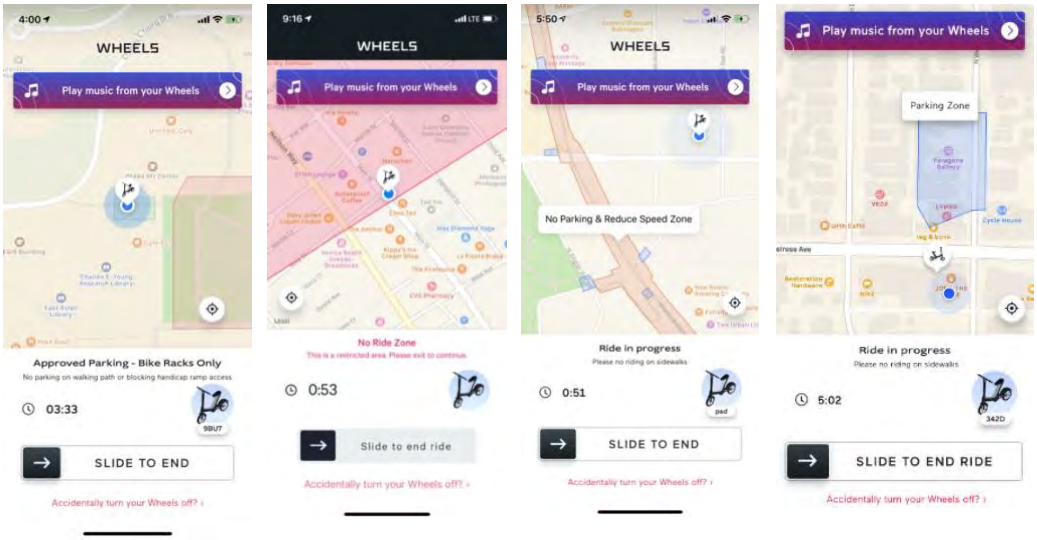
b) Outline your ability to limit speeds, create no-ride zones, and create no-parking zones, based on geofencing. Describe any associated limitations (i.e. number of speed limits that can be set, accuracy of geofencing, etc.)

To lay the groundwork for a successful operation, Wheels uses our superior technology to build out all of the City's desired parking, ride and no ride zones. Wheels uses the term "Hub" to describe where a Wheels device is rebalanced to, or placed in the morning. Riders can be notified of the City's preferred parking zones when ending their ride and hubs will be programmed for those locations so regular riders will always know where they can start or end their rides.

Additionally, Wheels uses our geofencing technology to create no-park and no-ride zones in the desired locations. Wheels creates a geofence and labels these areas in our app so riders are notified of these particular zones. Our system and flexible GPS technology also includes the ability to prevent trip start and end and remotely lock devices that have been transported out of the geo-fenced zone. We have had great success with our geo-fencing technology and our local General Manager is available 24/7 to customize the geo-fence parameters should the City modify their requests.

Our GPS technology also allows us the ability to safely lower speeds all the way down to 0 mph within designated geofenced areas or facilities that are identified with Fort Pierce. After a device's speed has been safely reduced to 0 mph when nearing a geospeed protected zone, Wheels remotely locks the device if it continues into the non-operational zone and warns users that the device needs to be removed from that zone. Further, users are not able to end their ride until the device is returned to the operational zone. Our geofencing system is flexible, with the ability to schedule variable complex operating zones containing different speed and parking restrictions.

Below are a few ways we identify and use geofenced areas in the Wheels' smartphone app.



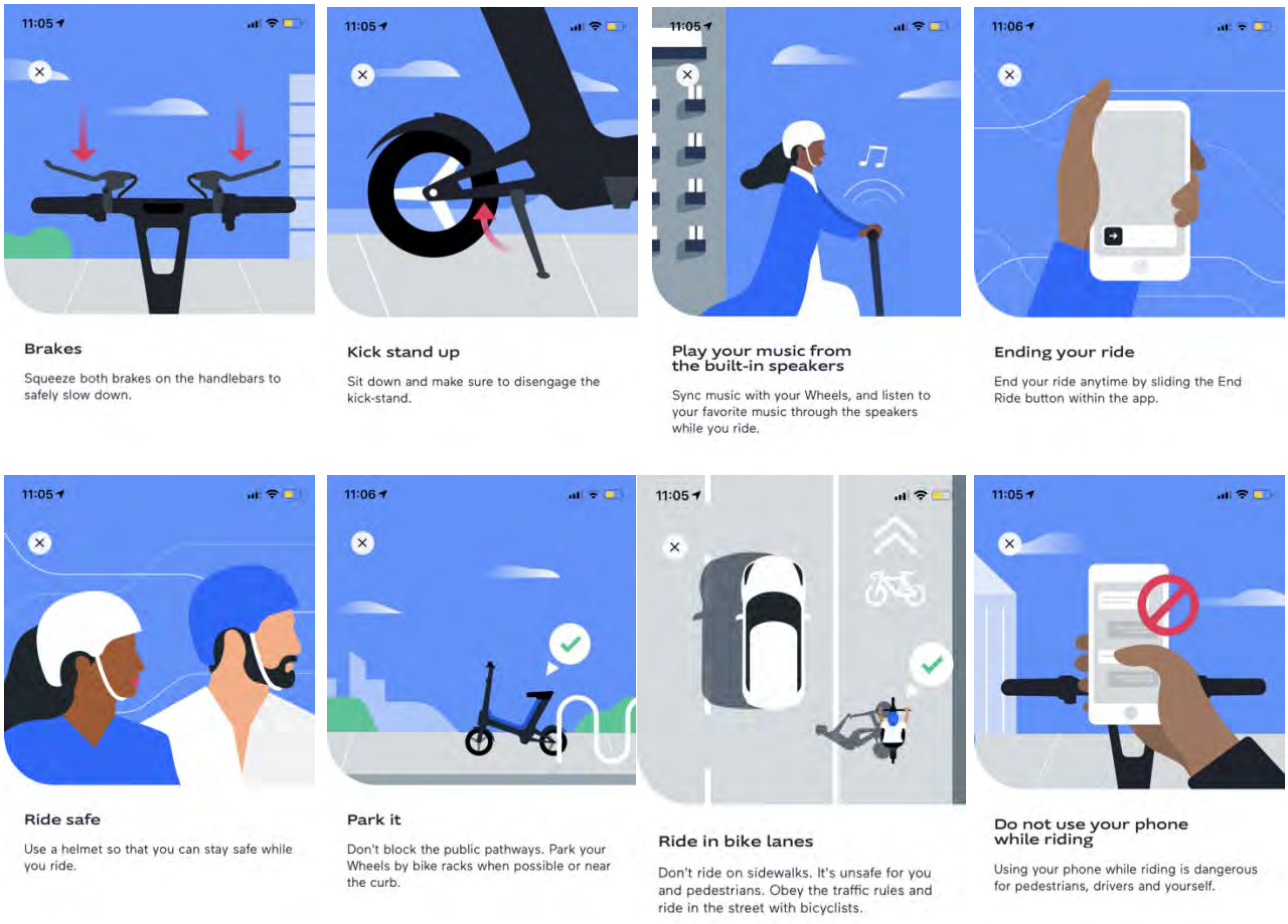
c) Describe the process private property owners will use to request speed limits, no- ride zones, and no-parking zones.

Wheels will create a city centric email that will message all appropriate parties to respond to private property owners. Once we receive a request from a private property owner, the local team will schedule time to discuss and strategize the best approach.

d) Outline your plan for rider education.

Wheels educates our riders about good behavior in numerous ways.

First, Wheels uses in-app education that prompts riders through a series of screens to learn how to use our device and be a good road partner. This tutorial provides a.) local rules and b.) a set of screens that educates on rider safety and covers topics such as wearing a helmet for safety, not using a phone while riding, not riding on sidewalk, and how to properly use our dual brake. The local rules are always available in the app and can be updated remotely. The in-app education is shown to all riders before their first ride and then every fifth ride. Riders are required to go through the entire app carousel and may not dismiss it.



Second, Wheels conducts education and outreach events both in person and virtually. Our local community engagement team will develop extensive relationships with local organizations to allow for our outreach efforts to be done in coordination with community leaders.



As a typical example, in October 2019, Wheels participated in an outreach event on Chicago's South Side where we brought 20 of our devices to the local community. We provided education on how to use our app, how to ride and park properly, and how to use the various features on our device. The response we received was overwhelmingly positive. Riders were highly involved, asked many questions of our staff on site, and were pleased with the comfort, safety, and experience of our devices.

Another example would be in the Venice neighborhood of Los Angeles, we held an event where 20 Wheels Brand and Safety ambassadors distributed materials and spoke to riders about safe riding and parking practices in the Venice Beach area over a busy three-day weekend. With short notice, Wheels was able to hire and train staff that served as Wheels Brand and Safety Ambassadors on beach front areas, and we estimate that they interacted with more than 5,000 beach goers during the weekend.

In addition to these large events, we also require our senior managers to go out at least one day every week to a local community and bring devices with them to engage with local citizens and educate them on how to use Wheels, how to

properly ride and park them, and to answer any questions they may have from seeing our devices out in the field. This allows our leadership team to hear feedback and concerns directly from local citizens.



Finally, as a result of COVID-19, Wheels is holding virtual educational sessions. We work with our civic partners to be added to their digital content (newsletters, virtual events) so we can still engage with local citizens even when in person engagement is not possible.

e) Describe your plan to property sanitize vehicles and respond to the COVID-19 pandemic.

In line with our commitment to safety, Wheels is uniquely situated to address the challenges of the COVID-19 pandemic.



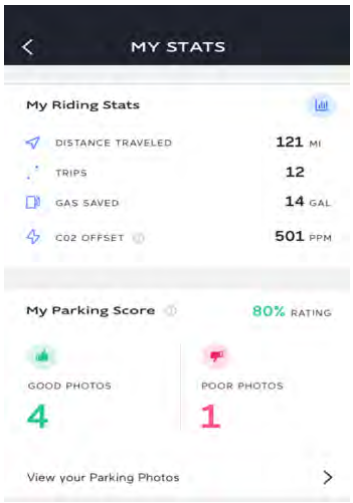
Right at the outset of the pandemic, Wheels announced a partnership with NanoSeptic, the leader in self-sanitizing surfaces, on a first-of-its-kind offering in the shared transportation space. Through this partnership, we rolled out custom-made NanoSeptic surfaces on our handlebars and brake levers so that our riders only touch self-cleaning surfaces. NanoSeptic surfaces contain mineral nanocrystals that are powered by visible light to continuously break down any organic contaminants at the microscopic level without the use of poisons, traditional heavy metals or dangerous chemicals. We are now working with NanoSeptic on the second generation of these surfaces and also developing a self-cleaning spray. We are committed to ensuring that every Wheels device in Fort Pierce has self-cleaning surfaces on their handlebars and brake levers. Of course, this is in addition to the rest of our best-in-class cleaning protocols.

This adds to the many steps we've taken to elevate our sanitation measures:

- Our 24-hour field operations team is regularly sanitizing Wheels bikes at hub locations. As part of this process, our team runs a UV wand over our bikes to break down the virus's genetic material.
- All work areas at Wheels' warehouses are separated by at least 6 feet, and hand washing and sanitizing stations are located at each entrance and throughout our facilities.
- Work areas and tools are sanitized before and after each shift in accordance with the strict sanitization procedures we have implemented.
- All inbound and outbound devices at our warehouse are sanitized, with all Wheels bikes being sprayed with a disinfectant and wiped down with a microfiber towel.
- All of our warehouses are equipped with UV wands, which are being used on all bikes and work surfaces.
- All of our team members wear PPE, including masks and gloves.

3. PARKING

a) Describe your approach to ensuring that users park appropriately. Include strategies your company uses to incentivize proper parking behavior.



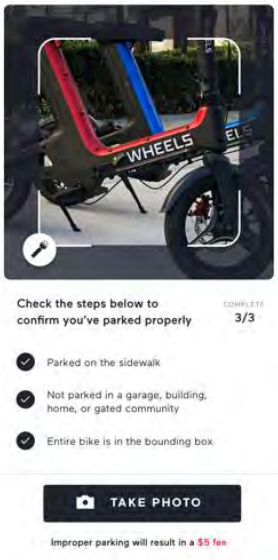
Beyond rider education, engagement, and training, Wheels uses technology to ensure proper parking. Wheels is currently rolling out a new feature that builds on our "End of Ride" photo requirement to include a "Parking Score." Currently, all Wheels riders must take and submit a photo in order to end a ride, and Wheels reviews these photos along with GPS data to ensure compliance with parking rules. To improve this even further, Wheels will use the data collected through the use of our geofencing technology and "End of Ride" photos to provide riders with a "Parking Score." This score will allow riders to know on an ongoing basis whether or not they are parking correctly and we will use this score to incentivize riders who display good parking behavior with rewards, including free ride credits, discounts, and other incentives, and to disincentivize riders who display bad parking behavior with penalties

We are able to identify those who exhibit consistent non-compliant behavior. Offenders will receive a push notification regarding their behavior and a warning of potential actions that Wheels may take if the behavior is repeated. Consequences include mandatory parking and riding education classes, suspension of device use for a period of time commensurate with the underlying offense(s), or removal from the platform as the ultimate penalty for repeat offenders.

Additionally, Wheels is able to identify preferred parking zones, display those zones in geofenced maps in our smartphone application, and message our riders the locations of those zones to make it easy for them to navigate there.







b) Do you anticipate seeking permits to install objects (i.e. docking or parking stations) in the Right-of-Way? If so, please describe.

Wheels does not anticipate seeking permits to install objects in the Right-of-Way.

4. OPERATIONS

a) Describe the availability of vendor staff for rebalancing or moving improperly parked Vehicles.

Field Operations Team

Our Field Operations team, which is specifically detailed in the Management Proposal, functions 24 hours a day, 7 days per week to ensure that devices in the field are in excellent condition and properly located at all times.

Field Operations Specialists are responsible for rebalancing and deploying devices under the supervision of a local Supervisor. Whenever we receive a request through email, phone, or our app that a device is improperly parked (or that there is another issue), we treat these as #1 priority alerts and our Field Shift Supervisor's responsibility is to handle this request above all else. The Supervisor immediately finds the nearest Field Operations Specialist (via an all hands on deck message via Slack) to address the request, provide instructions on how to remedy the issue, and receive photographic confirmation from the Field Operations Specialist that our device has been properly parked.

Additionally, to keep our devices "In the right place at the right time," we use an efficient, reliable network of independent contractors known as "Transporters." This network (a) moves devices so they are grouped together for our Field Operations Team to pick up and (b) rebalances our devices to areas we instruct them to within acceptable ride or parking zones. Transporters work in tandem with our geo-fencing technology to ensure that our devices are where they are supposed to be and eliminate the possibility of clutter in high-use areas.

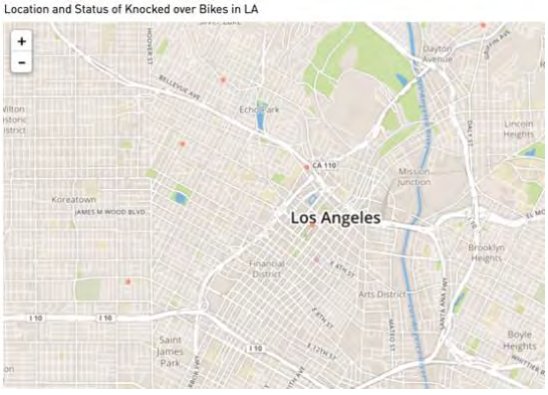
Our Operations Managers and General Manager will monitor rebalancing and hubs accordingly, prioritizing fills in priority zones. Together, Field Operations Specialists and Transporters ensure Wheels devices are deployed each morning and equitably distributed throughout the day using our dynamic, real-time rebalancing model.

Customer Experience Team

Wheels' customer service team is particularly high achieving (less than 20 second response time via chat, ~90% of phone calls resolved in less than 10 minutes). After receiving a request via phone, email, or our app, our customer service team sends an immediate message through Slack to the local team with instructions on what needs to be done to resolve the request. Our response time to public requests is a key metric we're proud of and monitor consistently. In Los Angeles, our biggest market with 3,000 permitted devices, the average time to close a public request is under one hour. Once the field team takes care of the issues, a picture and summary of action is sent back to the customer service team to let them know the request has been resolved. We use data to ensure the effectiveness of our shared mobility system and customer satisfaction by reviewing in-app reports from riders and Transporters, collecting information via published surveys, processing device error codes and other telemetry data flowing into our database to identify potential maintenance and safety issues, and monitoring system alerts for consecutive low app ratings, extended device idle time, and repeat low speed and short trip triggers.

Tip-Detection Technology

Additionally, Wheels devices are equipped with tip-detection technology to help ensure that they are properly staged, including being upright. Our devices contain an accelerometer that gives us the orientation of the device. When a device is tipped over, the accelerometer detects this and we are sent data in real-time telling us that a device is knocked over, allowing our field team to take prompt action. This map to the right (orange dots) shows the knocked over devices in Los Angeles based on this technology.



b) Describe your proposed fleet size including your approach to seasonal variation in demand

Wheels would initially build out our fleet to 200 devices and continue to stay in touch with the City to determine the best time to increase the fleet by increments of 50 devices. This will correspond with the requirements that devices would need 3 unique rides over a 60 day period. Our current cities in Florida -- Orlando and Miami -- continue to stay at full capacity minus times when there is a severe weather emergency. In saying this, the local team monitors the use of the devices on a daily basis and will coordinate with the City to determine if there needs to be seasonal variation in demand.

With a local warehouse in Fort Pierce and additional warehouses in Orlando and Miami, Wheels is well positioned to quickly deploy additional devices in times of high demand or store devices when demand decreases. Our swappable battery system enables our team to ensure devices are fully charged and readily available during times of high demand. For example, in Orlando, we dedicate additional staff to high demand areas to quickly rebalance devices and swap batteries. This combined approach of a strong supply chain, flexible swappable battery system and dedicated field operations team allows Wheels to quickly respond to seasonal variation in demand and meet the city's requirements.

c) Describe your plan to ensure equitable distribution of micromobility vehicles throughout the City of Fort Pierce, including your approach to re-balancing.

In Fort Pierce, Wheels will continue to work with the City to ensure we are equitably distributing per the City's requirements.

Priority zone placements will be one of the main priorities of our General Manager and Operations Manager. Our Fort Pierce team will be directed at the start of daily operations (5am) to focus on priority zone areas first and place an identified percentage of devices in each of the priority zones before placing any other device. Wheels will also include a focused plan to rebalance them to desired areas and locations near transit.

d) Describe the proactive process you will use to prevent property damage and address property damage claims and complaints related to operation of their shared mobility vehicles.

For starters, unlike traditional stand up scooters, we rarely ever see instances of property damage with Wheels. That is almost certainly because Wheels devices look much more like bicycles and therefore present themselves much differently from traditional scooters, which appear much more like a toy and are thus used far more often to cause property damage.

Additionally, Wheels displays the unique identifier for each device (akin to a license plate number) in very large print on the side of each device. We do this so that the rider knows it would be very easy for members of the community to identify which device was used in a specific incident. And we do this so that if an incident ever occurs, members of the community can easily identify the device, and therefore the rider, that was involved. This significantly discourages any kind of problematic behavior.

Finally, Wheels devices are equipped with tip-detection technology to help ensure that they are properly staged, including being upright. Our devices contain an accelerometer that gives us the orientation of the device. When a device is tipped over, the accelerometer detects this and we are sent data in real-time letting us know that a device is knocked over, so that prompt action can be taken by our field team. This has helped us ensure sidewalks are safe and accessible for people of all ages and abilities.

e) Describe your plan to address dumping of your vehicles, including a proactive approach to identify vehicles that have likely been dumped and retrieval plans – including retrieval timelines to minimize environmental impacts.

Again, unlike traditional stand up scooters, we rarely ever see instances of Wheels devices being dumped. As stated above, this is almost certainly because Wheels devices look much more like bicycles and therefore present themselves much differently from traditional scooters, which appear much more like a toy and are thus more commonly dumped without regard for their value.

In the rare event that a Wheels device is dumped, our GPS technology enables us to immediately retrieve it. Indeed, our GPS technology, which is tamper-proof, allows us to always know where our devices are at any given time. And through our regular and ongoing field rebalancing efforts, we promptly know if a device is not where it is supposed to be and, in that situation, our recovery team then immediately goes out into the field to recover that device. Our recovery team is trained extensively on how to recover devices using proper protocol. Through this system, in the rare event that one of our devices has been dumped, it is typically retrieved within just a matter of a few hours at most.

f) Describe your plan to suspend the accounts of users with non-compliant behavior, including property damage & parking violations. How are users identified? Does your company fine users for property damage and/or parking violations?

We are able to identify those who exhibit consistent non-compliant behavior with the help of data collected through the use of our geofencing technology and photo review platform. If a rider consistently displays poor parking and riding behavior, they will receive a push notification regarding their behavior and a warning of potential actions that Wheels may take if the behavior is repeated. Consequences include mandatory parking and riding education classes, suspension of device use for a period of time commensurate with the underlying offense(s), or removal from the platform as the ultimate penalty for repeat offenders.

g) Describe your plan to prohibit underage riders.

Wheels takes a number of steps to ensure that all riders meet the minimum rider age requirements:

First, Wheels requires riders of a Wheels device to scan a government-issued identification (such as a driver's license) into the Wheels app to confirm that they are at least 18 years old. If we detect that the identification contains a birth date indicating that the rider is not at least 18 years old, then that individual is not granted access to ride the Wheels device.

Second, the rental agreement to which every Wheels rider must agree contains the following relevant provisions:

· "At Least 18 Years Old. **YOU CERTIFY AND REPRESENT THAT YOU ARE AT LEAST 18 YEARS OLD AND THAT YOU HAVE A VALID DRIVER'S LICENSE.** OPERATION OR USE OF THE SERVICES OR ANY VEHICLE BY A MINOR IS EXPRESSLY PROHIBITED."

· Prohibited Acts. YOU EXPRESSLY CERTIFY AND AGREE THAT YOU WILL NOT:

(a) Allow a minor to use the Services;

Third, as part of the sign-on process in the Wheels app, riders must agree to the language in the attached image, which states: "I certify that I am the Rider, ***I am 18 years old or over***, I will wear a helmet where required by law, I will not ride a Wheels with another occupant, I will obey all traffic laws, I will ride at my own risk, and I have read and expressly agree to the terms and conditions set forth in this Agreement."



5. SPECIAL EVENTS AND SEVERE WEATHER

(a) Describe your approach to special events including your ability to:
   i. Create temporary reduced speed, no park, or no ride zones
   ii. Remove Vehicles quickly in the event of severe weather

Having a local Operations team also allows Wheels to work closely with cities to create customized Standard Operating Procedures (SOPs) and rebalancing plans for special events, transit issues, and inclement weather. Wheels has an inclement weather plan that allows us to secure all of our devices within 12 hours or less. Whenever we receive notification from the City that there is inclement weather that requires taking our fleet off the streets, Wheels' local team is immediately alerted, and the devices are promptly taken off the streets. Since the vast majority of our operations are run by our own W-2 workforce, we are able to have significantly more control over this process than relying on a network of independent contractors, who may or may not be available to quickly take the necessary steps.

Wheels has successfully carried out this plan in clearing out our 1,000-3,000 device fleets off the streets in both Los Angeles and San Diego in 12 hours or less. With a smaller fleet like at Fort Pierce, Wheels is confident that we can safely collect our fleet should an emergency situation arise in under 6 hours.

We understand that every city is unique. That's why we work with each city to advance strategic priorities such as determining the location of deployment and rebalancing zones that help meet equitable distribution targets, geofencing our devices to reduce speed within walkability emphasis areas or removing devices from a specific geographic area during festivals, concerts, community events, inclement weather, or similar instances that require removal of the fleet for a limited period of time.

When Wheels receives notice of an event where the City wishes to prohibit micromobility operations for a limited time, we remove our fleet from the designated area and will either rebalance these devices throughout other university areas or store the devices at our local warehouse. After removal, we set geofence parameters to prevent operation within the designated area including the ability to safely lower speeds of approaching devices all the way down to 0 mph, prevent trip start and end, show non-operating zones in-app, and display required and encouraged parking zones. Our flexible GPS technology also allows us to remotely lock devices that have been transported into the designated area, which then ping our Field Operations team for prompt removal within the University's required timeline.

For example, Wheels recently partnered with the City of Cleveland to prioritize pedestrian traffic surrounding sports, concerts, and other special events located at Progressive Field, Quicken Loans Arena, and First Energy Stadium by establishing geofences that restrict device use around these locations 2 hours before and after each event.

An additional example is the LA Marathon in the City of Los Angeles. The LA Marathon takes place in March each year and spans almost the entire City. As an operator with a permitted fleet of 3,000, Wheels works with City and LADOT to ensure that our devices are clear from the route and will not interfere with the intricate operations of the marathon.

6. DATA SHARING

a) Describe the "data dashboard" you will make available to City staff, include screenshots and describe what data will be included and the format of that data.

b) Describe what data will be included in the following reports and the format of the data:

i. Monthly maintenance activities

ii. Monthly report on property damage complaints

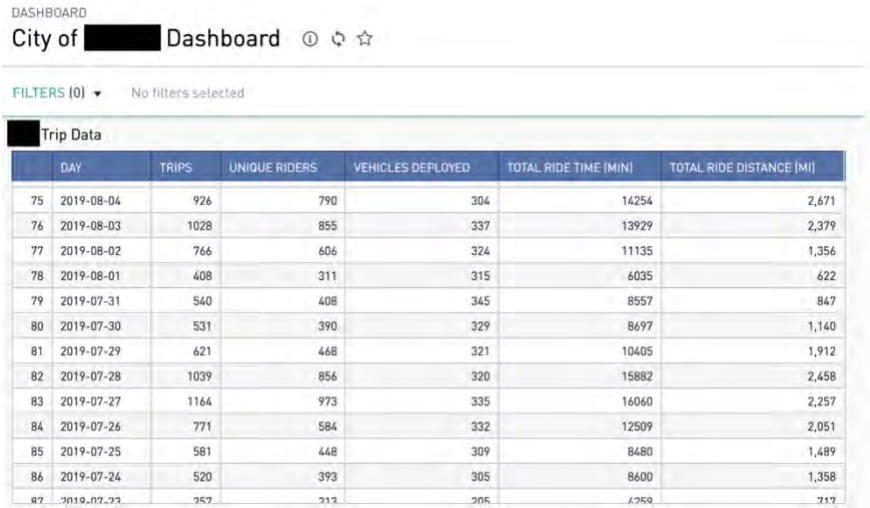
iii. Monthly report on daily deployment

iv. Describe your collision-reporting process

Wheels will share data with Metro through the use of our MDS and GBFS APIs as well as monthly reports with raw data when requested. For example, the MDS Provider API/trips endpoint provides ride GPS information regarding start location, end location, the GPS points of the ride (spaced out approximately every one minute), and cost of the ride or ride revenue. Also, past statuses and locations of a device are accessible through the MDS Provider API endpoint /status_changes. Further, to understand the current location and count of vehicles, Wheels provides data regarding the current utilization, availability, and location of every device in the city through the GBFS /free_bike_status.json endpoint.

In addition to providing data in accordance with the MDS and GBFS specifications via API, Wheels can also share anonymized data via web-based dashboards customized for Fort Pierce. Wheels can provide records for the entirety of the operation period and grant login information at the City's request to identified individuals. Wheels currently provides dashboards to cities and universities showing daily trips, unique riders, vehicles launched, total ride time, and vehicle miles traveled. Wheels is also able to share data with third party aggregators. Wheels is committed to working with Fort Pierce and its selected platform to configure the required data exchange.

An example of the customizable dashboard interface is shown below:



DASHBOARD

City of [redacted] Dashboard

FILTERS (0) No filters selected

[redacted] Trip Data

	DAY	TRIPS	UNIQUE RIDERS	VEHICLES DEPLOYED	TOTAL RIDE TIME (MIN)	TOTAL RIDE DISTANCE (MI)
75	2019-08-04	926	790	304	14254	2,671
76	2019-08-03	1028	855	337	13929	2,379
77	2019-08-02	766	606	324	11135	1,356
78	2019-08-01	408	311	315	6035	622
79	2019-07-31	540	408	345	8557	847
80	2019-07-30	531	390	329	8697	1,140
81	2019-07-29	621	468	321	10405	1,912
82	2019-07-28	1039	856	320	15882	2,458
83	2019-07-27	1164	973	335	16060	2,257
84	2019-07-26	771	584	332	12509	2,051
85	2019-07-25	581	448	309	8480	1,489
86	2019-07-24	520	393	305	8600	1,358

Wheels collects and tracks daily information on maintenance activities and deployments. Maintenance information includes total number of repairs, repairs per device, and types of repairs. Deployment information includes total number of deployments, deployments by hour, and deployment by hub. Collision reporting is subject to involved parties notifying Wheels. Riders or other involved parties can report collisions directly to Wheels' customer service team. When Wheels is made aware of any collision involving our devices, we collect any available information including rider information, device identification number, location, time and device telemetry data. Wheels can provide this information via regular reports.



We also use data to ensure the effectiveness of our shared mobility system and customer satisfaction by reviewing in-app reports from riders and Transporters, collecting information via published surveys, processing device error codes and other telemetry data flowing into our database to identify potential maintenance and safety issues, and monitoring system alerts for consecutive low app ratings, extended device idle time, and repeat low speed and short trip triggers. This data can be shared with the city via regular reports to ensure community satisfaction with the Wheels system.

MANAGEMENT PROPOSAL

1. Program Management

a) Project Team Structure – Provide a description of the proposed project team structure to be used during the course of the Program. Provide an organizational chart of the Firm indicating lines of authority for personnel involved in performance of this potential Agreement and relationships of this staff to other programs or functions of the Firm. Include who within the Firm will have prime responsibility and final authority for the day to day management of the firm's shared mobility fleet within Fort Pierce.

Operations Leadership Team

Our Operations leadership team consists of the following individuals. As demonstrated by our leadership team, we are committed to diversity, our team has a deep knowledge of Fort Pierce, and it has had extensive success in launching and managing shared micromobility programs nationally.

Marco McCottry

Chief Operations Officer



As Chief Operating Officer, Marco is responsible for Wheels' operations globally. He manages an operations team dedicated to bringing safe, low-cost, environmentally-friendly transportation solutions to riders through the use of technology.

Core goals for Marco are ensuring riders have a safe, seamless experience in each city Wheels operates, scaling his team in line with the rapid growth of the Company, and building collaborative and long-term relationships with cities.

Marco previously led North American Operations at Bird, where he was responsible for local operations across 100+ cities and universities. Prior to Bird, Marco was based in Chicago where he led Midwest Operations at Uber, overseeing its day-to-day business in 57 cities across the Midwest. While there, he also pioneered and expanded Uber's accessibility program in Chicago, creating a new solution to support everyone's ability to easily move around their communities. During his time in Chicago, Marco was recognized by Crain's 40 under 40 and Chicago Defender's Men of Excellence for his work in shaping mobility in the City.

Marco graduated from Columbia University, where he played basketball, and holds an MBA from the University of Pennsylvania's Wharton School of Business. He is a native of Cleveland, Ohio and currently lives in Los Angeles with his wife and his two daughters and son.

Vicki Roan
VP of North American Operations



As VP of North American Operations, Vicki oversees all of Wheels' North American operations. Her focus is on expanding the company's footprint, developing strong partnerships with cities, and delivering best-in-class operations in each market.

Vicki started at Wheels as General Manager of San Diego and quickly got promoted to Head of Launch then VP of North American Operations. Since starting at Wheels, she has launched 14 cities and over 5,000 devices successfully.

Vicki received her BA in Economics from Columbia University and her MBA from the University of Pennsylvania's Wharton Business School.

Will Sowers
Florida General Manager



As Florida General Manager, Will Sowers is responsible for Wheels' operations in Florida, having led operations for Wheels in Miami, Orlando and Tallahassee since March 2020. Core goals for Will include ensuring that riders have a safe, seamless experience, maintaining a high level of operational standards, and building collaborative and long-term relationships with cities.

Will previously led car-sharing and rental vehicle operations in the Washington, DC, region for General Motors' Maven subsidiary. At GM, his responsibilities ranged from working with local governments and businesses to improve transit options to helping gig economy workers find reliable transportation. Prior to GM, Will managed an award-winning transportation program at American University, developing an unlimited student transit pass and building an EV charging network.

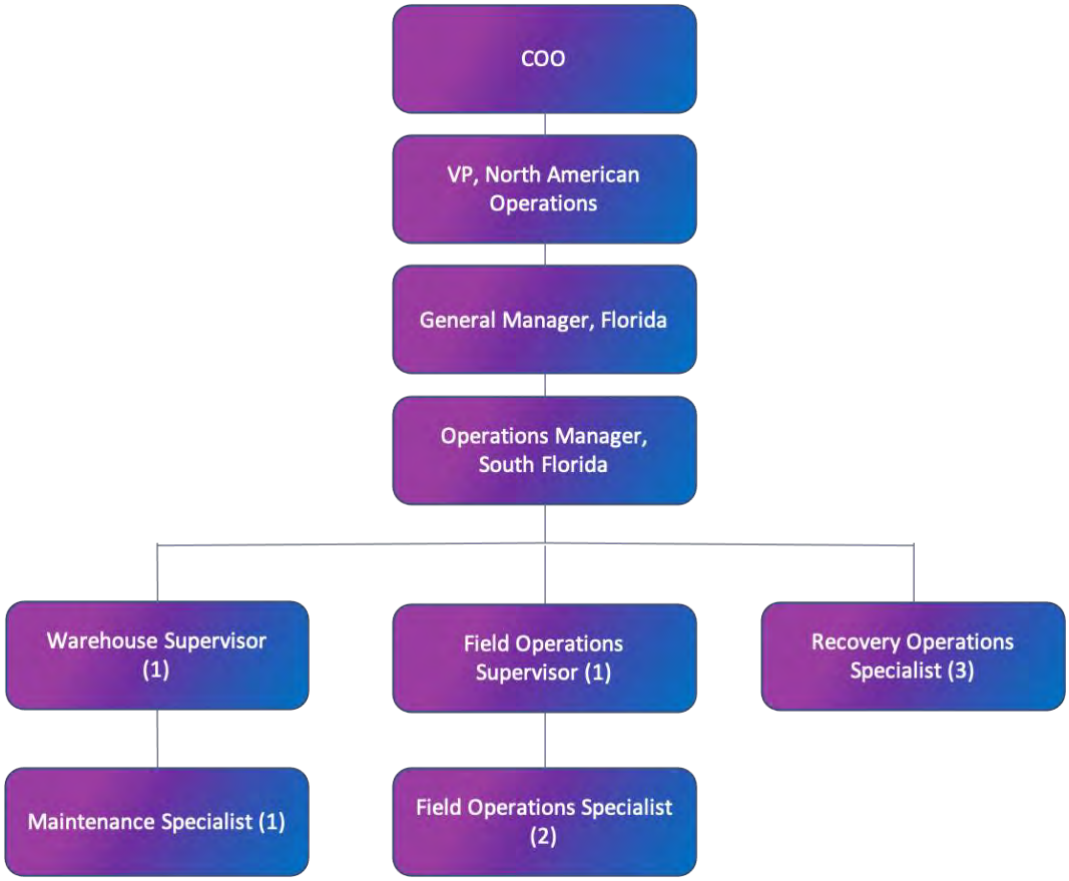
While Will grew up in Virginia, his family has roots in nearby Pensacola and Ocala. He received his BA from the University of Virginia and his MPA from American University. He currently lives in Miami's Brickell neighborhood with his husband and three year-old boxer-lab.

Patrick Goldstein
Operations Manager



As Operations Manager, Patrick Goldstein is responsible for Wheels' operations in Fort Pierce and surrounding localities. He has led operations for Wheels in Miami since March 2020 and in New York City since August 2020.

Patrick is a South Florida native, growing up in Fort Lauderdale. He received his BA from Furman University. While currently living in Fort Lauderdale Patrick serves as a Board Member for the Broward Public Library Foundation and Committee Leader for a young professionals group called Emerge Broward.



The above organizational chart reflects our team that will be devoted to our Fort Pierce operations. Our General Manager will manage the field team on a day-to-day basis. Reporting to William Sowers, General Manager - Florida, is a full-time Operations Manager - South Florida, Patrick Goldstein. Fort Pierce's local team will report directly to the Operations Manager and will consist of the following W2 positions: (1) Field Operations Supervisors, (1) Warehouse Supervisor, (1) Maintenance Specialist, (2) Field Operations Specialists and (3) Recovery Specialists.

On top of this, you have an existing experienced team running our Miami program that consists of (1) Field Operations Supervisors, (1) Warehouse Supervisors, (3) Field Operations Specialists, and (2) Recovery Operations Specialists. All of our field personnel are broken into three shifts: morning, afternoon, and overnight.

Maintenance Specialists
Our team of Maintenance Specialists conducts preventative maintenance and repairs to Wheels devices. Maintenance Specialists are highly trained to repair our devices, and they are equipped to replace every part on the Wheels device. This team's ability to repair any part of the device allows Wheels to abide by its mission of sustainability by ensuring that no part is wasted.

Field Operations Specialist
Our Field Operations team functions 24 hours a day, 7 days per week to ensure that devices in the field are in excellent condition and properly located at all times. Field Operations Specialists are responsible for rebalancing and deploying devices under the supervision of a local supervisor. They are also responsible for swapping batteries to ensure that the Wheels fleet is charged.

Recovery Operations Specialists
The Recovery team works in the field using technology to help monitor, maintain, and recover missing bikes across cities. It is a hands-on role where team members manage a broad set of responsibilities based on the dynamic day-to-day patterns and usage of vehicles in our cities.

Transporters
We are less dependent on independent contractors than our competitors. Rather than using a "juicer" model with a large number of independent contractors who use trucks to remove scooters from the field and take them home to charge them, we use swappable batteries and have our own Wheels workforce to ensure a steady supply of charged batteries.

However, we do use an efficient reliable network of independent contractors known as Transporters to help us rebalance our fleet. These individuals can sign up for a Transporter account online and then they can find Wheels devices and relocate them to a "hub" where the Wheels' in-house team inspects the device and redeploys it. Transporters also have the ability to identify damage to a device, which generates a report to the in-house Wheels team that ensures the device is collected and serviced.

b) Operations/Internal Controls/Customer Service– Discuss the Firm's regular operating procedures including daily fleet deployment, fleet rebalancing and other related activities. Discuss the Firm's internal controls, quality controls related to fleet maintenance, fleet inspection and repair. Discuss the Firm's typical fleet maintenance activities and maintenance intervals. Provide standards for equipment serviceability and expected vehicle life in accordance with these fleet maintenance levels.

Field Operation Specialists

Our Field Operations team functions 24 hours a day, 7 days per week to ensure that devices in the field are in excellent condition and properly located. This team is responsible for swapping batteries to ensure that the Wheels fleet is fully charged at all times. The batteries are always being charged at our local warehouse so there are fully charged batteries available at all times to swap out in the field.

To reduce vehicle miles traveled, Wheels utilizes our proprietary Service Hub technology, which incentivizes "Transporters" (described in our Operations Plan) to drop off low battery devices in dedicated locations reserved for devices that need service. Our Field Operations Specialists can then go and pick up multiple devices at one stop.

Maintenance Specialists

Our team of Maintenance Specialists conducts preventative maintenance and repairs to Wheels devices. Maintenance Specialists are highly trained to repair our devices, and they are equipped to replace every part on the Wheels device. This team's ability to repair any part of the device allows Wheels to abide by its mission of sustainability by ensuring that no part is wasted.

We cast a broad net to identify potential maintenance, cleaning, or repair needs in our fleet using a combination of user feedback, active management, and proactive analysis of data and diagnostics. These methods include:



- Providing a direct option (#3 in our initial main menu of our customer service support number) for City and other officials to directly report any issue;
- Collecting and reviewing in-app reports from riders and Transporters (see photo to the left) for potential maintenance issues;
- Monitoring support calls to our 24/7 support number or emails informing us that a device requires service;
- Performing routine field quality checks by Field Operations Specialists during battery swaps;
- Processing error codes and other telemetry data flowing into our database, allowing us to take devices out of service remotely;
- Responding to system alerts for consecutive low app ratings, extended device idle time, and repeat low speed and short trip triggers; and
- Performing routine diagnostics and maintenance checks.

Devices requiring service by our in-house maintenance specialists team are returned to our local warehouse where we have a full stock of inventory to replace parts as needed. Upon arrival at the warehouse, all devices enter our repair flow, starting with full diagnostics by a Quality Technician. Devices are then routed to the appropriate area for service and undergo an outgoing quality check before being returned to the field. By using a local warehouse, we avoid the need to ship vehicles to remote repair facilities, thus reducing our carbon footprint and putting local talent to work. To ensure top-quality repairs, maintenance specialists are overseen by an Operations Manager and General Manager.

A device receives a full inspection every time we swap a battery, typically every 2-3 days. Additionally, we will inspect a device immediately if a damage indicator is triggered. This operations model is a significant reason, in addition to the design of our device itself and the unique safety features that we use, why we have far and away the lowest injury rate in the micromobility industry.

Customer Service

Our system to identify potential operational and customer issues within our fleet uses a combination of user feedback, active management, and proactive analysis of data and diagnostics. These methods include:

- Collecting and reviewing in-app reports and surveys from riders and Transporters for potential maintenance and safety issues;
- Monitoring local government 311 platforms for reported issues (where applicable);
- Performing routine field quality checks during battery swaps;
- Processing device error codes and other telemetry data flowing into our database;
- Reviewing required parking photos for compliance with local rules; and
- Responding to system alerts for consecutive low app ratings, extended device idle time, and repeat low speed and short trip triggers.

In addition to our active monitoring system, users and other community members can report issues related to usage or improperly parked devices directly to our Customer Experience Team. Hotline support is provided in English and Spanish, 24/7 at 888-240-7120. Our Live Chat & Email features also offer 24/7 Support - in virtually any language - through our in-app chat (see in photo) or by emailing support (support@wheels.co). Information on how to contact our Customer Experience team is visibly displayed on every device and our customer center responds to every inbound report.

Safety complaints are investigated and resolved in accordance with our maintenance plan and all complaints are logged in a shared complaints database.

According to a recent Los Angeles Department of Transportation quarterly report, Wheels received a total of 316 service requests in the City of Los Angeles through the My LA 311 platform. This service request total resulted in a ratio of 1 request for every 6.4 deployed devices, lower than operators Bird (1:4), Lime (1:5.4), and Jump (1:6.2).

Product Lifespan

Our devices have a product lifespan that we believe is many times longer than other dockless vehicles on the market. This is for a number of important reasons.

First, we purposefully chose not to buy a traditional off-the-shelf scooter like other companies because, among other things, those scooters are not built for the micromobility use case where many users ride them every day. Our devices use particularly high-quality materials and are built to withstand the rigors of outdoor storage and constant use.

Second, our device is unique in that it has a modular design that allows parts to be easily swapped in and out. This is true for our batteries, and it is also true for all of the other parts on the device. The modular design of our devices coupled with our robust spare parts inventory results in very low vehicle churn.

Third, even though our devices are designed from the beginning to be much more durable than other dockless vehicles, we have a relentless commitment to continuing to improve and innovate on that design. Indeed, our

lifeblood at Wheels is product and innovation, and we never stop making improvements through an intensely data-driven approach. We are constantly looking at data to identify any areas on our device that are breaking or not working up to our standards. When we identify such an area, we either directly build or find a solution that can be retrofitted onto the device using its modular design. We typically arrive at several solutions and then trial them in the field to see which solution works best, and based on the data, we select the winner and retrofit all of the devices in the field.

These steps have led to a highly effective retrofit strategy that has allowed us to constantly improve the durability and lifespan of our devices, and in a remarkably short timeframe at that. Indeed, it is extremely unusual for hardware companies to be able to update and fix issues without a prolonged product cycle. The reason we have been able to do that is because we have a uniquely modular design, which allows us to quickly and easily take devices apart and put them back together again using retrofits. Also, we have been able to take these solutions and design them directly into the device such that the new versions of our devices, which we are regularly launching, are even stronger and more durable than those that came before.

As a result of these steps, the life span of our vehicles is unusually long. In our view, life span is not properly measured by the amount of time between the date the device was built and the date it is scrapped because if a device is merely sitting in a warehouse unused for a long period of time, that does not lead to any reliable conclusions about life span. Rather, we believe that life span is most properly measured by how many miles the device gets ridden before it reaches the end of its useful life. For the version of our device that will be used in Fort Pierce (our newest version), we are confident that they will easily last 2,000-3,000 miles on average (likely more than 3 years), and that they could continue well beyond that. The pieces of the device that are most likely to wear down are also the most modular, so they can be easily swapped out in about 15 minutes. The remainder of the parts have been reinforced so strongly based on our data-driven approach that they should only break extremely rarely based on highly unusual circumstances.

Recycling

To the extent a vehicle has a service issue that is beyond repair, we've partnered with a third-party to strip devices for parts and responsibly dispose of any materials that can't be utilized. We also partner with local recycling centers for any end-of-life batteries or scrap parts realized through our maintenance operation.

2. Experience of the Firm: Indicate the Firms experience by providing a list of municipalities, campuses or locations where their vehicles are currently or were recently deployed. Include the average number of vehicles in operation per day at each location.

Atlanta, GA - 1,000 devices

Austin, TX - 500 devices

Chicago, IL - 250 devices

Cleveland, OH - 400 devices

Dallas, TX - 1,000 devices

Los Angeles, CA - 2,000 devices

University of California, LA - 250 devices

Miami, FL - 156 devices

Orlando, FL - 300 devices

San Diego, CA - 750 devices

San Jose, CA - 50 devices; was in the process of scaling up to permitted amount of 500 before COVID stay-at-home order went into effect and the city shut down.

Scottsdale/Tempe, AZ - 500 devices

Seattle, WA - 500 devices; fleet to increase in 2021

Tallahassee, FL - 200 devices

Basel, Switzerland - 30 devices; was in the process of scaling up to permitted amount of 200 before COVID stay-at-home order went into effect and the city shut down.

Brussels, Belgium - 350 devices

Madrid, Spain - 150 devices

Malaga, Spain -150 devices

Stockholm, Sweden - 500 devices

Vienna, Austria - 350 devices

Berlin, Germany - 200 devices

3. References: List names, addresses, telephone numbers, and e-mail addresses of three (3) agency references for locations where the firm has deployed their vehicles. The Firm grants permission to the City to contact

City of Los Angeles Dockless On-Demand Personal Mobility Program
In 2019, LADOT launched the One Year Dockless On-Demand Personal Mobility Permit with a minimum fleet requirement of 500 and a maximum of 3,000 (with an additional 7,500 allowable devices in disadvantaged communities). In April 2019, Wheels was granted a permit under this program to operate 3,000 devices. Wheels' permit was renewed in July 2020 at a fleet size of 4,500 devices and is still operating in Los Angeles.

Contact information is as follows:
Los Angeles Department of Transportation
Marcel Porras, Chief Sustainability Officer Transportation Technology
100 South Main Street, 10th floor, Los Angeles, CA 90012
Telephone: (213) 972-8470, email: ladot@lacity.com

City of Orlando Dockless Scooter Share Pilot Program
On January 23, 2020, Wheels was granted a permit to operate 200 devices under the city's Dockless Scooter Share Pilot Program. The permit was expanded to 300 devices in October 2020. Wheels is still operating in Orlando.

Contact information is as follows:
City of Orlando, Department of Transportation
Ian Sikonia, Senior Planner, 400 South Orange Avenue, Orlando, Florida 32801
Telephone: (407) 246-3325, Email: ian.sikonia@orlando.gov

City of Miami Motorized Scooter Pilot Program
On November 4, 2019, Wheels was granted a permit to operate 156 devices under the city's Motorized Scooter Pilot Program. Due to COVID-19, operations were paused between March 2020 and October 2020, with service resuming in November 2020.

Contact information is as follows:
City of Miami, Department of Resilience & Public Works
Jon Tristan Jackson, Transportation Analyst, 444 SW 2nd Ave, Miami, Florida 33130
Telephone: (305) 416-1200, Email: jonjackson@miamigov.com

MINORITY PARTICIPATION AND OUTREACH PROGRAM Describe your firm's program and/or policies in regard to minority and nondiscrimination, including the firm's history of Minority and Women Owned Business Enterprise (M/WBE) participation. Include a strategy for promoting minority participation in this project and a realistic goal for participation. List references of Owners, M/WBE firms or Vendors who can speak to your firm's utilization of M/WBE on previous projects.

We don't have a formal program, but diversity is very important to us. For example, our two most senior operations executives (our Chief Operations Officer and our Vice President of US Operations) are diverse – both are racial minorities and one is a woman – as is our Chief People Officer, Chief Development Officer, and Vice President of Supply Chain to name just a few. Additionally, when partnering with other companies, we prioritize companies where diversity is valued. As just one example, our primary outside government relations consultant in Florida is a racial minority.

ADDITIONAL DATA

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

Wheels Labs, Inc. does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business=s policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on,or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee=s community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Proposer's Signature

12/30/20
Date

December 15, 2020

CITY OF FORT PIERCE

SCOOTER SHARE PROGRAM

RFP NO. 2021-010

ADDENDUM NO. 1

The purpose of this addendum is to respond to questions submitted by potential bidders for clarification of the proposal specifications and to extend the proposal due date.

1. **QUESTIONS:** Was there a mandatory site visit for this bid and if so, what is required of vendors in our submission/response with regards to the site visit?

   ANSWERS: **This is a typo, there we not a mandatory site-visit scheduled for this solicitation. See revised proposal document, attached.**

2. **QUESTIONS:** Reference: Page 1, cover page Delivery in _____ days, ARO what does the vendor include in the space provided?

   ANSWERS: **ARO stands for "After receipt of order" this is not applicable for now, please type in N/A.**

3. **QUESTION:** Reference: Page 1 cover page – Bid Security – Is Bid Security required for this bid?

   ANSWER: **No bid security is required.**

4. **QUESTION:** For this bid, the only document that requires manual signature is the cover page, correct?

   ANSWER: **No. The cover page and all of the forms now listed in Section V of the proposal document (see attached REVISED proposal document).**

5. **QUESTION:** Reference: Page 6-17 Drug -Free Workplace (DFW) Can you provide the Drug Free Workplace Certification Form?

   ANSWER: **Please see attached, REVISED proposal document, Section V - Forms**

6. **QUESTION:** Reference: Page 9-13 Insurance- What are the insurance coverages and limits required for this bid?

   ANSWER: **Please see attached, REVISED proposal document, Section II Insurance Requirements.**

7. **QUESTION:** Reference: Page 11.1 Proposal Opening- Bearing in mind current social distancing measures vary by state, will the City consider modifying it's submission requirements to an online submission through the Demandstar.com portal or via email?

ANSWER: **You may submit your proposal response electronically to: procurement_dl@cityoffortpierce.com no later than 3pm EST, January 4, 2021. If you decide to use this submission option, please note your entire submission must be submitted electronically. Please do not mail hard-copies.**

8. **QUESTION:** Reference Page 12:3 Minority Participation and Outreach Program- Is Minority and Woman Owned Business Enterprise (M/WBE) participation required for this bid?

ANSWER: **No, it is not required. If you have a Minority Participation and Outreach Program please provide the information as required, if you do not have this program state N/A.**

9. **QUESTION:** Is the Firm/vendor required to be licensed to do business in the State of Florida upon bid submission or upon bid award?

ANSWER: **Upon bid award.**

10. **QUESTION:** As it is a significant investment and this is a competitive bid process, we typically do not secure the local facility from which we will operate until after bid award. We are happy to provide this location upon contract negotiation to ensure compliance with this requirement and good faith effort. With this said, what should we provide here that is satisfactory given the scope of services?

ANSWER: **Proposers are not expected to secure a local facility prior to bid award. A brief description of the type of facility that you typically operate from, proximity to scooter locations and any other relative information about the prospective facility will suffice for the proposal.**

11. **QUESTION:** Reference: Page 18: H. Proposal Format and Presentation, Technical Proposal- Elements of the Micromobility Program, d) Revenue Share with the City of Fort Pierce – Could the City please elaborate on the desired revenue share agreement?

ANSWER: **The terms of the revenue share should be proposed by the firm based on their assumptions or projections; it will ultimately be negotiated as part of the agreement.**

12. **QUESTION:** Reference: Page 18. H Proposal Format and Presentation, 2 Equipment and Safety, C) Describe the process private property owners will use to request speed limits, no ride zones- Could the City please elaborate on the intention for this question? It is our understanding that vehicles will only be deployed and operate in approved locations with City-required parameters for speed, riding and parking?

ANSWER: **During the pilot program, the City received concerns from citizens received concerns from citizens regarding rate of speed, trespassing on private property, etc. In some cases, those issues were rectified through the ability to create "no ride zones" and alter the speed limits in certain areas. How would your firm handle those type of complaints?**

13. **QUESTION:** Reference Page 20: I Evaluation Criteria, Qualifications and Experience- Are vendors interested in submitting a response to this bid required to have been Operating in the City of Fort Pierce previously in order to receive points towards this evaluation criteria?

ANSWER: **No. The Firms will be evaluated on their experience with similar Municipalities and whether or not they are currently operating a scooter share program, regardless of the location.**

14. **QUESTION:** Other than the fees associated with submission, are there any fees or charges to the vendor to operate within the City of Fort Pierce?

ANSWER: **There is no fee associated with submission. The selected vendor will need to have a valid Business Tax Receipt with City of Fort Pierce.**

15. **QUESTION:** With respect to Scorecard Section I "Evaluation Criteria", considering that the Evaluation Criteria seems to be following the Proposal Format and Presentation (see point H), could you please clarify the following issues: the first 20 points are graded against "Qualifications and Experience", does this section refer to the Letter of Submittal? If not, to which section and question does it refer to? Additionally, for your ease of reading, where should Proposer's address the "Qualification and Experience" criteria: Letter of Submittal, Technical Proposal or Management Proposal?

ANSWER: **The Evaluation Committee will rate the firm based on their overall Qualifications and Experience. This can be addressed in the Management Proposal: Experience of the Firm, as well as the Letter of Submittal.**

16. **QUESTION**: Within the Management Proposal Evaluation Criteria we see "Ability to respond to citizen/duty complaints". However, although It is an Evaluation Criteria for the Management Proposal, it is not Part of a specific question in the Management Proposal. Should the above be addressed within Management Proposal Section 1 b) Customer Service?

ANSWER: **Yes**

17. **QUESTION:** With reference to Section G "Commitment of Firm Key Personnel", we understand the Respondents can identity Key Personnel either in their submittal or during contract negotiation- can you please clarify whether the fulfilment of this particular provision is necessary at this initial stage?

ANSWER: **The key personnel can be identified during the contractual negotiations. The Respondent agrees that key personnel identified in the submittal or during contract negotiations as committed to this project will, in fact, be the key personnel to perform during the life of this contract.**

18. **QUESTION:** Can you please clarify the extent of the commitment and the information to be provided?

ANSWER: **It is important that the City be made aware of key personnel changes with relation to this contract. This information can be determined during contractual negotiations and mutually agreed upon. If there are key personal changes after the contract is executed, the City shall be notified of the change(s).**

19. **QUESTION:** With regard to Facility (Letter of Submittal point (c) and Article "28 Facilities ", can you please clarify whether Proposers have to disclose their chosen facility at this stage? If so, do you have any preference with the choice of facility? Alternatively, if bound to do at this stage, are proposers free to choose where to choose their facility?

ANSWER: **Proposers are not expected to secure a local facility prior to bid award. A brief description of the type of facility that you typically operate from, proximately to the scooter locations and any other relative information about the prospective facility will suffice for the proposal.**

20. **QUESTION:** What was ridership like during Fort Pierce's pilot?

ANSWER: **See attached the Ridership Report, July 2020.**

Addendum No. 1

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Todd Maron
Manual

Signature: Todd Maron
Typed or Printed

Company Name: Wheels Labs, Inc.

Address: 8149 Santa Monica Blvd. #297 West Hollywood, CA 90046

Date: 12/30/20

/gm

Attachments: **Revised Proposal Document**
Ridership Report July 2020

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
12/31/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Aon Risk Insurance Services West, Inc.
San Francisco CA Office
425 Market Street
Suite 2800
San Francisco CA 94105 USA

CONTACT NAME:
PHONE (A/C. No. Ext): (866) 283-7122 **FAX (A/C. No.):** (800) 363-0105
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	Lloyd's Syndicate No. 1969	AA1120106
INSURER B:		
INSURER C:	Liberty Mutual Fire Ins Co	23035
INSURER D:	Zurich American Insurance Company	16535
INSURER E:		
INSURER F:		

INSURED
Wheels Labs, Inc.
8305 Sunset Blvd.
5th Floor
West Hollywood CA 90069 USA

COVERAGES **CERTIFICATE NUMBER:** 570079527270 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY / PRO-JECT / LOC OTHER:			CSDIG2000025 SIR applies per policy terms & conditions	12/31/2020	12/15/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000 $100,000 Excluded $1,000,000 $2,000,000 Included
C	**AUTOMOBILE LIABILITY** ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			AS2-661-067250-010	12/15/2020	12/15/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$1,000,000
	UMBRELLA LIAB / OCCUR **EXCESS LIAB** / CLAIMS-MADE DED / RETENTION						EACH OCCURRENCE AGGREGATE	
D	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC 9344488-00	06/19/2020	06/19/2021	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT	$1,000,000 $1,000,000 $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is included as additional insured in accordance to the policy provisions within the General Liability policy. A Waiver of Subrogation is granted in favor of the Certificate Holder in accordance with the policy provisions within the General Liability. 30 Day Notice of Cancellation applies in accordance with the policy provisions within the General Liability policy.

CERTIFICATE HOLDER

City of Fort Pierce
ATTN: Purchasing Department
P.O. Box 1480
Fort Pierce FL 34954 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Insurance Services West, Inc.

Holder Identifier :

Certificate No : 570079527270

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Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Wheels Labs, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

8149 Santa Monica Blvd. #297 West Hollywood, CA 90046

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

8	3	–	1	7	1	4	1	1	9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ► Rey Luna Date ► 04-08-2020

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

State of Florida

Department of State

I certify from the records of this office that WHEELS LABS, INC., is a corporation organized under the laws of Delaware, authorized to transact business in the State of Florida, qualified on October 15, 2019.

The document number of this corporation is F19000004813.

I further certify that said corporation has paid all fees due this office through December 31, 2019, and its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twenty-fourth day of October, 2019

Laurel M. Lee
Secretary of State

CR2E022 (01-11)

State of Florida

Department of State

I certify the attached is a true and correct copy of the application by WHEELS LABS, INC., a Delaware corporation, authorized to transact business within the State of Florida on October 15, 2019 as shown by the records of this office.

The document number of this corporation is F19000004813.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twenty-fourth day of October, 2019

Laurel M. Lee
Secretary of State

CR2E022 (01-11)

Detail by Entity Name

Foreign Profit Corporation
WHEELS LABS, INC.

Filing Information

Document Number	F19000004813
FEI/EIN Number	83-1714119
Date Filed	10/15/2019
State	DE
Status	ACTIVE

Principal Address

8149 Santa Monica Blvd #297
West Hollywood, CA 90046

Changed: 07/24/2020

Mailing Address

8149 Santa Monica Blvd #297
West Hollywood, CA 90046

Changed: 07/24/2020

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Officer/Director Detail

Name & Address

Title PCFO

BENGSTON, BRYAN
8149 Santa Monica Blvd #297
West Hollywood, CA 90046

Title Controller

Rey, Luna, Sr.
8149 Santa Monica Blvd #297
West Hollywood, CA 90046

Annual Reports

Report Year	Filed Date
2020	07/24/2020

Document Images

07/24/2020 -- ANNUAL REPORT	View image in PDF format
10/15/2019 -- Foreign Profit	View image in PDF format

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Request for Proposal cover page (page 1) completed, signed and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents.	✓	
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents.	✓	
Proposal envelope is marked accordingly.	✓	
Are Two (2) complete proposal packages included (one original and one electronic copy (PDF) on a USB Flash Drive) of sealed proposals? Disregard, if you are going to utilize the electronic submission option	✓	
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH PROPOSAL _____

Todd Maron
25 Wheels Labs, Inc.

APPENDIX

Ride Safe with Wheels

First and foremost, Wheels encourages safety by having what we believe is the safest device in the industry, including first-of-its-kind safety features like our integrated helmet system, 14 inch wheels, a low center of gravity, and Bluetooth speakers to enable hands-free navigation.

The data demonstrates Wheels' safety benefits. Wheels recently hired Exponent, a leading engineering and consulting firm that studies safety to go through the many independent studies that have been done across the micromobility industry to measure injury rates. We asked Exponent to then compare those findings to our own injury data. Exponent found that Wheels' injury rates were exponentially lower than those reported for other types of micromobility devices, including both bicycles and traditional stand-up scooters. Specifically, here's what Exponent found:

Wheels' Injury Rate	Comparison to Other Micromobility Devices
1 injury for every 74,577 miles ridden	4 times better than bicycles; 3 to 66 times better than scooters
24.99 injuries for every 1 million trips taken	5 times better than bicycles; 8 to 26 times better than scooters
0.12 injuries for every 1,000 hours of riding	2 to 5 times better than bicycles; 9 to 19 times better than scooters

Notably, with one exception, all of the studies that Wheels was compared against rely entirely on hospital emergency room visits for their injury reporting, which means they leave out a large number of other injuries. In contrast, Wheels' injury data is based on every single injury reported to the company through all of our various channels, including through our app, calls or texts to our 24/7 support number, or to our support email, even though only a small fraction involved an emergency room visit. The only other injury rate report that we know of that is not limited to emergency room visits is Bird's, which stated that its riders had 1 injury for every 26,882 miles ridden – an injury rate that is nearly 3 times higher than Wheels'.

A complete version of Exponent's report is attached.

Exponent®



Injury Data Analysis Comparing Wheels and other Micro-Mobility Devices

Project Manager:
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Contributors:
Ian Campbell, Ph.D., P.E.
Tina Garman, Ph.D
Heather Watson, Ph.D.

March 3, 2020

Scope

- Exponent was retained by Wheels to research and study micro-mobility usage and injuries.
- The study comprised a qualitative and quantitative investigation of injury rates and types of injury of various micro-mobility modes and devices, and making a comparison to the Wheels device.
- The appendices to this report contain supporting information:
  - A) Literature Review of Usage and User Behavior
  - B) Literature Review of injury Types and Incidents
  - C) Trends in NEISS Injury Patient Demographics

Wheels Data

- Wheels provided injury data and ride metrics from all markets in which Wheels operates from September 2018 to January 2020.
- Injury Data: Wheels reported three groups based on level of confirmation of the incident that Wheels performed. All 3 were combined to provide the most conservative estimate:
  - Group 1: Subject provides statement, no further contact
  - Group 2: Subject provides statement, additional contact
  - Group 3: Subject provides statement, dropped contact
- Exposure Data: Wheels provided the number of rides, total distance traveled, unique riders, and total traveling hours by month from September 2018 to January 2020.
- Exponent calculated the injury rate for the various exposures:
  - Injury Rate Per Million Trips: 25 injuries per 1 Million trips
  - Injury Rate Per Million Miles Traveled: 13.4 injuries per 1 Million miles
  - Injury Rate Per 1,000 Hours: 0.12 injuries per 1,000 hours

Wheels Data (cont'd)

- The Wheels data is dependent on consumers voluntarily reporting injuries and this may result in injuries not being reported and/or injuries being incorrectly being attributed to Wheels device usage.
- The ride metrics were not broken down by market. The analysis disregards any differences between markets.
- It should be noted that the reporting methodologies for the NEISS data and the Wheels data are different. NEISS is a random sample of ER visits and the Wheels estimate is based on voluntary reporting of injuries. It is unknown how those differences will manifest.
- The analysis included different exposure periods and reporting methodologies. There was no accounting for seasonal effects, trends with increased usage, rider characteristics/demographics, user behaviors or other confounders that could affect the results.
    - The rider age distribution of the data sources may be different, with most powered scooters and the Wheels e-bike being restricted to 18 years of age and older.

Comparison of Injury Rates Per Trips

- According to the references reviewed, Bicycles* have exhibited injury rates per million trips that are five times higher than Wheels devices; Scooters** have exhibited injury rates eight to 26 times higher.

Source	Years	Product	Injury Rate Per Mil. Trips	95% Lower/Upper Bound for Injury Rate		Ratio of Other modes to Wheels	95% Lower/Upper Bound for Ratio	
Wheels	2018-2020	Wheels	24.99	19.85	31.30	Reference	-	-
NEISS/NHTS	2017-2018	Bicycles*	120.66	120.45	120.87	4.83	3.88	6.08
NEISS/NACTO	2017-2018	Powered Scooters	301.30	298.05	304.57	12.06	9.68	15.18
Bekhit 2019	2018-2019	E-Scooters	641.67	604.11	681.03	25.67	20.44	32.59
APH 2018	2018	E-Scooters	202.97	179.37	228.91	8.12	6.30	10.55
Trivedi 2019	2018-2019	E-Scooters	199.77	166.44	238.04	7.99	5.99	10.72

*The rider age distribution of the data sources may be different, with most powered scooters and the Wheels e-bike being restricted to 18 years of age and older with no such restriction on bicycle ridership.
**The NEISS database does not allow for separation between gasoline-fueled and e-scooters. The other sources includes e-scooters only.

Comparison of Injury Rates by Miles Traveled

- According to the references reviewed, Bicycles* have exhibited injury rates per million miles traveled that are four times higher than Wheels devices; Scooters** have exhibited injury rates from three to 66 times higher.

Source	Years	Product	Injury Rate Per 1M Miles	95% Lower/Upper Bound for Injury Rate		Ratio of Other modes to Wheels	95% Lower/Upper Bound for Ratio	
Wheels	2018-2020	Wheels	13.41	10.65	16.69	Reference	-	-
NEISS/NHTS	2017-2018	Bicycles*	50.75	50.66	50.84	3.79	3.04	4.77
NEISS/NACTO	2017-2018	Powered Scooters	301.30	298.05	304.57	22.47	18.05	28.30
Bekhit 2019	2018-2019	E-Scooters	885.06	833.26	939.35	66.00	52.56	83.79
Bird Report	2017-2019	E-Scooters	37.2	27.59	48.68	2.77	1.91	3.99
APH 2018	2018	E-Scooters	213.21	188.43	240.47	15.90	12.34	20.67
Trivedi 2019	2018-2019	E-Scooters	151.15	125.93	180.10	11.27	8.44	15.11

*The rider age distribution of the data sources may be different, with most powered scooters and the Wheels e-bike being restricted to 18 years of age and older with no such restriction on bicycle ridership.
**The NEISS database does not allow for separation between gasoline-fueled and e-scooters. The other sources includes e-scooters only.

Comparison of Miles Traveled per Injury

- According to the references reviewed, Bicycles* have exhibited injury rates per mile traveled that are nearly four times higher than Wheels devices; Scooters** have exhibited injury rates from three to 66 times higher.

Source	Years	Product	1 injury per XX Miles	Injury Ratio of Other Modes to Wheels
Wheels	2018-2020	Wheels	1 injury per 74,577 miles	Reference
NEISS/NHTS	2017-2018	Bicycles*	1 injury per 19,703 miles	3.79
NEISS/NACTO	2017-2018	Powered Scooters	1 injury per 3,319 miles	22.47
Bekhit 2019	2018-2019	E-Scooters	1 injury per 1,130 miles	66.00
Bird Report	2017-2019	E-Scooters	1 injury per 26,882 miles	2.77
APH 2018	2018	E-Scooters	1 injury per 4,690 miles	15.90
Trivedi 2019	2018-2019	E-Scooters	1 injury per 6,616 miles	11.27

*The rider age distribution of the data sources may be different, with most powered scooters and the Wheels e-bike being restricted to 18 years of age and older with no such restriction on bicycle ridership.
**The NEISS database does not allow for separation between gasoline-fueled and e-scooters. The other sources includes e-scooters only.

Comparison of Injury Rates Per Travel Hours

- According to the references reviewed, Bicycles* have exhibited injury rates per travel hours that are two to five times higher than Wheels devices; Scooters** have exhibited injury rates from nine to 19 times higher.

Source	Years	Product	Injury rate per 1,000 Hours	Ratio of Other Modes To Wheels
Wheels	2018-2020	Wheels	0.12	Reference
NEISS/NHTS	2017-2018	Bicycles[x,*]	0.26	2.2
NEISS/NHTS	2017-2018	Bicycles[xx,*]	0.60	5.1
NEISS/NACTO	2017-2018	Powered Scooters[xxx]	2.26	19.3
APH and Austin Public Data	2018	E- Scooters[xxxx]	1.04	8.9

[x]Assuming an average of 28 minutes per ride. NACTO (2017).
[xx]Assuming an average of 12 minutes per ride. NACTO (2017)
[xxx]Assuming an average of 8 minutes per ride. Mathew (2019)
[xxxx]Assuming an average of 11.5 minutes per ride. Austin Public Health (2018).

*The rider age distribution of the data sources may be different, with most powered scooters and the Wheels e-bike being restricted to 18 years of age and older with no such restriction on bicycle ridership.
**The NEISS database does not allow for separation between gasoline-fueled and e-scooters. The other sources includes e-scooters only.

Conclusions

- According to the data reviewed, and the study limitations expressed on the next slide, the Wheels injury rates per trips, per miles traveled, or per riding hours are all less than bicycles, powered scooters, or e-scooters:
  - The injury rates per million trips for the other micro-mobility devices reviewed were 5 times to 26 times higher than for Wheels.
  - The injury rates per miles traveled for the micro-mobility devices reviewed ranged from three times to 66 times higher than for Wheels.
  - The injury rates per hours of travel for the other micro-mobility devices reviewed ranged from two times to 19 times higher than for Wheels.

Limitations

- The purpose of this report was to communicate Exponent's review of the identified micro-mobility usage and injury data.
- In the analysis, we have relied on information provided by Wheels Labs, Inc. We cannot verify the correctness of this input, and rely on Wheels Labs, Inc. for accuracy.
- The analysis included data sets using different exposure periods and reporting methodologies. There was no accounting for seasonal effects, trends with increased usage, rider characteristics, user behaviors or other confounders that could affect the results.
    - Rider age, especially, may impact the results since e-scooters (mostly rentals by micro-mobility companies), as well as the Wheels e-bike, are generally age restricted (18 years of age and older). Bicycles are generally not age restricted (except for the bicycles offered as rentals that generally have the same age restriction).
- The Wheels data is dependent on consumers voluntarily reporting injuries and this may result in injuries not being reported and/or injuries being incorrectly being attributed to Wheels device usage.
- The ride metrics were not broken down by market. The analysis disregards any differences between markets.

Limitations

- Reporting methodologies for the NEISS data and the Wheels data are different. NEISS is a random sample of ER visits and the Wheels estimate is based on voluntary reporting of injuries. It is unknown how those differences will manifest.
- The NEISS database does not allow for separation between gasoline-fueled and e-scooters. The other sources includes e-scooters only.
- Although Exponent has exercised usual and customary care in the conduct of this analysis, the responsibility for use of this analysis in the design, manufacture, quality, or operation of the product remains fully with Wheels Labs, Inc.

Accessibility and Comfortability Testing of Micro-Mobility Devices

Project Manager:
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Contributors:
Tina Garman, Ph.D.
Ben Lester, Ph.D.

June 1, 2020

Scope

- Retained by Wheels to examine comfortability and accessibility of Wheels device in comparison to Bird e-scooter and Grid Bike bicycle
  - Quantitative and Qualitative testing was conducted with four participants of varying age and weight
- The Quantitative testing examined:
  - Device mounting and dismounting
  - Rider stability
  - Start-up Task: Ankle loading
- The Qualitative testing included participants' impressions of devices:
  - Comfort
  - Accessibility



Wheels

Subject #	Age	Height (in)	Weight (lbs.)
1	53	68	170
2	35	69	220
3	49	78	305
4	46	65	140



Bird



Grid Bike

Limitations

- The purpose of this report was to communicate Exponent's review of the accessibility and comfortability of the Wheels micro-mobility device.
- The study participants consisted of four people. The participants were selected for age (over 35 years) and to ensure weight category diversity. The selection process did not account for participant physical ability (e.g., strength, flexibility, etc.) or micro-mobility device riding skill. As a result, the observations are not meant to be fully representative of the overall public.
- Although Exponent has exercised usual and customary care in the conduct of this analysis, the responsibility for use of this analysis in the design, manufacture, quality, or operation of the product remains fully with Wheels Labs, Inc.

Observations Summary

The following observations apply*:

- Quantitative Testing:
  - Mount/Dismount: Compared to the Grid bike, the Wheels device has less of an orthopedic demand during the mounting and dismounting task.
  - Rider Stability: The Wheels device was the most stable overall. The Wheels device requires less rider control to remain stable during the ride than do the other devices.
  - Start-up Task: The Wheels device has less of an orthopedic requirement during start up, compared to the Grid and the Bird devices.
- Quantitative Testing:
  - Step-through height on Wheels device preferred by user that chose to step through.
  - Less self-reported fatigue experienced on Wheels device during extended ride.
  - Ability to sit down and remain stable on the Wheels device noted as a potential benefit for longer rides.

* The observations are not meant to be representative of the overall public due to sample size and diversity.

Mount and Dismount Task

Observations: Mount and Dismount Task

The following observations apply*:

- Step Through
  - Hip flexion angle and knee height were lower for the Wheels device compared to Grid.
  - Compared to the Grid bike, the Wheels device has less of an orthopedic demand during the mounting and dismounting task.
- Swing Over
  - Hip extension and abduction angles were lower for the Wheels device compared to Grid.
  - Compared to the Grid bike, the Wheels device has less of an orthopedic demand during the mounting and dismounting task.

* The observations are not meant to be representative of the overall public due to sample size and diversity.

Rider Stability

Stability Calculations

- Task: Riders were asked to ride each device following a curved path with a constant radius for approximately 5 minutes.
- Lateral lean and lateral lean velocity are both metrics that have strong ties to a person's stability: these metrics are estimates of how much a person's center of mass is moving and at what speed it is moving, respectively.
- Less movement in the lateral direction is associated with greater stability.
- Lower velocities of movement in the lateral direction are associated with greater stability.

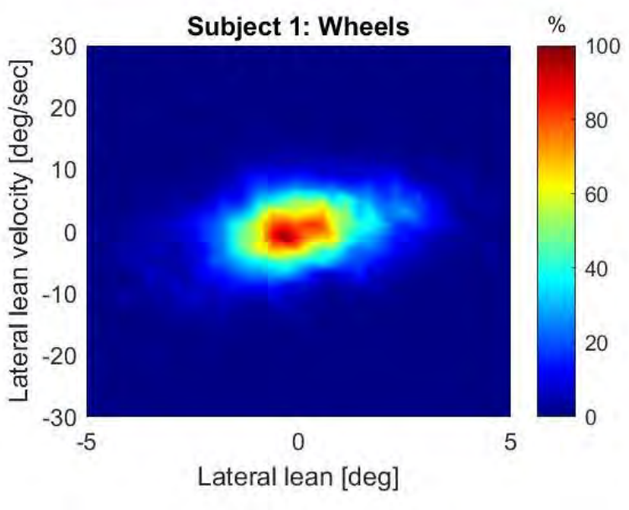
The larger the distribution, the more excursion the participant had on the device

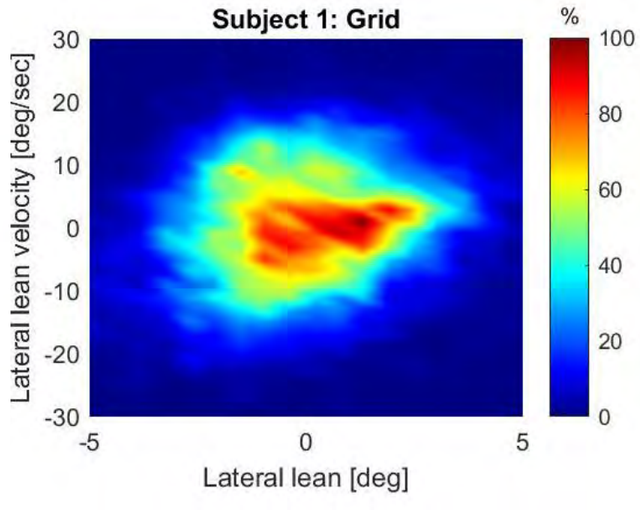
Forward Lean Angle Direction



Lateral Lean Angle Direction



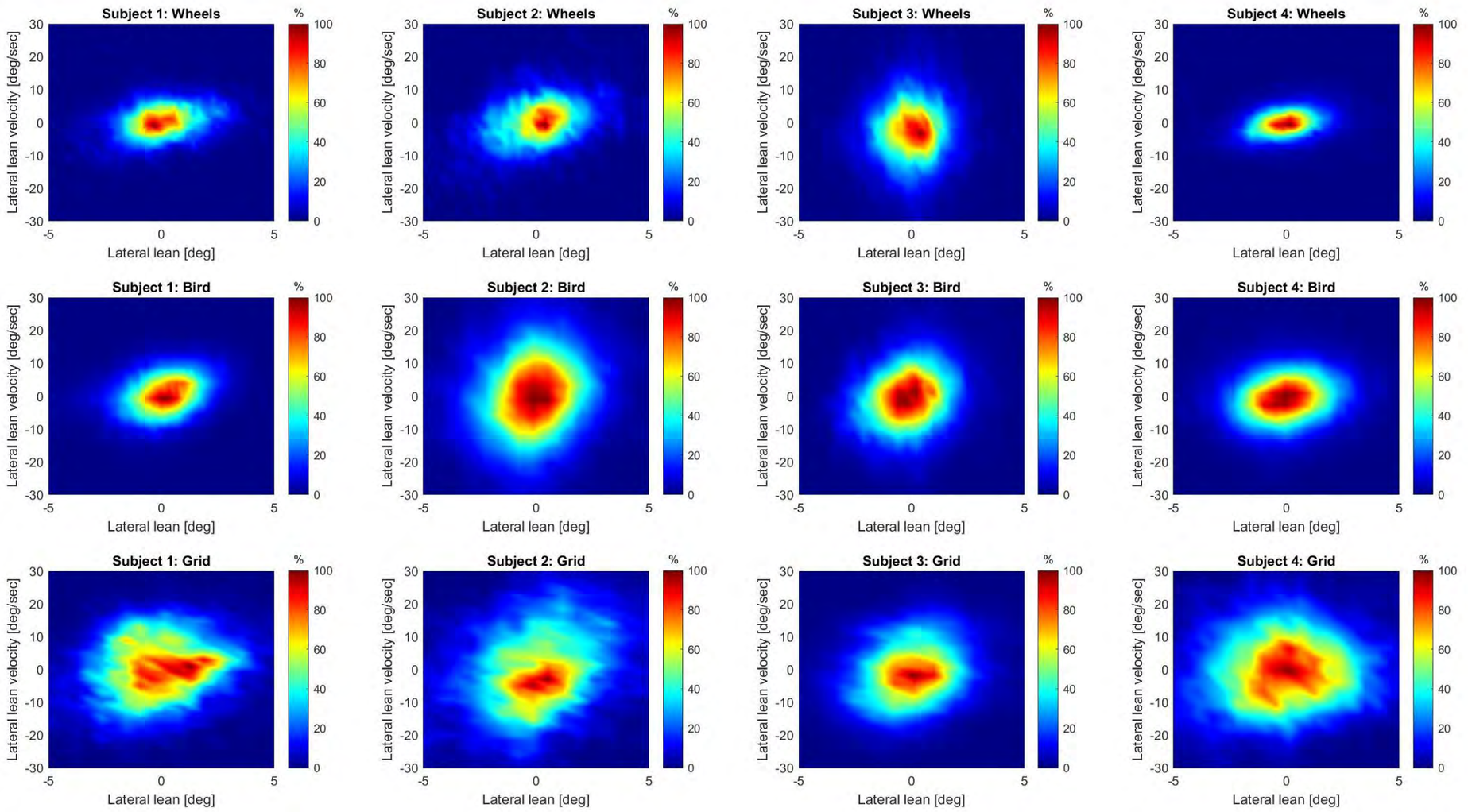




Stability Calculations

- Overall, the participants showed lower lateral lean angle and lean angle velocity while riding the Wheels device, compared to Grid bicycle and Bird scooter.

Trunk lean angle in lateral direction and trunk lean angle velocity



Observations: Rider Stability

For the participant population studied*, the following observations apply:

- Overall, riders were most stable on the Wheels device, compared to the Grid and the Bird devices.
- The Wheels device requires less rider control to remain stable during the ride than do the other devices.

* The observations are not meant to be representative of the overall public due to sample size and diversity.

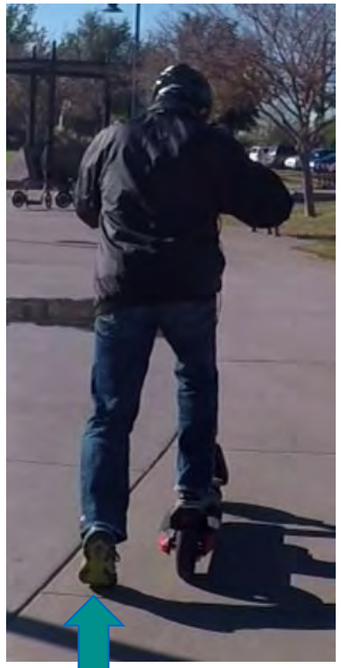
Start-up Task: Ankle Loading

Tibia Shock During Start-Up

- Task: Riders were asked to initiate riding the devices and forces at the tibia were calculated
- The shock to the tibia is transmitted through ground reaction forces (GRF) at the foot, ground or foot pedal interface
- Tibia shock is the highest during the start-up task for each device

Start Up Requirements

Bird: Push off



GRF

Grid: Pedal



GRF

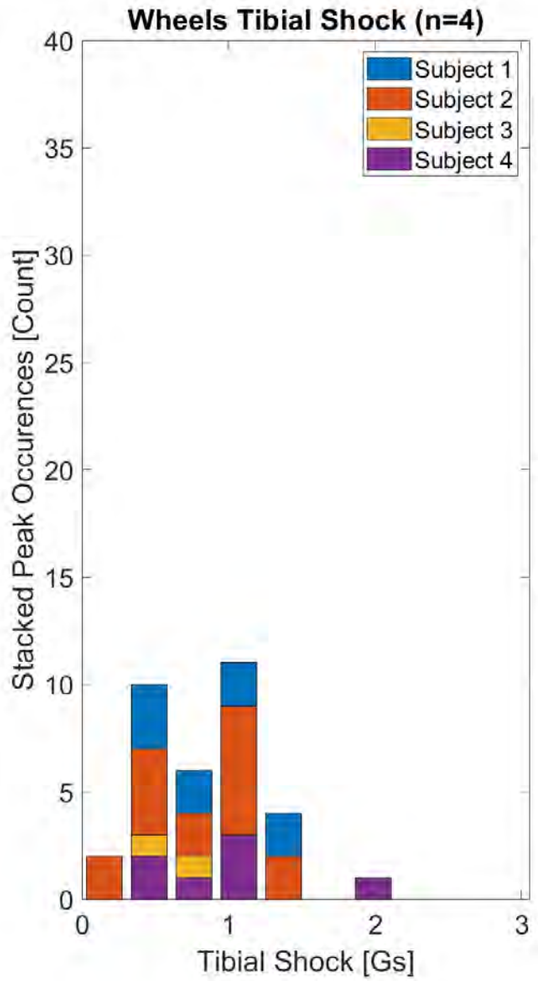
Wheels: Seated

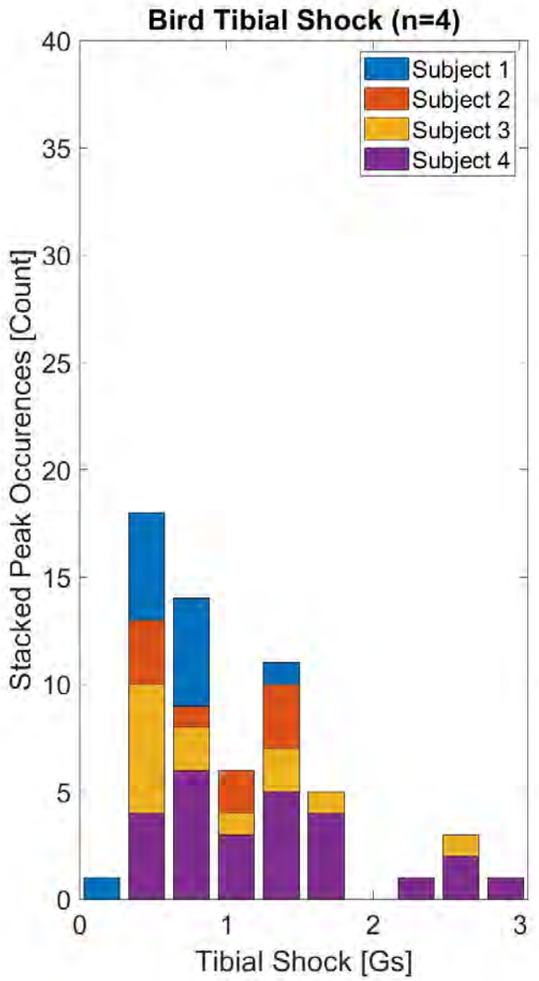


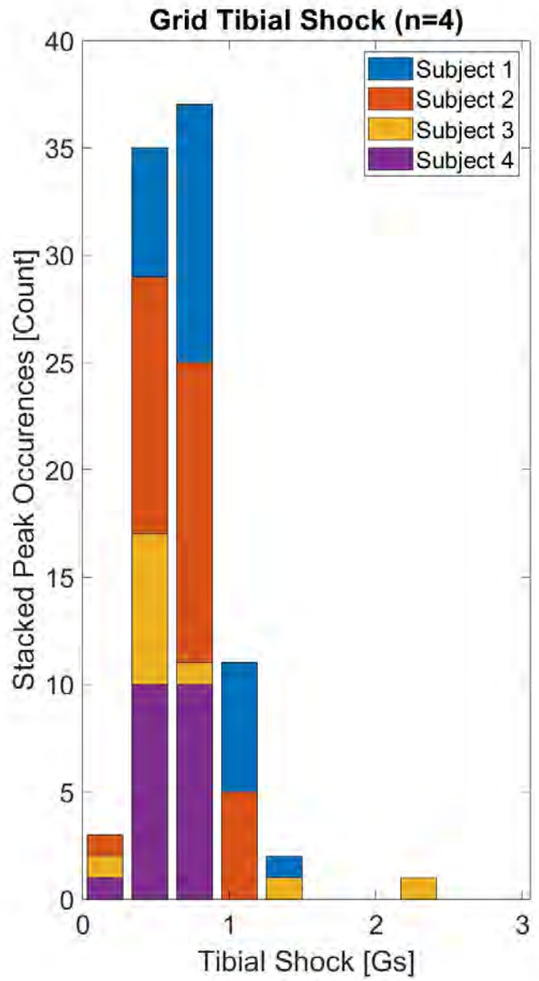
GRF

Tibia Shock During Start-Up: Comparison

- The peak tibia shock during start-up was measured (units of G is used as a proxy for ground reaction forces in a clinical setting). For comparison, walking is 0.2 - 1.0 G
- **Wheels**: Least amount of tibia shock events. Tibia shock was lower than Bird.
- **Bird**: Highest tibia shock
- **Grid**: Most frequent tibia shock







Observations: Start-up Task – Ankle Loading

For the participant population studied*, the following observations apply:

- The Wheels device has fewer tibia loading events during the start up, compared to the Grid and the Bird devices.
- The Wheels device had lower tibia loading forces, compared to the Bird device.
- The Wheels device has less of an orthopedic requirement during start up, compared to the Grid and the Bird devices.

* The observations are not meant to be representative of the overall public due to sample size and diversity.

Qualitative Testing

Qualitative Testing Summary

- Participants were asked for their impressions of various aspects of Accessibility and Comfortability of the devices in parallel with Quantitative data collection*.
- Accessibility components:
  - Ease of mount
  - Ease of dismount
  - Reach of feet (bikes)
  - Foot placement space (scooter)
  - Pedal/peg position (bikes)
  - Handlebar position
  - Seat height (bikes)
  - Seat width
  - Weight of device
- Comfortability components:
  - Support/stability of the device
  - Maneuverability
  - Posture
  - Hand and foot placement
  - Leg positioning
  - Rate of acceleration
  - Rate of deceleration
  - Arm positioning

* Testing results are not meant to be representative of the overall public due to sample size and diversity.

Qualitative Testing Summary

- Participants provided their responses via Likert scales and open-ended questions regarding their impressions of the devices.
- The results of the qualitative testing summarize general impressions and comments offered by participants*.
- The comments relate to issues of design, fatigue while riding, and ease of mounting and dismounting the devices.
  - Some highlighted comments are included in the boxes to the right and for mount/dismount and Comfortability in the following slides.

Wheels

- Step-through height preferred over Grid device

- Overall rated "accessible"

Grid Bike

- Step-through height noted as less accessible than Wheels

- Handlebars intrude in step-through

Bird

- Limited placement for feet/narrow

- Handlebars too low for some

* Testing results are not meant to be representative of the overall public due to sample size and diversity.

Qualitative Testing*: Mounting/Dismounting

- Grid Bike comments from participants
  - Leg pass-through noted as “too high”
  - Frame shape provides less room to move
    - Handlebars can be in the way
- Wheels device comments from participants
  - One tester stated there was a :“[c]lear way in-and-out”
  - Frame design provides more space
  - Design allowed for various mounting techniques
    - Step through and swing over



* Testing results are not meant to be representative of the overall public due to sample size and diversity.

Qualitative Testing*: Comfortability

- Extended rides
  - Participants rode each device for 15-20 minutes
  - Completed a series of questions on fatigue and comfort following the ride
- Grid Bike
  - Experienced most perceived fatigue by all
- Wheels device
  - Experienced little to no fatigue
  - Overall, participants preferred Wheels for longer rides
    - Unlike Bird device, able to sit down and remain stable on Wheels
      - Good acceleration
      - Stable posture



* Testing results are not meant to be representative of the overall public due to sample size and diversity.

Observations: Qualitative Testing

The following observations apply*:

- Step-through height on Wheels device preferred (by user who chose to step through).
- Less self-reported fatigue experienced on Wheels device during extended ride.
- Ability to sit down and remain stable on the Wheels device noted as a potential benefit for longer rides.

* The observations are not meant to be representative of the overall public due to sample size and diversity.

CUMULATIVE EVALUATION SHEET
RFP NO. 2021-010 SCOOTER SHARE PROGRAM

RESPONDENTS	EVALUATOR #1	EVALUATOR #2	EVALUATOR #3	TOTAL
Blue Duck San Antonio , TX	85	65	75	225
Cycle Hop LLC. Miami Beach, FL	83	85	77	245
Superpedestian Cambridge, MA	87	90	85	262
Skinny Labs, Inc. San Francisco, CA	94	90	91	275
Verve S.LLC. Philadelphia, PA	81	50	59	190
Wheels Labs, Inc. West Hollywood, CA	82	95	92	269
Lynx City Bethel, CT	80	65	70	215

	POINTS
QUALIFICATIONS AND EXPERIENCE *Experience working with similar municipalities* *Successful scooter share program currently operating*	**20**
TECHNICAL PROPOSAL *Proposed launch, hours, pricing; Equipment & safety* *Operations; Parking; Special Events and Weather;* *Data sharing*	**50**
MANAGEMENT PROPOSAL *Ability to respond to citizen/city complaints* *Organizational chart* *Day-to-Day operations*	**30**

City Commission Regular Meeting - 4:30 pm **12. a.**

Meeting Date: 03/15/2021

Re: Final Plat - Avalon Crossing

SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for Subdivision (Final Plat), submitted by property owner, Neill Farms FP, LLC & applicant/representative David Baggett of Engineering, Design, and Construction, Inc, to subdivide 74.19 acres of land at or near the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 in Fort Pierce, FL. The properties are zoned Planned Development (PD). Parcel ID: 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001-000-1, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002-000-0, 2419-313-0002-000-7, 2419-313-0001-000-0.

SUMMARY:

- The Preliminary Plat was approved by the City Commission on September 16, 2019
- The subject request will allow the development of a residential subdivision known as Avalon Corssing containing 303 platted lots consisting of single family dwelling units and duplexes. This subdivision will be platted in phases and this request is for phase one of the development, which will be 153 lots.

RECOMMENDATION:

Approval

ALTERNATIVES:

Disapproval

RESPONSIBLE STAFF:

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Staff Packet
Applicant Packet
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2021 12:19 PM

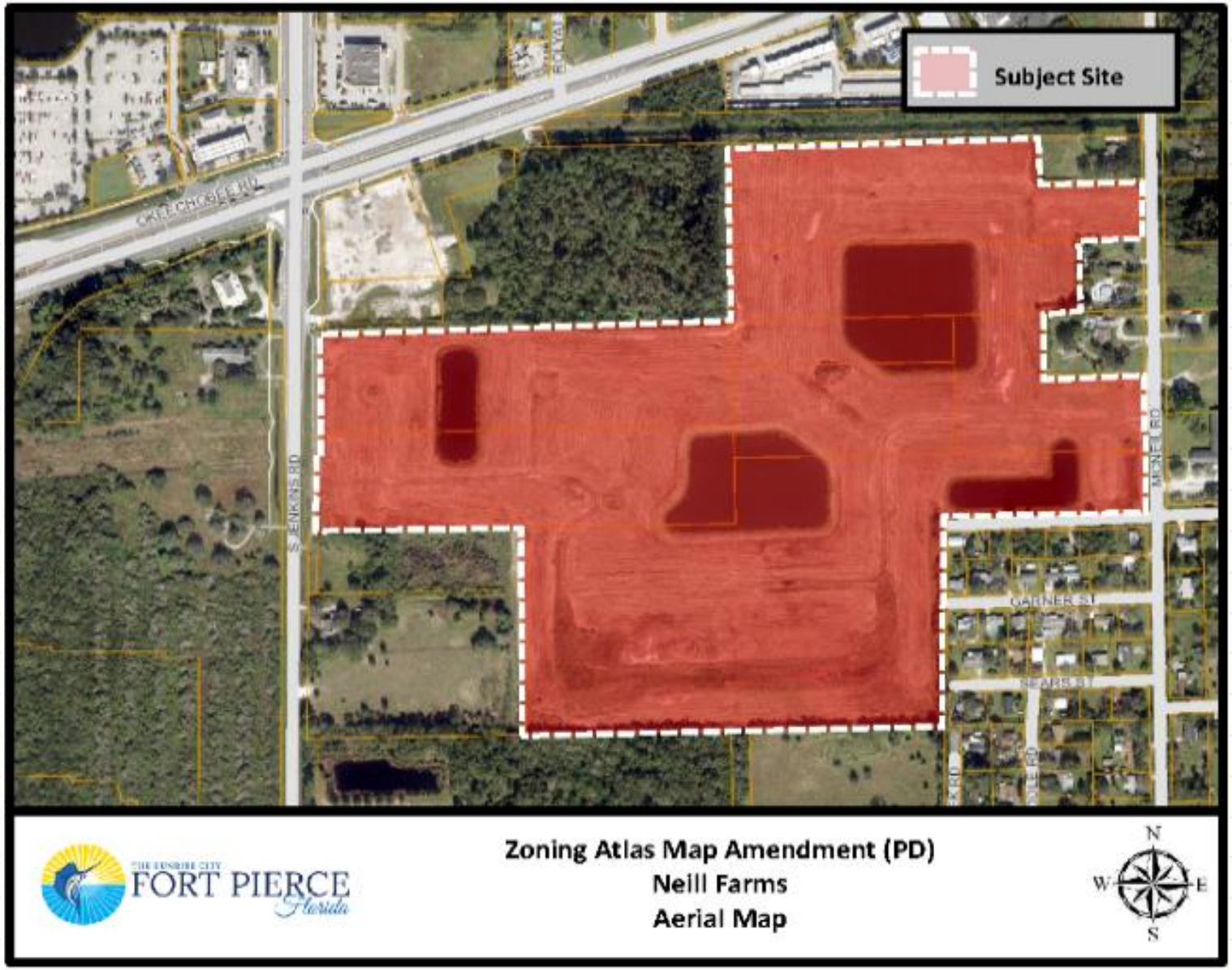
Form Started By: Brandon Creagan
Started On: 03/03/2021 05:43 PM
Final Approval Date: 03/09/2021

Final Plat

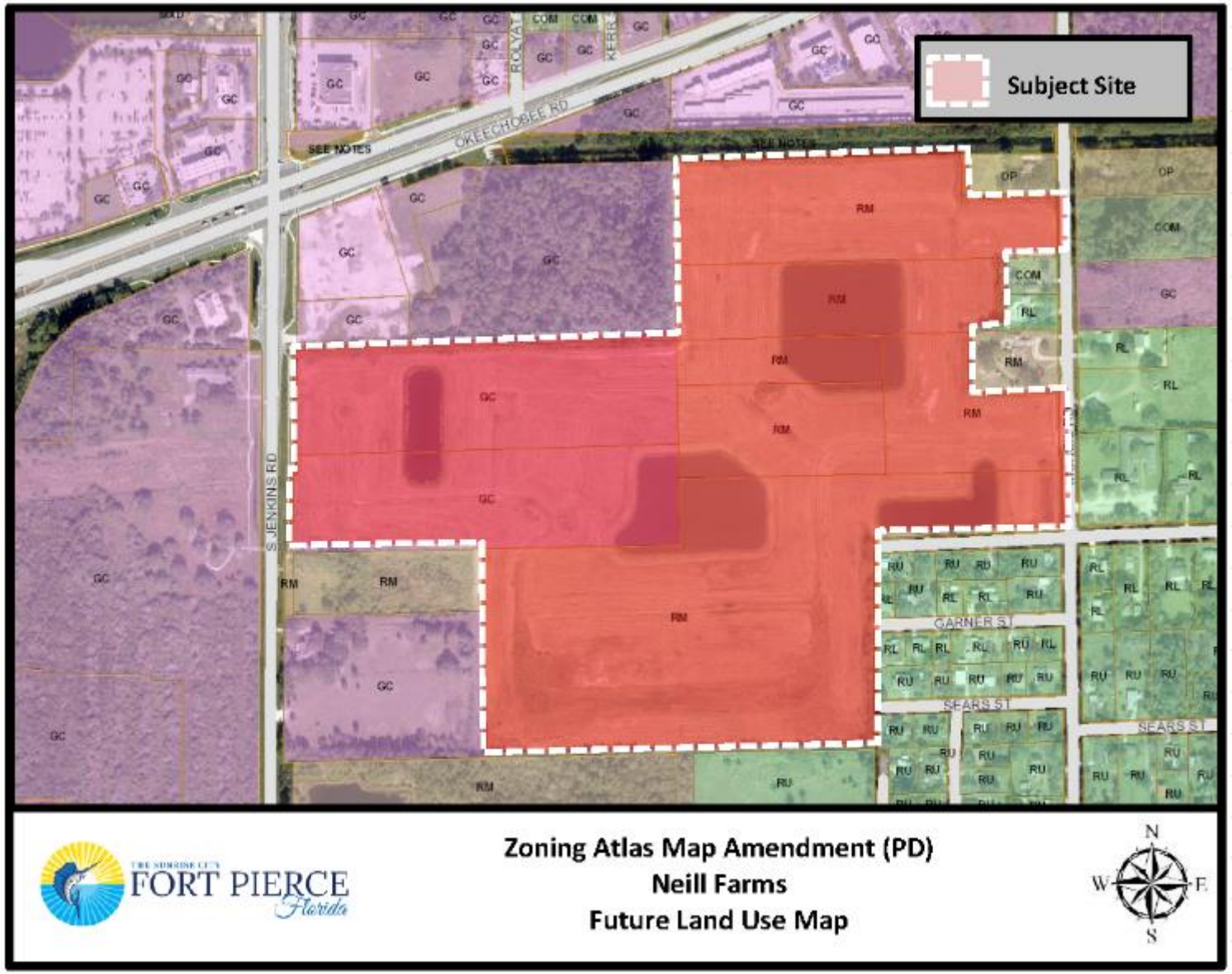


East side of South Jenkins Road, approximately 1,000 feet south of State Road 70

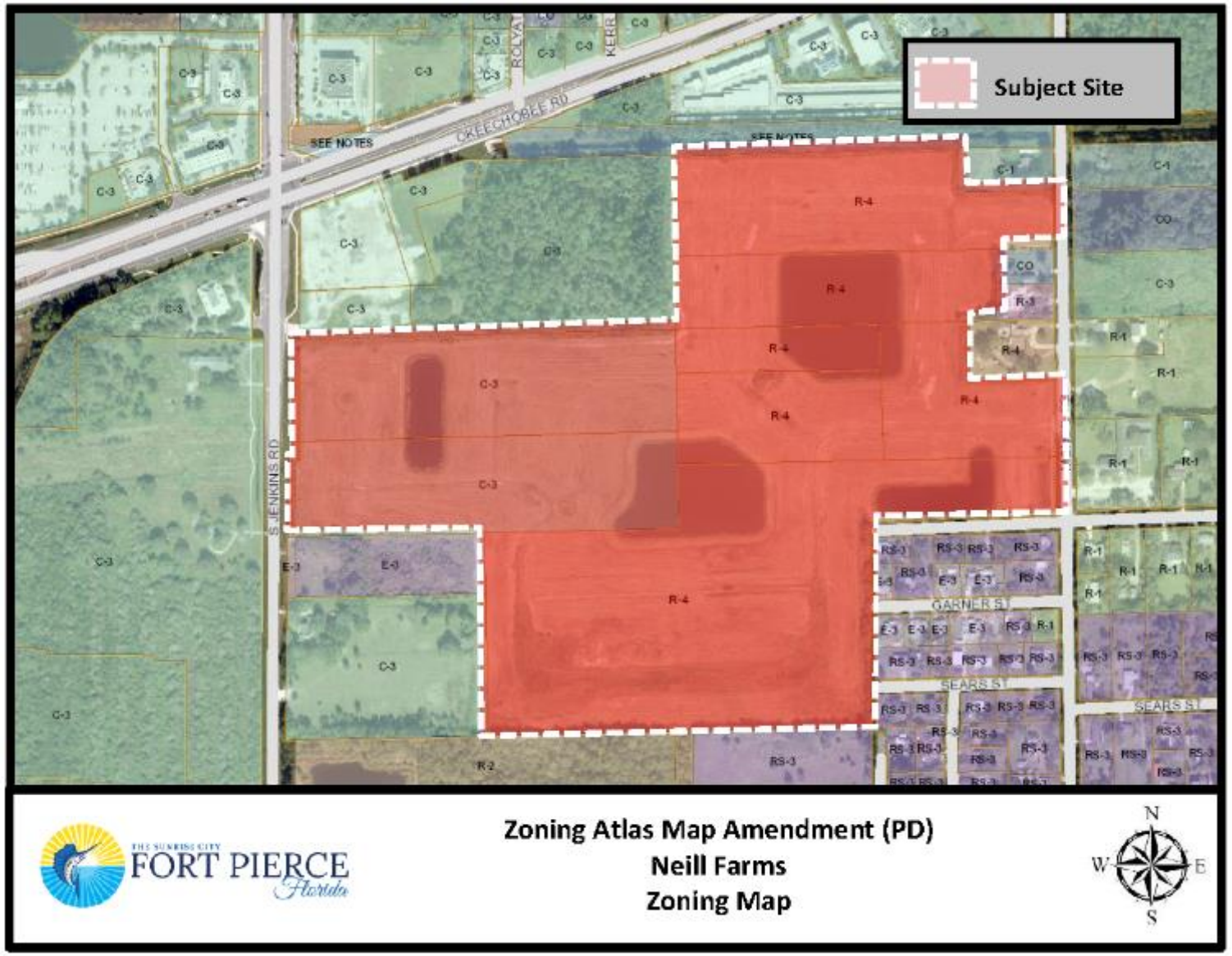
Aerial Map


Subject Site
S JENKINS RD
MCNEIL RD
GARNER ST
FORT PIERCE
Florida
Zoning Atlas Map Amendment (PD)
Neill Farms
Aerial Map
N
W
E
S

Future Land Use Map



Zoning Map


Subject Site
OKEECHOBEE RD
S JENKINS RD
GARNER ST
SEARS ST
SEE NOTES
FORT PIERCE
Florida
Zoning Atlas Map Amendment (PD)
Neill Farms
Zoning Map
N
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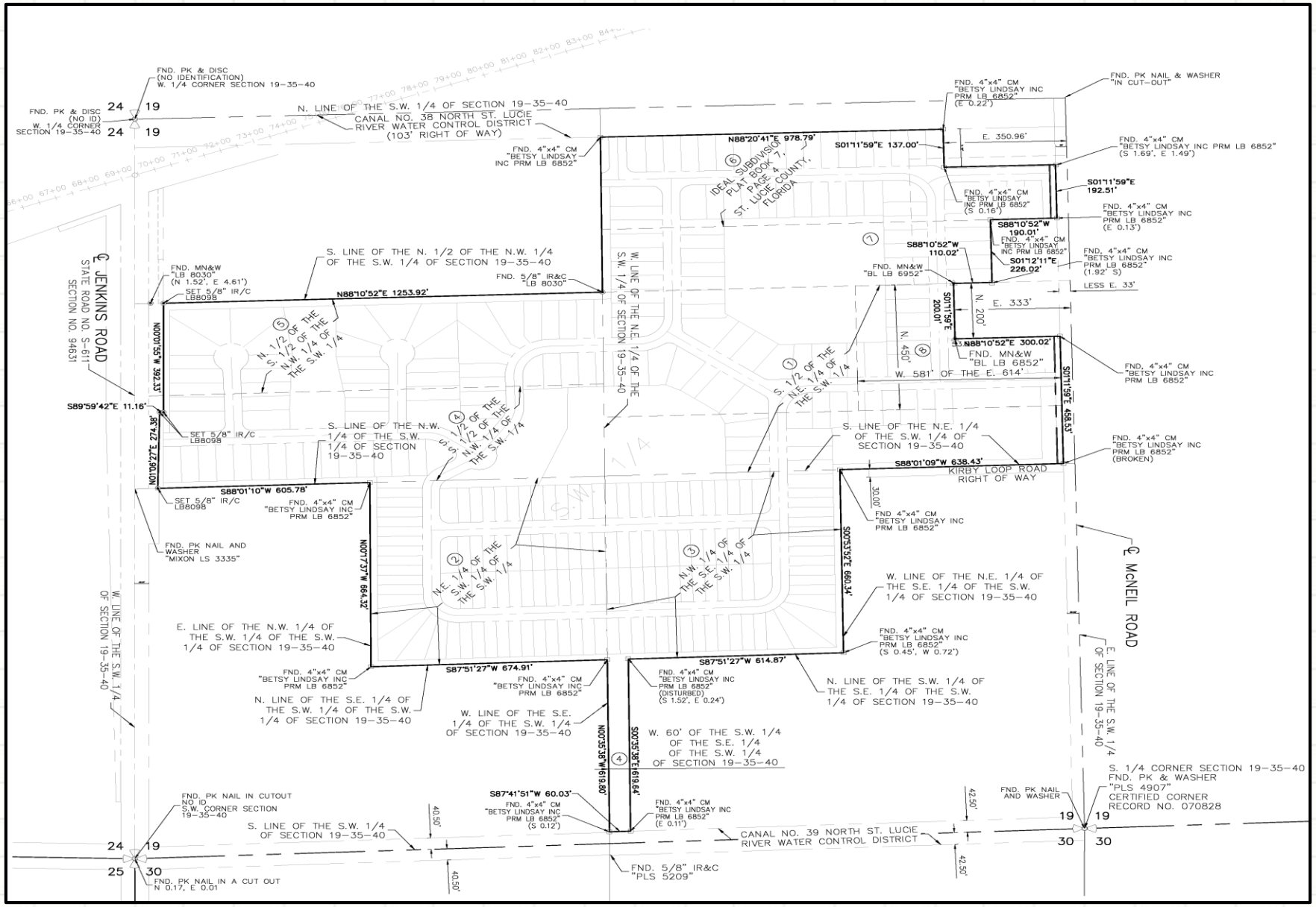
Request

Final Plat for Phase 1 (153 Lots) of the Avalon Crossing Single Family Subdivision.

- Staff recommends **Approval** of the request
  - ❑ The Preliminary Plat was approved by the City Commission on September 16, 2019.
  - ❑ Consistent with Chapter 221 of the City Code, the Comprehensive Plan, and the approved Planned Development Plan.
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare.

Plat



N. LINE OF THE S.W. 1/4 OF SECTION 19-35-40
CANAL NO. 38 NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (103' RIGHT OF WAY)
N88°20'41"E 978.79'
S01°11'59"E 137.00'
S01°11'59"E 192.51'
S88°10'52"W 190.01'
S88°10'52"W 110.02'
S01°12'11"E 226.02'
S88°10'52"E 300.02'
S88°01'09"W 638.43'
S88°01'10"W 605.78'
S89°59'42"E 11.16'
N88°10'52"E 1253.92'
S87°51'27"W 674.91'
S87°51'27"W 614.87'
S87°41'51"W 60.03'
S00°53'52"E 660.34'
S01°11'59"E 458.53'
N00°01'55"W 392.33'
N01°06'27"E 274.38'
N00°17'37"W 664.32'
N00°35'38"W 619.80'
S00°35'38"E 619.64'
IDEAL SUBDIVISION PLAT BOOK 7, PAGE 4 ST. LUCIE COUNTY, FLORIDA
S. LINE OF THE N. 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
S. LINE OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
S. LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
W. LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
W. LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
N. LINE OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
W. LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
W. 60' OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
N. LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
E. LINE OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
S. LINE OF THE S.W. 1/4 OF SECTION 19-35-40
W. LINE OF THE S.W. 1/4 OF SECTION 19-35-40
E. LINE OF THE S.W. 1/4 OF SECTION 19-35-40
S. 1/4 CORNER SECTION 19-35-40 FND. PK & WASHER "PLS 4907" CERTIFIED CORNER RECORD NO. 070828
CANAL NO. 39 NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
KIRBY LOOP ROAD RIGHT OF WAY
W. 581' OF THE E. 614'
N. 450'
N. 200'
E. 333'
LESS E. 33'
E. 350.96'
JENKINS ROAD
STATE ROAD NO. S-611 SECTION NO. 94631
McNEIL ROAD
FND. PK & DISC (NO IDENTIFICATION) W. 1/4 CORNER SECTION 19-35-40
FND. PK & DISC (NO ID) W. 1/4 CORNER SECTION 19-35-40
FND. PK NAIL & WASHER "IN CUT-OUT"
FND. PK NAIL AND WASHER "MIXON LS 3335"
FND. PK NAIL IN CUTOUT NO ID S.W. CORNER SECTION 19-35-40
FND. PK NAIL IN A CUT OUT N 0.17, E 0.01
FND. 5/8" IR&C "PLS 5209"
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852"
FND. MN&W "LB 8030" (N 1.52', E 4.61')
FND. 5/8" IR&C "LB 8030"
FND. MN&W "BL LB 6952"
FND. MN&W "BL LB 6852"
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (E 0.22')
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (S 1.69', E 1.49')
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (S 0.16')
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (E 0.13')
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (1.92' S)
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (BROKEN)
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (S 0.45', W 0.72')
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (DISTURBED) (S 1.52', E 0.24')
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (S 0.12')
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (E 0.11')
FND. PK NAIL AND WASHER
SET 5/8" IR/C LB8098

Final Plat

Possible actions of the City Commission:

- **APPROVE** the proposed Final Plat with no changes
    - Staff recommends approval of the request.
    - The City Commission Approved the Preliminary Plat on September 16, 2019.
- **APPROVE** the proposed Final Plat with changes.
- **DISAPPROVE** the proposed Final Plat

Final Plat

East side of South Jenkins Road, approximately 1,000 feet south of State Road 70

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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

THROUGH: Jennifer Hofmeister, AICP, LCAM Planning Director

FROM: Brandon Creagan, MCRP, LEED Green Associate, Planner

RE: **Application for Final Plat**
Avalon Crossing

BOARD DATE: March 15, 2021

STAFF REPORT

Property Owner

Neill Farms FP, LLC
601 North Congress Avenue
Delray Beach, Florida 33445

Applicant/Representative:

Engineering, Design, & Construction
10250 SW Village Parkway, Suite 201
Port St. Lucie, Florida 34987

Requested Action:

Approval of a Final Plat for a Subdivision to be known as Avalon Crossing.

Site Location:

East side of South Jenkins Road, approximately 1,000 feet south of State Road 70.

Parcel IDs:

2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001-0001, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002-000-0, 2419-313-0002-000-7, 2419-313-0001-000-0

Existing Use:

Vacant

Parcel Size:

74.19 Acres

Current Future Land Use:

Medium Density Residential (RM)

Current Zoning

Planned Development (PD)

	North	East	South	West
Surrounding Future Land Use:	GC	GC	RL	RL
Surrounding Zoning:	C-3	C-3	R-2	R-1

Staff Analysis:

Request
The applicant is requesting the review and approval of a Final Plat to subdivide approximately 74.19 acres of land for the completion of a portion of the Avalon Crossing (Neill Farms) Planned Unit Development lying on the East side of South Jenkins Road, approximately 1,000 feet south of State Road 70. The Preliminary Plat and Planned Development were approved by the City Commission on September 16, 2019.

The subject property has a Future Land Use of Medium Density Residential (RM), which intended for parcels that are best suited for multi-family residential uses ranging in density from 6.5 to 12 dwelling units per acre. This designation allows small-lot single-family units and multi-family dwellings including duplexes, condominiums, and townhomes. The proposed project is consistent with the Comprehensive Plan. The subject property is zoned Planned Development (PD). The surrounding properties to the north and west are zoned General Commercial (C-3), and the parcels to the east and south are residentially zoned properties.

The subdivision comprises a total of eight (8) parcel with approximately 74.19 acres and will be subdivided into a total of three hundred three (303) separate lots. The Final Plat will be reviewed and approved in two (2) phases. The request for the first phase will be for 153 residential lots along with the associated roadway/water management tracts. The remaining residential lots that are not platted will be combined into future use tracts until the second phase of the Final Plat is submitted. Each lot will meet the minimum lot width, depth, and area requirements specified by the approved Planned Development. Staff has reviewed the application in accordance with Chapter 121 - Subdivisions of the City.

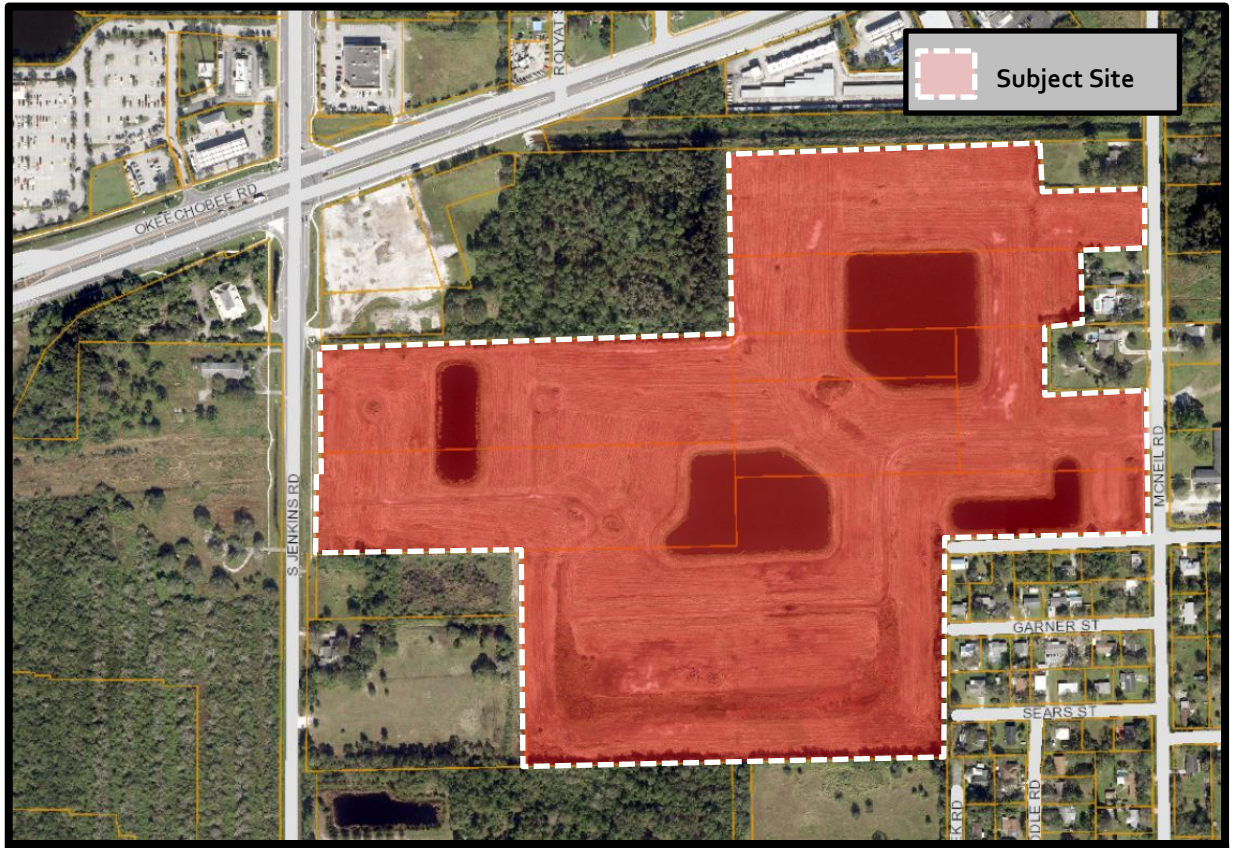
City Commission Standards for Review
The City Commission shall consider whether the following standards have been met in its review of the application:

1. Adequate vehicular access and traffic circulation to each lot in the proposed subdivision.
2. That adopted levels of service (LOS) standards in the comprehensive plan are not adversely impacted by the proposed plat. If such standards are negatively affected that appropriate mitigation plans as described in this chapter are also included in the proposed plat.
3. That other applicable comprehensive plan policies are addressed by the proposed plat.

As part of the Final Plat review prior to the City Commission meeting, the City of Fort Pierce Engineering Department along with Northstar Geomatics have reviewed and determined that the three standards as outlined above have been met and satisfied. The applicant has also further provided a bond to the City to ensure that any outstanding infrastructure will be completed in accordance with City Code 121-12. The applicant has also provided two (2) sets of mylars to be record with the St. Lucie County Clerk of Courts.

Technical Review Committee:
All affected departments have reviewed the proposed Final Plat with regards to the requirements of the City Code. Findings from the review by corresponding departments is provided.

Staff Recommendation:
The Final Plat meets the above standards of the City's land development code and Comprehensive Plan; therefore, Staff recommends APPROVAL with no conditions as staff is in receipt of both the bond to cover all outstanding infrastructure and the two (2) Mylars for recording with St. Lucie County.



THE SUNRISE CITY
FORT PIERCE
Florida

Final Plat
Neill Farms
Aerial Map

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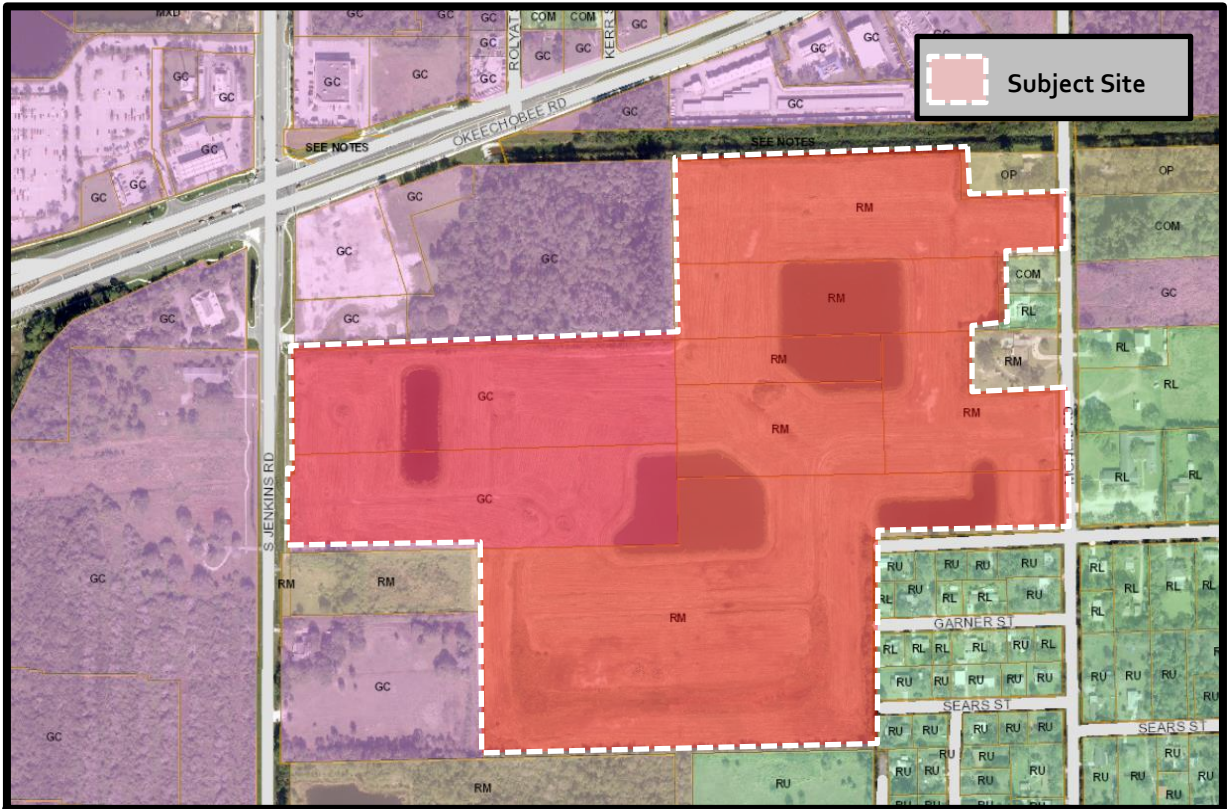

THE SUNRISE CITY
FORT PIERCE
Florida

Final Plat
Neill Farms
Future Land Use Map

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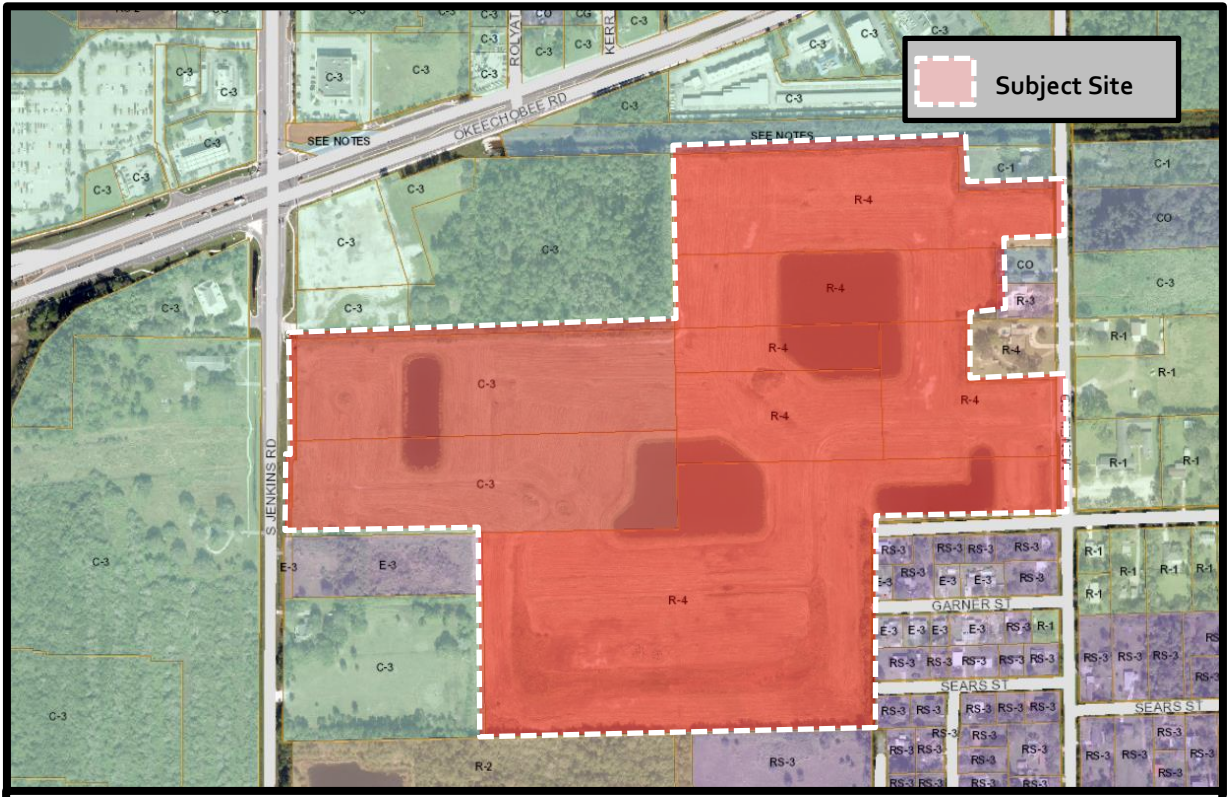


THE SUNRISE CITY FORT PIERCE Florida

Final Plat
Neill Farms
Zoning Map

N W E S

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Avalon Crossings Final Plat (FKA Neill Farms)– Jenkins Road
TRC No. 19-09000001

DATE : January 26, 2021

This is to advise you that we have completed the review of the following documents as received by this office on January 26, 2021:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Final Plat
- [ ] BP Approval
- [ ] C/O

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

- [x] See attached for engineering advisory comment

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

ENGINEERING ADVISORY COMMENT:

1. City endorsement of the final plat shall not occur until such time the required site improvements have been fully constructed and approved or a bonding mechanism is put in place in accordance with the requirements specified in City of Fort Pierce Code of Ordinances Chapter 121.

JRA/TST/tst

TST

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

ENGINEERS OPINION OF PROBABLE COST - AVALON CROSSING FINAL PLAT,

(for City of Fort Pierce Plat Bond Estimation, covers cost of Phase I limits construction only)

Client: Neill Farm FP, LLC **Date: Revised 1/20/2021**

Project Name: Avalon Crossing **EDC Project #: 18-430**

Professional Engineer: David C. Baggett, P.E. P.E No.: 81375

SITE WORK	UNIT	QUANTITY	UNIT PRICE	CONTRACT
Mobilization	EA	1.00	$ 75,000.00	$ 75,000.00
Clearing & Grubbing	AC	29.66	$ 2,000.00	$ 59,320.00
Demo Existing Concrete/Asphalt	SF	540.00	$ 3.00	$ 1,620.00
Fill (Import, place and compact)	CY	12,700.00	$ 12.50	$ 158,750.00
Final Grading	AC	29.66	$ 3,000.00	$ 88,980.00
Silt Fence	LF	8,865	$ 1.25	$ 11,081.25
Sod - Roadways and Common Areas	SY	20,600	$ 2.00	$ 41,200.00
Sod - Lake Banks	SY	12,148	$ 2.00	$ 24,296.00
Seed - Lots	SY	93,590	$ 1.50	$ 140,385.00
Dewatering	LS	1	$ 34,750.00	$ 34,750.00
Landscaping & Irrigation (see attached breakdown)	LS	1	$ 441,680.00	$ 441,680.00
Survey - Construction Layout and As-Builts	LS	1	$ 63,800.00	$ 63,800.00
CEI Consultant / Inspections	LS	1	$ 24,000.00	$ 24,000.00
Geotechnical Testing	LS	1	$ 4,800.00	$ 4,800.00
Utility Testing	LS	1	$ 3,900.00	$ 3,900.00
Construction Entrance	EA	2	$ 750.00	$ 1,500.00
			SITE WORK SUB TOTAL	**$ 1,175,062.25**

PAVING AND DRAINAGE	UNIT	QUANTITY	UNIT PRICE	CONTRACT
1" FDOT Type SP-9.5 Asphalt (1st Lift)	SY	16,179	$ 8.50	$ 137,524.14
1" FDOT Type SP-9.5 Asphalt (2nd Lift)	SY	16,179	$ 8.50	$ 137,524.14
8" Base Rock	SY	16,875	$ 16.00	$ 269,996.48
D Curb	LF	370	$ 20.00	$ 7,400.00
F Curb and Gutter	LF	25	$ 25.00	$ 625.00
Valley Curb and Gutter	LF	10,704	$ 20.00	$ 214,080.00
Relocate/modify Ex Inlet and Structure	EA	22	$ 3,700.00	$ 81,400.00
15" RCP	LF	379	$ 38.00	$ 14,402.00
18" RCP	LF	0	$ 53.00	$ -
24" RCP	LF	430	$ 72.00	$ 30,960.00
30" RCP	LF	171	$ 97.00	$ 16,587.00
36" RCP	LF	165	$ 227.00	$ 37,455.00
15" CAP	LF	0	$ 128.00	$ -
24" CAP	LF	40	$ 153.00	$ 6,120.00
36" CAP	LF	20	$ 205.00	$ 4,100.00
15" RCP/CAP Collar	EA	0	$ 2,700.00	$ -
24" RCP/CAP Collar	EA	2	$ 3,005.00	$ 6,010.00
36" RCP/CAP Collar	EA	1	$ 4,350.00	$ 4,350.00
4' Manhole	EA	3	$ 3,750.00	$ 11,250.00
5' Manhole	EA	1	$ 4,700.00	$ 4,700.00
6' Manhole	EA	1	$ 6,525.00	$ 6,525.00
Type C Inlet	EA	3	$ 3,400.00	$ 10,200.00
Type E Inlet	EA	6	$ 4,500.00	$ 27,000.00
Removal of Existing Pipe	LF	908	$ 30.00	$ 27,240.00
Signage and Striping	LS	1	$ 4,000.00	$ 4,000.00
4" Thick Concrete Sidewalk	LF	7,369	$ 25.00	$ 184,225.00
Detectable Warning Surface (Cast-in-Place)	EA	51	$ 250.00	$ 12,750.00
			PAVING AND DRAINAG SUB TOTAL	**$ 1,256,423.75**

WATER	UNIT	QUANTITY	UNIT PRICE	CONTRACT
Double Water Service w/ Lateral	EA	71	$ 930.00	$ 66,030.00
Single Water Service w/ Lateral	EA	17	$ 790.00	$ 13,430.00
2" WM (Poly)	LF	664	$ 8.00	$ 5,312.00
4" WM (C900, DR-18)	LF	530	$ 13.00	$ 6,890.00
6" WM (C900, DR-18)	LF	1,085	$ 17.50	$ 18,987.50
4" Gate Valve	EA	2	$ 1,400.00	$ 2,800.00
6" Gate Valve	EA	15	$ 1,600.00	$ 24,000.00
Water Main Fittings (tee's, elbows, reducers, etc)	LS	1	$ 15,400.00	$ 15,400.00
Fire Hydrant Assembly	EA	5	$ 3,600.00	$ 18,000.00
Bacteriological Sampling Point	EA	13	$ 425.00	$ 5,525.00
			WATER SUB TOTAL	**$ 176,374.50**

SEWER	UNIT	QUANTITY	UNIT PRICE	CONTRACT
8" SDR-26 Sewer Pipe	LF	3,251	29.00	$ 94,279.00
Remove Existing Sewer Pipe	LF	609	39.00	$ 23,751.00
Remove Existing Manhole	EA	2	1,325.00	$ 2,650.00
0-6' Manhole	EA	3	2,400.00	$ 7,200.00
6-8' Manhole	EA	0	3,100.00	$ -
8-10' Manhole	EA	1	3,650.00	$ 3,650.00
10-12' Manhole	EA	0	4,000.00	$ -
12-14' Manhole	EA	2	4,400.00	$ 8,800.00
14-16' Manhole	EA	1	5,100.00	$ 5,100.00
6" WYE Connection	EA	66	$ 250.00	$ 16,500.00
Double Sewer Service w/ cleanouts	EA	70	$ 1,100.00	$ 77,000.00
Single Sewer Service w/ cleanouts	EA	11	$ 900.00	$ 9,900.00
Existing Lift Station Restoration	LS	1	$ 150,000.00	$ 150,000.00
			SEWER SUB TOTAL	**$ 398,830.00**

Assumptions & Exclusions:

* Homebuilder responsible for final construction of lots
* Excludes Permitting Fees
* Excludes ROW on Jenkins and McNiell (bonded separetely to County)
* Assumes existing drainage is serviceable
* Assumes existing lift station wet well is serviceable
* Assumes existing utility mains are serviceable
* Assumes all water and sewer services to lots must be replaced/constructed
* Assumes previously installed subgrade is serviceable in-situ
* Excludes residential meters and backflows (provided by FPUA)
* Excludes Engineering Costs

	SUB TOTAL	**$ 3,006,690.50**
	10% CONTINGENCY	**$ 300,669.05**
	TOTAL	**$ 3,307,359.55**

Prepared By: David C. Baggett, P.E.
Professional Engineer's Name



Professional Engineer's Signature / Seal

81375
P.E. No.

1/21/2021
Date

Tracy Telle

From: Shane Ostrander <sostrander@fpua.com>
Sent: Tuesday, January 26, 2021 1:56 PM
To: Tracy Telle; 'David Baggett'
Cc: Brandon Creagan; Paladin Plan; James Carnes
Subject: RE: Avalon Crossings Bond Requirements

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. .

Tracy,

Water/Wastewater Engineering has no objection to the water and sewer portion of the Engineers Cost Estimate for Phase I of Avalon Crossing. Please let me know if you need anything else.

Thank you,

SHANE OSTRANDER
Engineer Trainee
W/WW Engineering Department
Fort Pierce Utilities Authority
1701 S. 37th Street,
Fort Pierce, FL 34984
772.466.1600 Ext. 3468
772.468.2414 Fax

From: James Carnes
Sent: Tuesday, January 26, 2021 11:03 AM
To: Shane Ostrander <sostrander@fpua.com>
Cc: Brandon Creagan <bcreagan@cityoffortpierce.com>; Paladin Plan <paladinplan@yahoo.com>; David Baggett <davidbaggett@edc-inc.com>; Tracy Telle <ttelle@cityoffortpierce.com>
Subject: RE: Avalon Crossings Bond Requirements

Shane,
As the project manager for this development, please review what is being requested and respond accordingly.
Thanks,

JAMES CARNES III, P.E.
Supervising Engineer
W/WW Engineering Department
Fort Pierce Utilities Authority
1701 S. 37th Street,
Fort Pierce, FL 34984
772.466.1600 Ext. 3472
772.468.2414 Fax

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO CHAPTER 17 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.
2. ANY NAVD88 MONUMENT WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. GRADES SHOWN ARE FINISHED GRADES. B.M. DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. WHERE POSSIBLE, THE LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES ARE SHOWN AS PROVIDED BY THE PROJECTS PROFESSIONAL LAND SURVEYOR BUT MAY OTHERWISE BE APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER" UTILITIES (NOT SHOWN IN THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS, THE CONTRACTOR SHALL INFORM THE ENGINEER AND NOTIFY THE RESPECTIVE UTILITY OWNERS TO RESOLVE UTILITY CONFLICTS AND ADJUSTMENTS, AS REQUIRED.
4. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.
5. THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION INVOLVING THEIR FACILITIES SO THAT A COMPANY REPRESENTATIVE CAN BE PRESENT.
6. UTILITY LOCATIONS MAY BE DETERMINED BY CALLING SUNSHINE 811, (1-800-432-4770) AND THE SPECIFIC UTILITY COMPANY.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FORT PIERCE UTILITY AUTHORITY'S TECHNICAL SPECIFICATIONS AND CONSTRUCTION STANDARDS, LATEST REVISION, AND WITH ALL APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS.
8. CONTRACTOR WILL CONSTRUCT NEW WATER SERVICE FROM WATER MAIN TO METER BOX. CONSTRUCTION MUST BE OBSERVED BY FPUA (48-HOUR NOTICE REQUIRED). THE UTILITY WILL INSTALL THE METER UPON ACCOUNT SETUP.
9. NO INTRUSIVE ROOT SYSTEM VEGETATION SHALL BE PLACED WITHIN TEN FEET OF UTILITIES.
11) ANY EXISTING UTILITY SERVICE CONNECTIONS (WATER AND/OR SEWER) WHICH ARE LOCATED WITHIN TEN(10) FEET OF LOT BOUNDARIES MAY BE USED TO SERVE THE PROPOSED SINGLE FAMILY HOMES PROVIDED THEY ARE IN A CONDITION DEEMED ACCEPTABLE BY THE FORT PIERCE UTILITY AUTHORITY. IF ANY EXISTING UTILITIES ARE DETERMINED TO BE IN CONFLICT WITH PROPOSED UTILITIES AND/OR DEEMED TO BE IN UNSUITABLE CONDITION FOR SERVICE THEY SHALL BE ADJUSTED OR REMOVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT PIERCE UTILITIES AUTHORITY AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. COSTS ASSOCIATED WITH ADDRESSING FIELD CONFLICTS SHALL BE INCLUDED IN THE CONTRACTORS BID SCOPE FOR THE PROJECT AS AGREED UPON BY THE DEVELOPER."
12) NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
13) UTILITY OWNERS:

COMPANIES	TELEPHONE NUMBERS
COMCAST CABLE	(772) 692-0010
AT&T	(772) 468-5500
FLORIDA POWER & LIGHT	(772) 489-6208
FORT PIERCE UTILITIES AUTHORITY	(772) 466-1600

12) RECORD DRAWING REQUIREMENTS:
THE CONTRACTOR SHALL FURNISH THREE SET OF REPRODUCIBLE "RECORD DRAWINGS" PLANS TO THE ENGINEER PRIOR TO FINAL PAYMENT FOR THE PROJECT. COMPLETE "RECORD DRAWING" INFORMATION RELATIVE TO DRAINAGE PIPE INVERTS, GRATE ELEVATIONS, UTILITY CONFLICTS, MANHOLES, VALVES, SERVICES, FITTINGS, LENGTH OF PIPE AND THE LIKE SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR. ALL ELEVATIONS SHALL BE TAKEN AND CERTIFIED BY AN INDEPENDENT REGISTERED SURVEYOR AND SHOWN ON THE RECORD DRAWINGS.
13) UNDERGROUND UTILITIES SHALL BE POTHOLED AS NECESSARY BY THE CONTRACTOR.
14) RADII, DIMENSIONS AND ELEVATIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
15) FOR TURNOUT CONNECTIONS AND DRIVEWAY CONSTRUCTION SEE FDOT STANDARD PLAN INDEX 330-001.

N

0 100
(IN FEET)
1 inch = 100 ft.

Project Stormwater Outfall included in Phase I work to be bonded

REMAINING PROPOSED LOTS WILL BE PLATTED AT A LATER DATE. ALL INFRASTRUCTURE WILL BE CONSTRUCTED FOR THE ROADS, SIDEWALKS, DRAINAGE, UTILITIES, ETC BUT EXCLUDED FROM THE PHASE I BOND AS THEY ARE NOT NECESSARY FOR CONCURRENCY

ROW work excluded from subdivision bond, bonded separately already through St. Lucie Co

All stormwater lakes to be included in Phase I work to be bonded

ROW work excluded from subdivision bond, bonded separately already through St. Lucie Co

All work/infrastructure within this boundary bonded as a part of Phase I. Includes all lots we are platting. All drainage, access, utilities can stand alone from rest of site work

REMAINING PROPOSED LOTS WILL BE PLATTED AT A LATER DATE. ALL INFRASTRUCTURE WILL BE CONSTRUCTED FOR THE ROADS, SIDEWALKS, DRAINAGE, UTILITIES, ETC BUT EXCLUDED FROM THE PHASE I BOND AS THEY ARE NOT NECESSARY FOR CONCURRENCY

PLAN 1 5,14, 23
PLAN 2 6,15, 24
PLAN 3 7,16, 25
PLAN 4 8,17, 26
PLAN 5 9,18, 27
PLAN 6 10,19, 28
PLAN 7 11,20, 29
PLAN 8 12,21, 30
PLAN 9 13,22, 31

PHASE 1 DEVELOPMENT AREA
PHASE 2 DEVELOPMENT AREA
PHASE 3 DEVELOPMENT AREA

EXISTING LAKE MANAGEMENT TRACT #1
EXISTING LAKE MANAGEMENT TRACT #2
EXISTING LAKE MANAGEMENT TRACT #4

PROJECT PHASE LINE

CHERIMOYA STREET
SAPOTA STREET
ACAI LANE
PUMMELO PLACE
RASPBERRY ROAD
KIRBY LOOP ROAD
CLEMENTINE ROAD
JENKINS ROAD
POMEGRANATE PLACE
LYCHEE LANE
McNEILL ROAD
NSLRWCD CANAL 38

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB DESIGNED BY
VER DRAWN BY
18-430 engineering dwg FILENAME
VER 1 SHEET LAYOUT
AS SHOWN SCALE
24SEP18 DATE
REVISION COMMENTS
DATE

AVALON CROSSING
(FKA NEILL FARMS)

KEY MAP & PHASING SHEET

FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

18-430

2 OF 52

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
AUG 21 2020
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer 1ST 2ND

RE : Avalon Crossing Final Plat (FKA Neill Farms)– Jenkins Road
TRC No. 19-09000001

DATE : August 20, 2020

This is to advise you that we have completed the review of the following documents as received by this office on August 18, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend
- [x] Approval of Final Plat
- [ ] BP Approval
- [ ] C/O

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

- [x] See attached for engineering comments

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

ENGINEERING COMMENTS:

1. A final plat cannot be approved until all required site improvements have been fully constructed and approved or a bonding mechanism is put in place in accordance with the requirements specified in Section 18-13e.
2. Additional comments may be forthcoming upon completion of review by the City's contract surveyor, Northstar Geomatics.

JRA/TST/tst

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

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Avalon Crossing Final Plat (FKA Neill Farms)– Jenkins Road
TRC No. 19-09000001

DATE : May 29, 2020

This is to advise you that we have completed the review of the following documents as received by this office on May 20, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Approval of Final Plat
- [ ] BP Approval
- [ ] C/O

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

- [x] See attached for engineering comments

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

ENGINEERING COMMENTS:

1. Sheet 1 of 7:
    A. **Dedication:**
        i. Line Item 8 – There are two lines numbered 8, please renumber accordingly.
2. Sheet 3 of 7:
    A. The Lake Maintenance Easement servicing Water Management Tract 1 is shown as having the same boundaries as Water Management Tract 1. This would mean the maintenance easement is located within the existing lake bank. Revise the plat to provide for a maintenance easement that does not encroach into the lake bank area.
3. Sheet 4 of 7:
    A. The previous comment *"A minimum width of 10' for dedicated Lake Maintenance Easements is required. Some of the easement widths reflect 5' along individual lots, will a 5' easement be located within the Water Management Tract?"* was not adequately addressed as the response was that Lake Maintenance Easements are now dedicated over Water Management Tracts. Maintenance Easements shall not be located within any lake banks and therefore either the plat needs to be revised or the existing lake needs to be reshaped.
4. Sheets 5, 6, 7 of 7:
    A. Identify a minimum 10' Lake Maintenance Easement as measured from the top of the lake bank landward.
5. A final plat cannot be approved until all required site improvements have been fully constructed and approved or a bonding mechanism is put in place in accordance with the requirements specified in Section 18-13e.
6. Additional comments may be forthcoming upon completion of review by the City's contract surveyor, Northstar Geomatics.

JRA/TST/tst

TST

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

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
APR 15 2020
CITY OF FORT PIERCE
PLANNING & ZONING

To : Brandon Creagan, Planner

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

Re : Avalon Crossing Final Plat (FKA Neill Farms)– Jenkins Road
TRC No. 19-09000001

Date : April 10, 2020

This is to advise you that we have completed the review of the following documents as received by this office on April 2, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Approval of Final Plat
- [ ] BP Approval
- [ ] C/O

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

- [x] See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\N\Neill Farms\Plat\Submittal No. 3 - 040220\Final Plat Comments - 041020.docx

ENGINEERING COMMENTS:

1. Sheet 1 of 7:
   - A. **Dedication:**
     - i. Line Item 2 – Add reference to Recreation Tracts 1 and 2 to the description.
     - ii. Line Item 2 – There are two lines numbered 2, please renumber accordingly.
     - iii. Line Item 2 (2nd) – The Open Space Tract dedication should identify the tracts as 5 through 10 and not 9 as there is an Open Space Tract 10 shown on Plat Sheet 6 of 7.
   - B. **Planning and Zoning Approval:**
     - i. Revise *"Interim Director of Planning"* to *"Director of Planning"*.
   - C. **Surveyor's Certificate:**
     - i. Revise reference from *"Plat of Neill Farms"* to *"Plat of Avalon Crossing"*.
2. Sheet 3 of 7:
   - A. Identify what the dashed lines signify as shown along the rear of Lots 17 through 21 and Lots 8 through14.
   - B. Identify where the Lake Maintenance Easement is located for Water Management Tract 1.
   - C. Identify the size and type of easement shown on the common property line of Lots 11 & 12 and Lots 18 & 19.
   - D. What does the dashed line represent traversing across Lots 3,12,17,27, WMT 1, FUT 1, OST 5, and numerous roadways.
3. Sheet 4 of 7:
   - A. Identify McNeil Road.
   - B. Clean-up overwriting and identify road name for the southern street.
   - C. A minimum width of 10' for dedicated Lake Maintenance Easements is required. Some of the easement widths reflect 5' along individual lots, will a 5' easement be located within the Water Management Tract?
4. Sheet 5 of 7:
   - A. Identify McNeil Road.
   - B. Identify road names for the two western streets.
   - C. What do the dashed lines represent traversing across Lots 85 through 93, WMT 4, Recreation Tract 2, Tract C, OST 9, and Raspberry Road; WMT 3, Lot 202, Lot 90, and Raspberry Road?
   - D. Identify where the Lake Maintenance Easement is located along Lots 91, 94, 95, & 96. A minimum width of 10' for dedicated Lake Maintenance Easements is required.
5. A final plat cannot be approved until all required site improvements have been fully constructed and approved or a bonding mechanism is put in place in accordance with the requirements specified in Section 18-13e.
6. Additional comments may be forthcoming upon completion of review by the City's contract surveyor, Northstar Geomatics. In order to initiate review, payment of the attached invoice shall be made directly to Northstar Geomatics.

JRA/TST/tst

TST

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

NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

September 1, 2020

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

RE: **Avalon Crossing Plat -- Review #3** NS Project 20-027

Dear Ms. Telle:

I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part I. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, surveyor's opinion of plat boundary or mathematical calculations or acreages.

My previous plat comments and the PRM field inspection have been successfully addressed. I have no further comments regarding this plat.

Prepared By:



Gregory S. Fleming, Florida Surveyor and Mapper No. 4350

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

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

Technical Review Committee Meeting

April 16, 2020

TECHNICAL REVIEW PROJECT # 19-09000001

Subdivision – Avalon Crossing (Neill Farms) – Final Plat

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Subdivision

Property address or Location 2706 S. Jenkins Road

Parcel ID #(s) 2419-311-0002-000-1 2419-313-0001-000-0 2419-313-0001-010-3 2419-313-0002-000-7 2419-314-0002-000-0 2419-323-0001-000-1 2419-323-0002-000-8 2419-701-0001-000-1

Project description Construction of 303 unit residential subdivision with amenity, roadways, drainage, utilities, landscaping, irrigation and associated infrastructure.

c/o Anthony Verderame

Property Owner(s)
Neill Farms FP LLC

Street Address
601 N Congress Avenue, Suite 302

City **State** **Zip**
Delray Beach, FL 33445

Phone Number
321-693-6506

Email Address
marcv213@gmail.com; paladinplan@yahoo.com

David C. Baggett, P.E., Project Manager

Applicant/Representative, Title, Company
Engineering Design & Construction, Inc.

Street Address
10250 SW Village Parkway, Suite 201

City **State** **Zip**
Port St. Lucie, FL 34987

Phone Number
772-462-2455

Email Address
davidbaggett@edc-inc.com

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 24 day of March, 2020, by Anthony Verderame who is personally known to me or has produced 601 N. Congress Ave. #302 Delray Beach, FL as identification.

Signature of Notary Michele Paladin

Notary Public State of Florida
Michele Paladin
Commission GG 044255
Expires 02/18/2021

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

TO BE COMPLETED BY STAFF

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

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

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ SUBDIVISION: PRELIMINARY PLAT

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

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

❑ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

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

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

❑ SUBDIVISION: FINAL PLAT

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

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

❑ SUBDIVISION: MINOR REPLAT

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

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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4505692 OR BOOK 4207 PAGE 1354, Recorded 11/29/2018 12:07:44 PM Doc Tax: $0.70

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Donald J. Thomas, Esq.
CBR Law Group, LLLP
165 East Palmetto Park Road
Second Floor
Boca Raton, FL 33432

Property Appraisers Parcel Identification (Folio) Numbers:

2419-313-0002-0007 – Parcel 1
2419-323-0002-0008 – Parcel 2
2419-323-0001-0001 – Parcel 3
2419-313-0001-0000 – Parcel 4
2419-313-0001-0103 – Parcel 5
2419-701-0001-0001 – Parcel 6
2419-311-0002-0001 – Parcel 7
2419-314-0002-0000 – Parcel 8

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 28 day of Nov, 2018 by **CGV Investments, LLC, a Florida Limited Liability Company,** whose post office address PO Box 8112170, Boca Raton, FL 33481, herein called the grantors **and Neill Farms FP LLC, a Florida Limited Liability Company,** whose post office address is 1601 S Congress Ave #201, Delray Beach, FL 33445, herein called the Grantee:

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

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **ST. LUCIE** County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS DEED PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

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

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

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said

land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

CGV Investments, LLC, a Florida Limited Liability Company

By: _____
Anthony Verderame

_____
Witness #1 Signature

Lawrence W. Townley
Witness #1 Printed Name

_____
Witness #2 Signature

Jonathan A. Jordan
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 28th day of November, 2018 by Anthony Verderame as Managing Member of CGV Investments, LLC, a Florida Limited Liability Company, who is personally known to me or who has produced _____ as identification.

SEAL

Notary Public State of Florida
Monica Butler-White
My Commission GG 034961
Expires 10/02/2020

Monica Butler-White
Notary Public

_____

Printed Notary Name

EXHIBIT A – LEGAL DESCRIPTION

Parcel 1:

A parcel of land lying in and being a part of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

The South half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of said Section; Less the East 33 feet thereof for road right of way, and also Less the North 450 feet of the West 581 feet of the East 614 feet thereof;

Together with Parcel 2:

The Northeast quarter (1/4) of the Southwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 3:

Northwest quarter (1/4) of the Southeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 4:

The West 60 feet of the Southwest quarter (1/4) of the Southeast quarter (1/4) of the Southwest quarter (1/4) of said Section; Less the South 42.5 feet thereof for canal right of way, and the South half (1/2) of the South half (1/2) of the Northwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 5:

The North half (1/2) of the South half (1/2) of the Northwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, all lying in St. Lucie County, Florida.

Together with Parcel 6:

All of Ideal Subdivision, according to the plat thereof, as recorded in Plat Book 7, Page 4,of the Public Records of St. Lucie County, Florida; being in the North 13.12 acres of the Northeast quarter (1/4) of the Southwest quarter (1/4) of section 19, Township 35 South, Range 40 East; Less right of way for canal and public roads, Less and except a tract of land, being a part of thereof, described as the North 137 feet of the East 330.96 feet of that certain tract lying South of a 103 foot canal right of way as shown on the amended plat of Ideal Subdivision, recorded in Plat Book 7, Page 4, of the Public Records of St. Lucie County, Florida, less and except the East 33 feet thereof.

Together with Parcel 7:

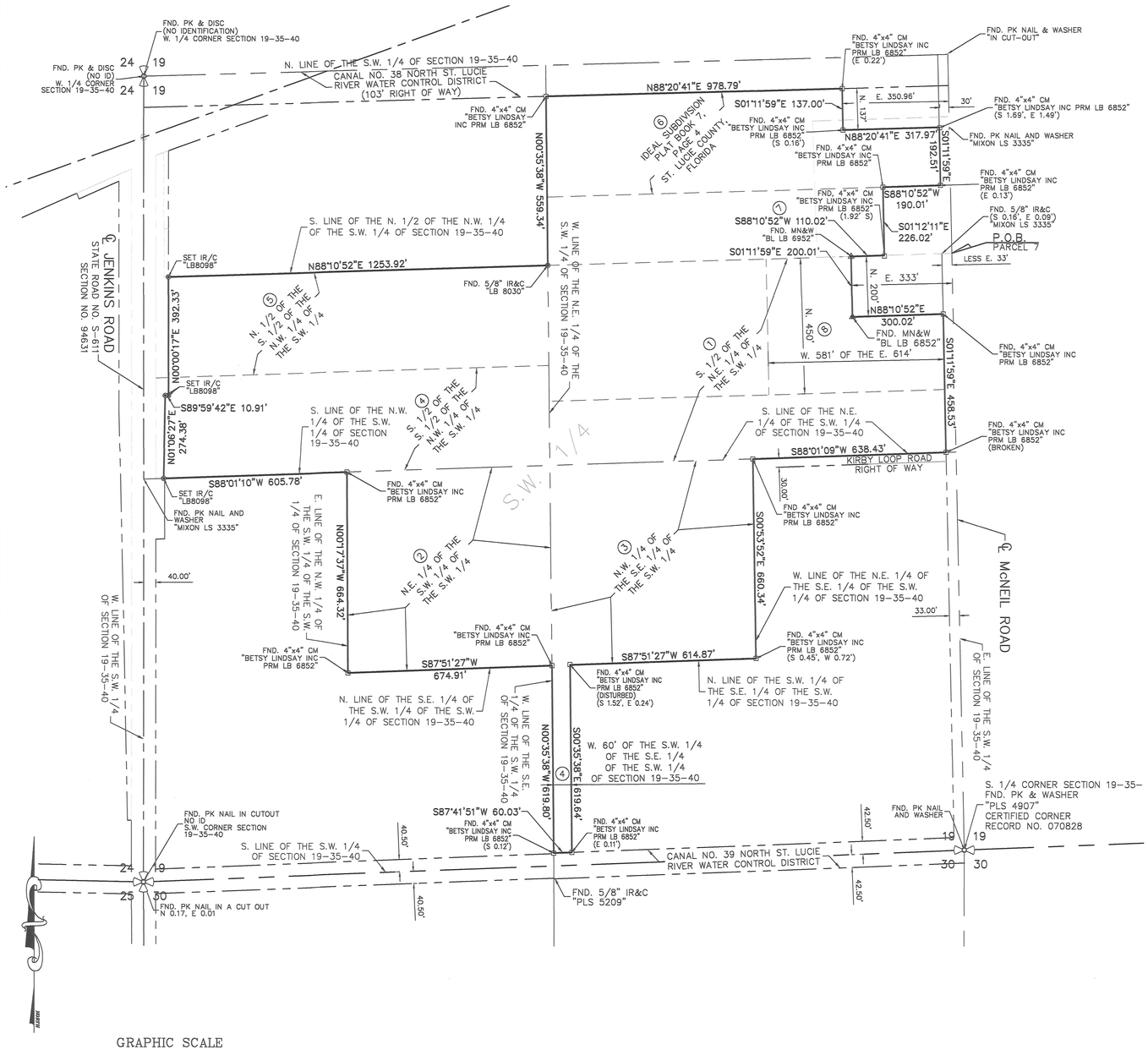
The South 7.68 acres of the North half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, Less and except the tract of land, being a part thereof, described as follows: Beginning at the Southeast corner of the North half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, thence, run West, a distance of 223 feet; thence run North, a distance of 226.02 feet; thence, run East, a distance of 223 feet; thence run South, a distance of 226.0 feet to the Point of Beginning, all being in St. Lucie County, Florida.

Together with Parcel 8:

The East 614 feet of the North 450 feet of the South half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of said Section, Less the North 200 feet of the East 333 Feet thereof, and also Less the East 33 feet thereof for road right of way, Section 19, Township 35 South, Range 40 East, all lying in St. Lucie County, Florida.

BOUNDARY SURVEY

FOR: CGV INVESTMENTS, LLC

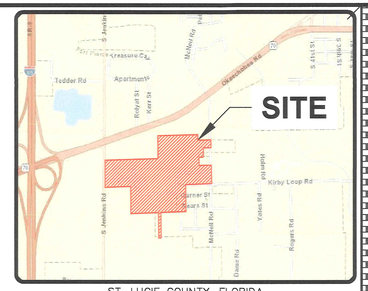


GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)

1 inch = 200 ft.



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY THE CLIENTS AND/OR THEIR AGENTS. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS–OF–WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S, DEED RESTRICTIONS, OR MURPHY ACT DEEDS.
3. PARCEL CONTAINS 98003.8745 SQUARE FEET (2.25 ACRES) MORE OR LESS.
4. THE LAST DATE OF FIELD WORK WAS APRIL 26, 2018.
5. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
6. BEARINGS, IF SHOWN HERON, ARE BASED UPON THE RECORDED PLAT OF SOUTHERN GROVE PLAT NO. 18 PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD88) AND ARE BASED ON PORT ST. LUCIE BENCHMARK NO. 13, HAVING A PUBLISHED ELEVATION OF 26.07 FEET.
8. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
9. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
10. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
11. DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON (UNPRINTED) FLOOD INSURANCE RATE MAP NO.12111C0275J, ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF,

TOGETHER WITH:

THE NE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NW ¼ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE WEST 60 FEET OF THE SW ¼ OF THE SE 1/4 OF THE SW ¼ OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY, AND THE SOUTH ½ OF THE SOUTH ½ OF THE NW 1/4 OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NORTH ½ OF THE SOUTH ½ OF THE NW ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING IN THE NORTH 13.12 ACRES OF THE NE ¼ OF THE SW ¼ OF SECTION 19. TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT–OF–WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 137 FEET OF THE EAST 350.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 103 FOOT CANAL RIGHT–OF–WAY AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

TOGETHER WITH:

THE SOUTH 7.68 ACRES OF THE NORTH ONE–HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE TRACT OF LAND, BEING A PART THEREOF, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE–HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO–HUNDRED TWENTY–THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO–HUNDRED TWENTY–SIX AND 02/100 (226.02) FEET; THENCE RUN EAST A DISTANCE OF TWO–HUNDRED TWENTY–THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO–HUNDRED TWENTY–SIX (226.0) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 614 FEET OF THE NORTH 450 FEET OF THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

MICHAEL T. OWEN LICENSE NUMBER No. 5556 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

SIGNATURE DATE: 3-28-2019

ENGINEERS ⊘ SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	CHECKED BY	FILENAME	SHEET LAYOUT	SCALE	DATE
SPT	MTO	18-430 BNDY_rev1.dwg	1	AS SHOWN	March 26, 2019

DATE	REVISION COMMENTS
3/27/19	REVISED JENKINS ROAD RIGHT-OF-WAY LINE - SPT

BOUNDARY SURVEY

FOR: CGV INVESTMENTS, LLC

LAND LYING IN
SEC. 19, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

ENGINEERS ⊘ SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

18-430

1 OF 1

Z:\EDC 2018\18-430 - Neil Farm\SURVEY\Dwg\Survey\18-430 BNDY_rev1.dwg, 3/27/2019 5:06 PM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

AVALON CROSSING

PLAT BOOK _____
PAGE _____
DOCKET NO._____

BEING A REPLAT OF A PORTION OF IDEAL SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 4 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION

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

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF,

TOGETHER WITH:

THE NE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NW ¼ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE WEST 60 FEET OF THE SW ¼ OF THE SE 1/4 OF THE SW ¼ OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY, AND THE SOUTH ½ OF THE SOUTH ½ OF THE NW 1/4 OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NORTH ½ OF THE SOUTH ½ OF THE NW ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING IN THE NORTH 13.12 ACRES OF THE NE ¼ OF THE SW ¼ OF SECTION 19. TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 137 FEET OF THE EAST 350.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 103 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

TOGETHER WITH:

THE SOUTH 7.68 ACRES OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE TRACT OF LAND, BEING A PART THEREOF, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX AND 02/100 (226.02) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX (226.0) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 614 FEET OF THE NORTH 450 FEET OF THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

NEILL FARMS FP LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS AND RIGHTS-OF-WAY SHOWN WITHIN THE BOUNDARY OF THIS PLAT OF AVALON CROSSING ARE HEREBY DECLARED TO BE THE PROPERTY OF AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR ACCESS AND UTILITY PURPOSES (INCLUDING CABLE TV), AND SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
2. RECREATION TRACTS 1 AND 2 SHOWN ON THIS PLAT OF AVALON CROSSING ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ARE HEREBY DECLARED TO BE A PRIVATE RECREATION AREA, FOR RECREATION PURPOSES AND SHALL BE MAINTAINED BY SAID PROPERTY OWNERS ASSOCIATION.
3. THE OPEN SPACE TRACTS SHOWN HEREON AS OPEN SPACE TRACTS 5 THROUGH 10 INCLUSIVE, ON THIS PLAT OF AVALON CROSSING ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND FOR OPEN SPACE AND/OR COMMON AREA PURPOSES AND SHALL BE MAINTAINED BY SAID PROPERTY OWNERS ASSOCIATION.
4. THE WATER MANAGEMENT TRACTS (W.M.T.), SHOWN HEREON AS WATER MANAGEMENT TRACTS 1 THROUGH 4 INCLUSIVE, ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. ST. LUCIE COUNTY HAS THE RIGHT TO DRAIN INTO AND THROUGH THIS WATER MANAGEMENT TRACT. LAKE MAINTENANCE EASEMENTS OVER THE WATER MANAGEMENT TRACTS ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR THE MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS.
5. TRACT A, TRACT B, AND TRACT C AS SHOWN HEREON ARE HEREBY DEDICATED TO ST. LUCIE COUNTY, IT'S SUCCESSORS AND/OR ASSIGNS, AS ADDITIONAL RIGHT-OF-WAY FOR JENKINS ROAD AND MCNEIL ROAD FOR THE USE AND BENEFIT OF THE PUBLIC AS RIGHT-OF-WAY.
6. THE FUTURE LAND USE TRACTS 1 THROUGH 7 INCLUSIVE SHOWN HEREON ARE DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IT'S SUCCESSORS AND/OR ASSIGNS, FOR FUTURE LAND USE PURPOSES.
7. THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING WATER, AND SEWER, AS WELL AS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.
8. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR THE MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS.
9. THE LIFT STATION EASEMENT (L.S.E.), AS SHOWN HEREON IS HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IT'S SUCCESSORS AND/OR ASSIGNS, AS AN EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION OF WATER AND WASTEWATER FACILITIES AND IS THE MAINTENANCE RESPONSIBILITY OF SAID OWNERS OR COMMUNITY DEVELOPMENT DISTRICT. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY (F.P.U.A.), ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES INCLUDING WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE F.P.U.A. SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE F.P.U.A.

DEDICATION CONTINUED

10. THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS.
11. THE 10' LANDSCAPE BUFFERS SHOWN HEREON, ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR LANDSCAPE, LANDSCAPE BUFFER, AND OTHER PROPER PURPOSES.

IN WITNESS WHEREOF, NEILL FARMS FP LLC, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 24 DAY OF February, 2021

NEILL FARMS FP LLC

BY: _____

PRINTED NAME: MARC VERDERAME

POSITION: MNG

WITNESS: _____ Joseph PALADIN
PRINTED NAME

WITNESS: Tiffany Owen
PRINTED NAME

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF St. Lucie

NVR, INC., ("MORTGAGEE"), THE OWNER AND HOLDER OF THOSE CERTAIN INDEMNITY MORTGAGES, BOTH DATED THE 30TH DAY OF JANUARY 2019, AND RECORDED IN O.R. BOOK 4228 PAGE 1392 AND O.R. BOOK 4228 PAGE 1404, IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

DATED THIS 24 DAY OF February, 2021.

NVR, INC.

BY: _____

PRINT NAME: Ryan K. Johnson

POSITION: V.P.

[CORPORATE SEAL]

WITNESS: _____ Joseph PALADIN
PRINTED NAME

WITNESS: _____ Lee H. GOLDBERG
PRINTED NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF St. Lucie

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (✓) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS 24 DAY OF February, 2021, BY Ryan K. Johnson, THE V.P. OF NVR, INC. WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FDL J525-731-77-335-0 (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

Renée S. Rizzuti
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG184020
Expires 6/4/2022

_____
NOTARY PUBLIC

NOTARY SEAL

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF St. Lucie

ON THIS 24 DAY OF February, 2021, BEFORE ME APPEARED Joseph Paladin, Dreg. OF AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE DOCUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.
FLDL P435-480-45-443-0

Renée S. Rizzuti
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG184020
Expires 6/4/2022

_____
NOTARY PUBLIC
STATE OF FLORIDA

_____
TYPED, PRINTED, OR STAMPED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/4/2022

ACCEPTANCE OF DEDICATIONS

STATE OF Florida
COUNTY OF St. Lucie

AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON.

DATED THIS 24 DAY OF February, 2021

SIGNED: _____ WITNESS: Tiffany Owen WITNESS: _____

POSITION: ARB

PRINTED NAME: _____ PRINTED NAME: Tiffany Owen PRINTED NAME: Lee H. GOLDBERG

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF St. Lucie

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (✓) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS 24 DAY OF February, 2021 BY Marc Verderame, Mgr of Neill Farms FP LLC (NAME OF PERSON ACKNOWLEDGING), WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FLDL V630-541-76-242-0 (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

_____
NOTARY SIGNATURE

Renée S. Rizzuti
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG184020
Expires 6/4/2022

PRINT NAME: Renée S Rizzuti
NOTARY PUBLIC
STATE OF Florida AT LARGE
MY COMMISSION EXPIRES: 6/4/2022

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, LEE GOLDBERG, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY All American Title and Abstract DATED October 26, 2018, AND DESIGNATED AS Title Search Report (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: NEILL FARMS FP LLC, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED EXCEPT FOR:

DATED: THE 24 DAY OF February, 2021

BY: _____
LEE GOLDBERG
LEE H. GOLDBERG, P.C.
FLORIDA BAR NO. 906913

SURVEYORS REVIEW CERTIFICATE

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

THIS _____ DAY OF _____, 2021

BY _____
GREGORY S. FLEMING
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4350

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2021

BY _____
JENNIFER HOFMEISTER, AICP
DIRECTOR OF PLANNING
CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

IT IS HEREBY CERTIFY THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2021

BY: _____
PETER SWEENEY
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

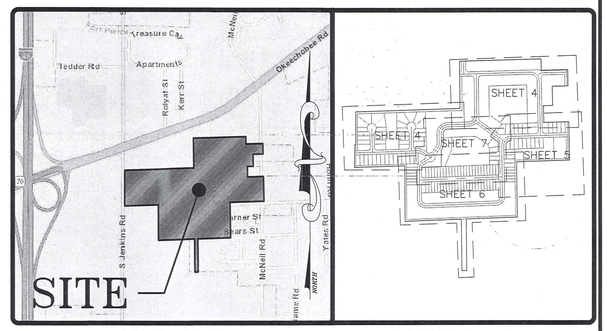
CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2020.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX
CITY CLERK



SITE MAP
NOT TO SCALE

KEY MAP
NOT TO SCALE

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK _____, PAGES _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2021.

_____ BY: _____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CLERK OF CIRCUIT COURT SEAL

SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF AVALON CROSSING IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF FT. PIERCE AND ST. LUCIE COUNTY, FLORIDA.

DATED THIS 24 DAY OF February, 2021

_____
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC.
LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987

SURVEYOR SEAL
MICHAEL T. OWEN
License Number 5556
STATE OF FLORIDA
Professional Surveyor

NOTES:

1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF SECTION 13 HAVING A BEARING OF S60°24'56"W.
3. PLAT CONTAINS 74.19 ACRES, MORE OR LESS.
4. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ✪ SURVEYORS ✪ ENVIRONMENTAL

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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

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AVALON CROSSING

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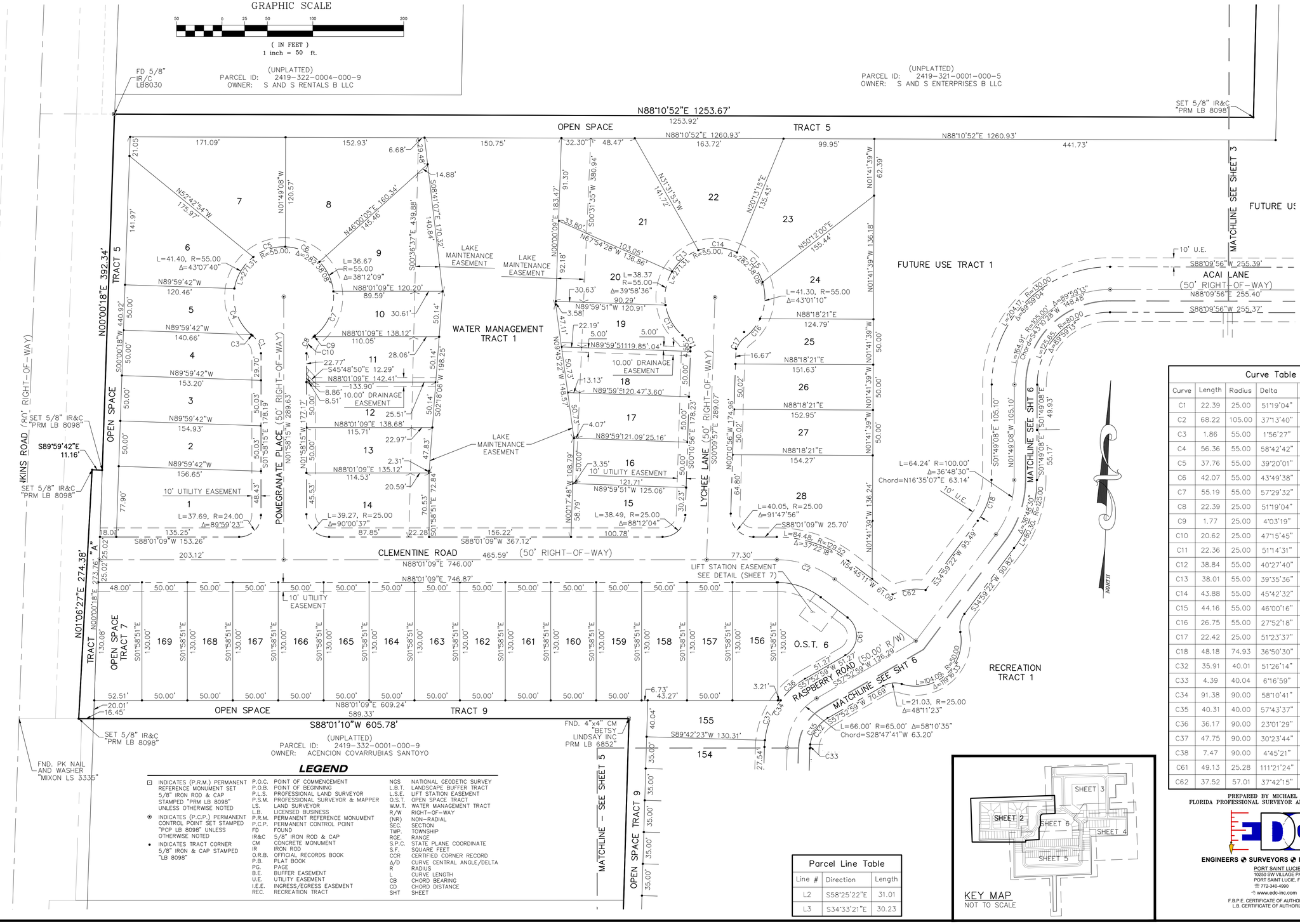
PLAT BOOK _____
PAGE _____
DOCKET NO._____

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



LEGEND

- ⊡ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
- ⊙ INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED
- • INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
LS.	LAND SURVEYOR
L.B.	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
FD	FOUND
IR&C	5/8" IRON ROD & CAP
CM	CONCRETE MONUMENT
IR	IRON ROD
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
B.E.	BUFFER EASEMENT
U.E.	UTILITY EASEMENT
I.E.E.	INGRESS/EGRESS EASEMENT
REC.	RECREATION TRACT
NGS	NATIONAL GEODETIC SURVEY
L.B.T.	LANDSCAPE BUFFER TRACT
L.S.E.	LIFT STATION EASEMENT
O.S.T.	OPEN SPACE TRACT
W.M.T.	WATER MANAGEMENT TRACT
R/W	RIGHT-OF-WAY
(NR)	NON-RADIAL
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
S.P.C.	STATE PLANE COORDINATE
S.F.	SQUARE FEET
CCR	CERTIFIED CORNER RECORD
Δ/D	CURVE CENTRAL ANGLE/DELTA
R	RADIUS
L	CURVE LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE
SHT	SHEET

Curve Table

Curve	Length	Radius	Delta	Chord
C1	22.39	25.00	51°19'04"	S27°37'47"E 21.65'
C2	68.22	105.00	37°13'40"	N73°22'01"W 67.03'
C3	1.86	55.00	1°56'27"	N52°19'05"W 1.86'
C4	56.36	55.00	58°42'42"	N21°59'31"W 53.93'
C5	37.76	55.00	39°20'01"	N70°09'30"E 37.02'
C6	42.07	55.00	43°49'38"	S68°15'40"E 41.05'
C7	55.19	55.00	57°29'32"	S20°36'03"W 52.90'
C8	22.39	25.00	51°19'04"	N23°41'17"E 21.65'
C9	1.77	25.00	4°03'19"	S47°19'10"W 1.77'
C10	20.62	25.00	47°15'45"	S21°39'38"W 20.04'
C11	22.36	25.00	51°14'31"	S25°48'11"E 21.62'
C12	38.84	55.00	40°27'40"	N31°11'37"W 38.04'
C13	38.01	55.00	39°35'36"	N48°48'37"E 37.26'
C14	43.88	55.00	45°42'32"	S88°32'19"E 42.72'
C15	44.16	55.00	46°00'16"	S42°40'55"E 42.98'
C16	26.75	55.00	27°52'18"	S37°16'32"W 26.49'
C17	22.42	25.00	51°23'37"	N25°30'53"E 21.68'
C18	48.18	74.93	36°50'30"	S16°35'07"W 47.36'
C32	35.91	40.01	51°26'14"	N31°43'03"E 34.72'
C33	4.39	40.04	6°16'59"	N02°51'09"E 4.39'
C34	91.38	90.00	58°10'41"	S28°47'42"W 87.51'
C35	40.31	40.00	57°43'37"	S28°34'22"W 38.62'
C36	36.17	90.00	23°01'29"	N46°22'17"E 35.92'
C37	47.75	90.00	30°23'44"	N19°39'37"E 47.19'
C38	7.47	90.00	4°45'21"	N02°05'04"E 7.47'
C61	49.13	25.28	111°21'24"	S01°15'42"W 41.75'
C62	37.52	57.01	37°42'15"	S80°07'05"W 36.85'

Parcel Line Table

Line #	Direction	Length
L2	S58°25'22"E	31.01
L3	S34°33'21"E	30.23

KEY MAP
NOT TO SCALE

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

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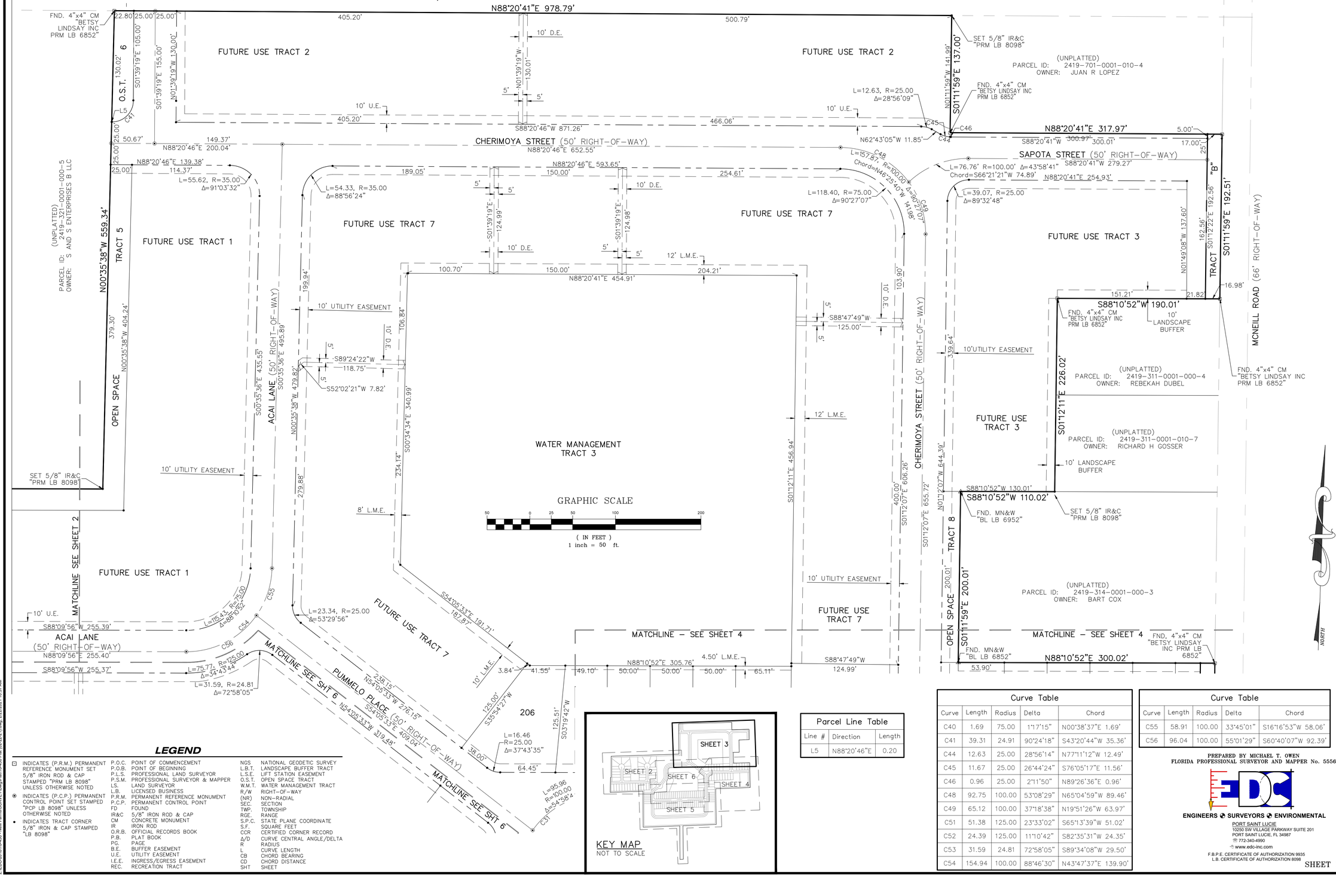

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L	CURVE LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE
SHT	SHEET

Parcel Line Table		
Line #	Direction	Length
L5	N88°20'46"E	0.20

Curve Table				
Curve	Length	Radius	Delta	Chord
C40	1.69	75.00	1°17'15"	N00°38'37"E 1.69'
C41	39.31	24.91	90°24'18"	S43°20'44"W 35.36'
C44	12.63	25.00	28°56'14"	N77°11'12"W 12.49'
C45	11.67	25.00	26°44'24"	S76°05'17"E 11.56'
C46	0.96	25.00	2°11'50"	N89°26'36"E 0.96'
C48	92.75	100.00	53°08'29"	N65°04'59"W 89.46'
C49	65.12	100.00	37°18'38"	N19°51'26"W 63.97'
C51	51.38	125.00	23°33'02"	S65°13'39"W 51.02'
C52	24.39	125.00	11°10'42"	S82°35'31"W 24.35'
C53	31.59	24.81	72°58'05"	S89°34'08"W 29.50'
C54	154.94	100.00	88°46'30"	N43°47'37"E 139.90'

Curve Table				
Curve	Length	Radius	Delta	Chord
C55	58.91	100.00	33°45'01"	S16°16'53"W 58.06'
C56	96.04	100.00	55°01'29"	S60°40'07"W 92.39'

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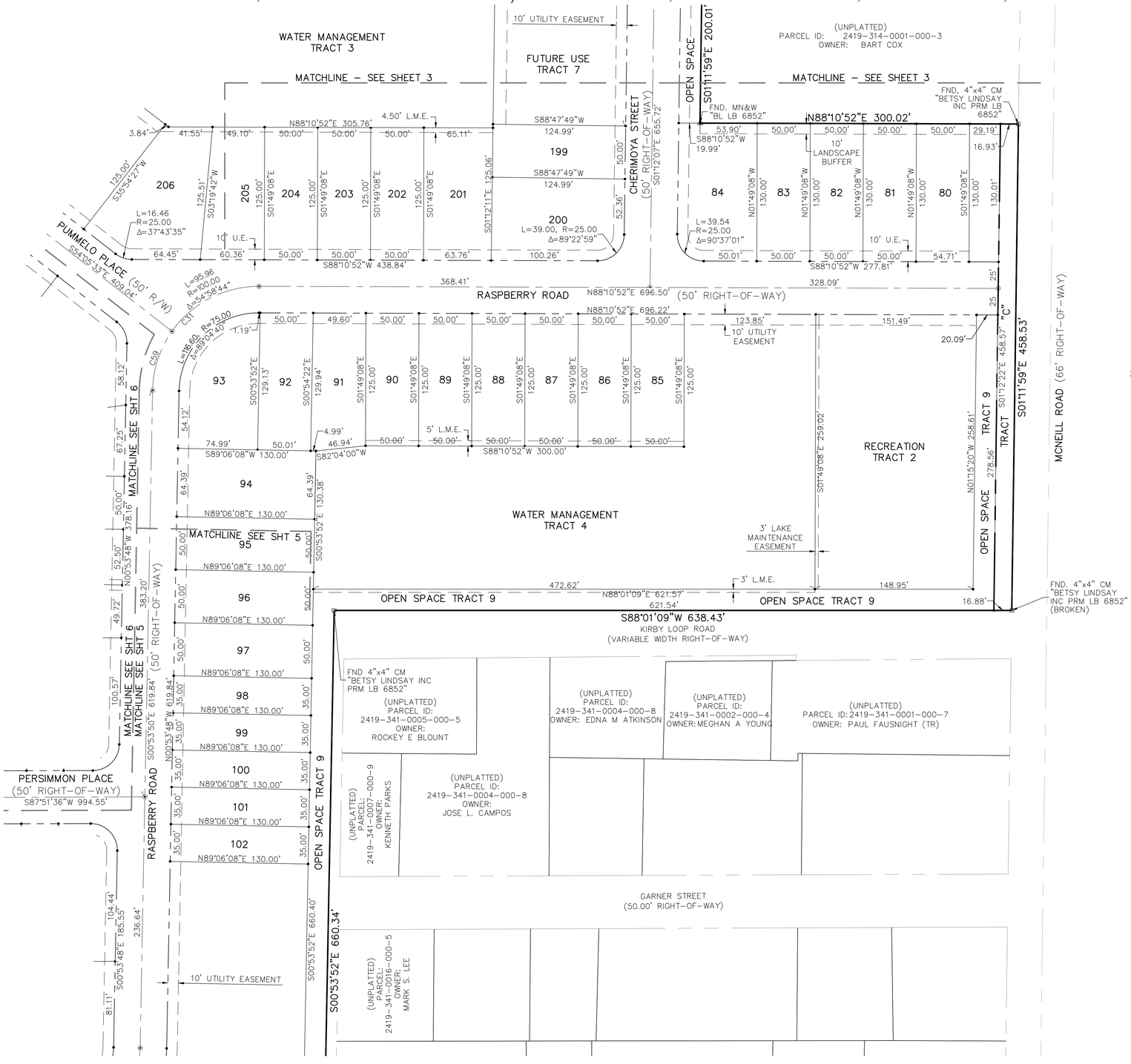
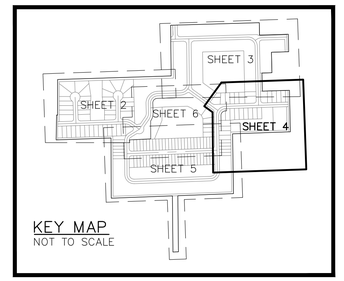


Curve Table				
Curve	Length	Radius	Delta	Chord
C59	59.52	100.00	34°06'00"	N16°09'08"E 58.64'



SHEET 4 (

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NORTH

LEGEND

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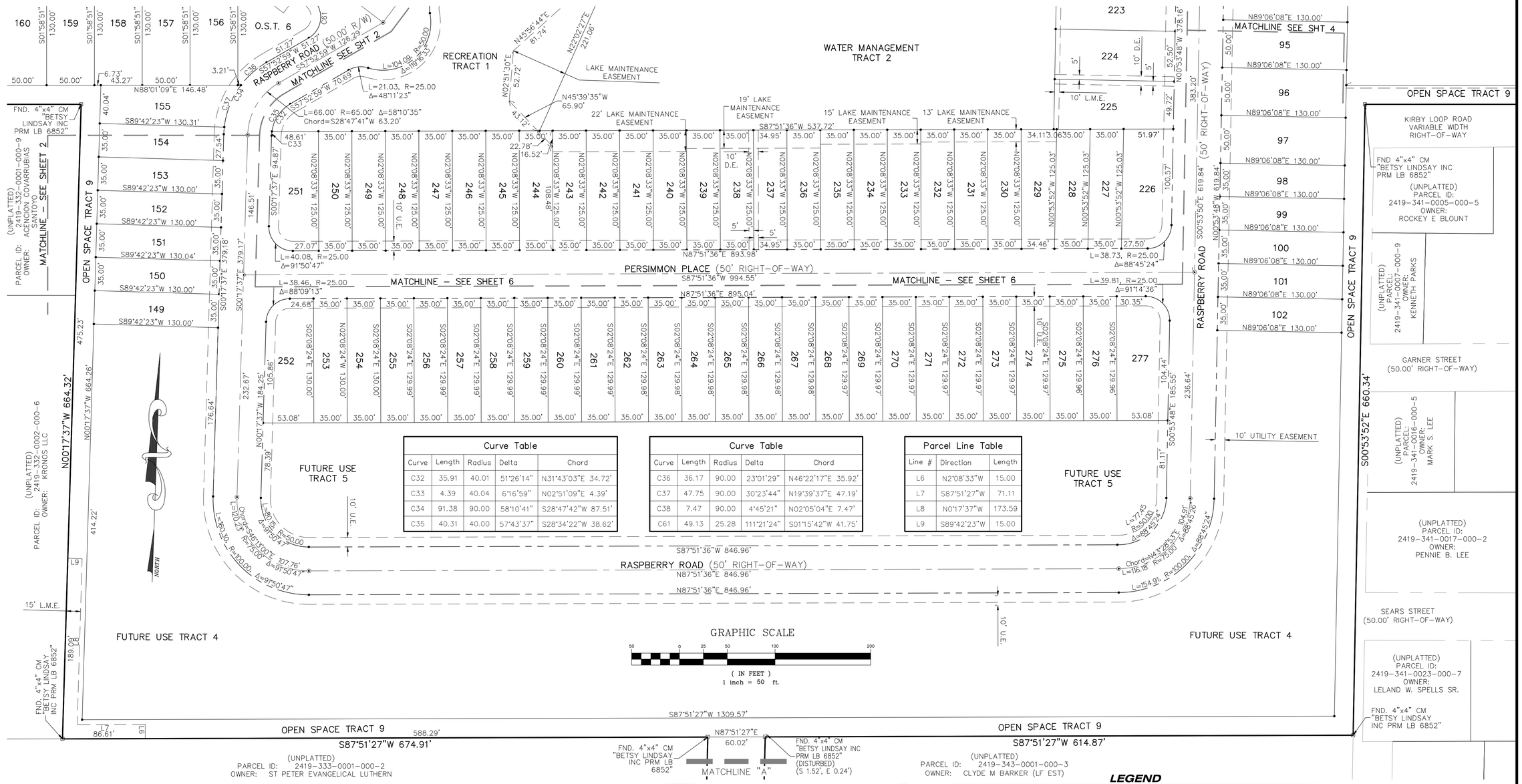
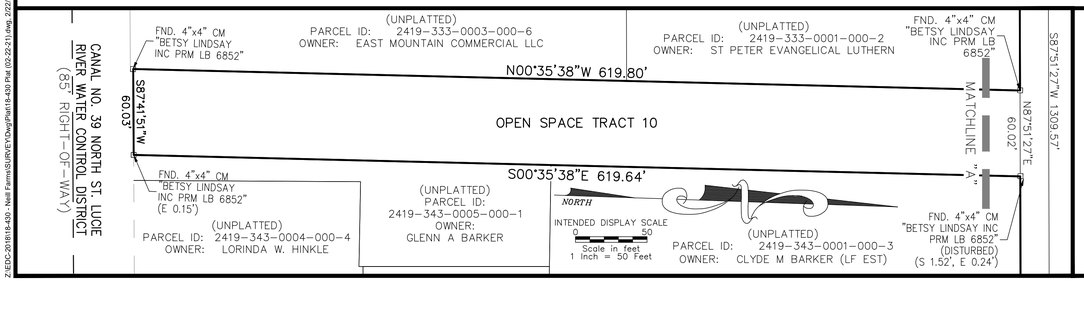


Curve Table				
Curve	Length	Radius	Delta	Chord
C32	35.91	40.01	51°26'14"	N31°43'03"E 34.72'
C33	4.39	40.04	6°16'59"	N02°51'09"E 4.39'
C34	91.38	90.00	58°10'41"	S28°47'42"W 87.51'
C35	40.31	40.00	57°43'37"	S28°34'22"W 38.62'

Curve Table				
Curve	Length	Radius	Delta	Chord
C36	36.17	90.00	23°01'29"	N46°22'17"E 35.92'
C37	47.75	90.00	30°23'44"	N19°39'37"E 47.19'
C38	7.47	90.00	4°45'21"	N02°05'04"E 7.47'
C61	49.13	25.28	111°21'24"	S01°15'42"W 41.75'

Parcel Line Table		
Line #	Direction	Length
L6	N2°08'33"W	15.00
L7	S87°51'27"W	71.11
L8	N0°17'37"W	173.59
L9	S89°42'23"W	15.00



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	P.O.B. POINT OF BEGINNING	L.B.T. LANDSCAPE BUFFER TRACT
	P.L.S. PROFESSIONAL LAND SURVEYOR	L.S.E. LIFT STATION EASEMENT
	P.S.M. PROFESSIONAL SURVEYOR & MAPPER	O.S.T. OPEN SPACE TRACT
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	L.B. LICENSED BUSINESS	R/W RIGHT-OF-WAY
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	P.C.P. PERMANENT CONTROL POINT	SEC. SECTION
	FD FOUND	TWP. TOWNSHIP
• INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"	IR&C 5/8" IRON ROD & CAP	RGE. RANGE
	CM CONCRETE MONUMENT	S.P.C. STATE PLANE COORDINATE
	IR IRON ROD	S.F. SQUARE FEET
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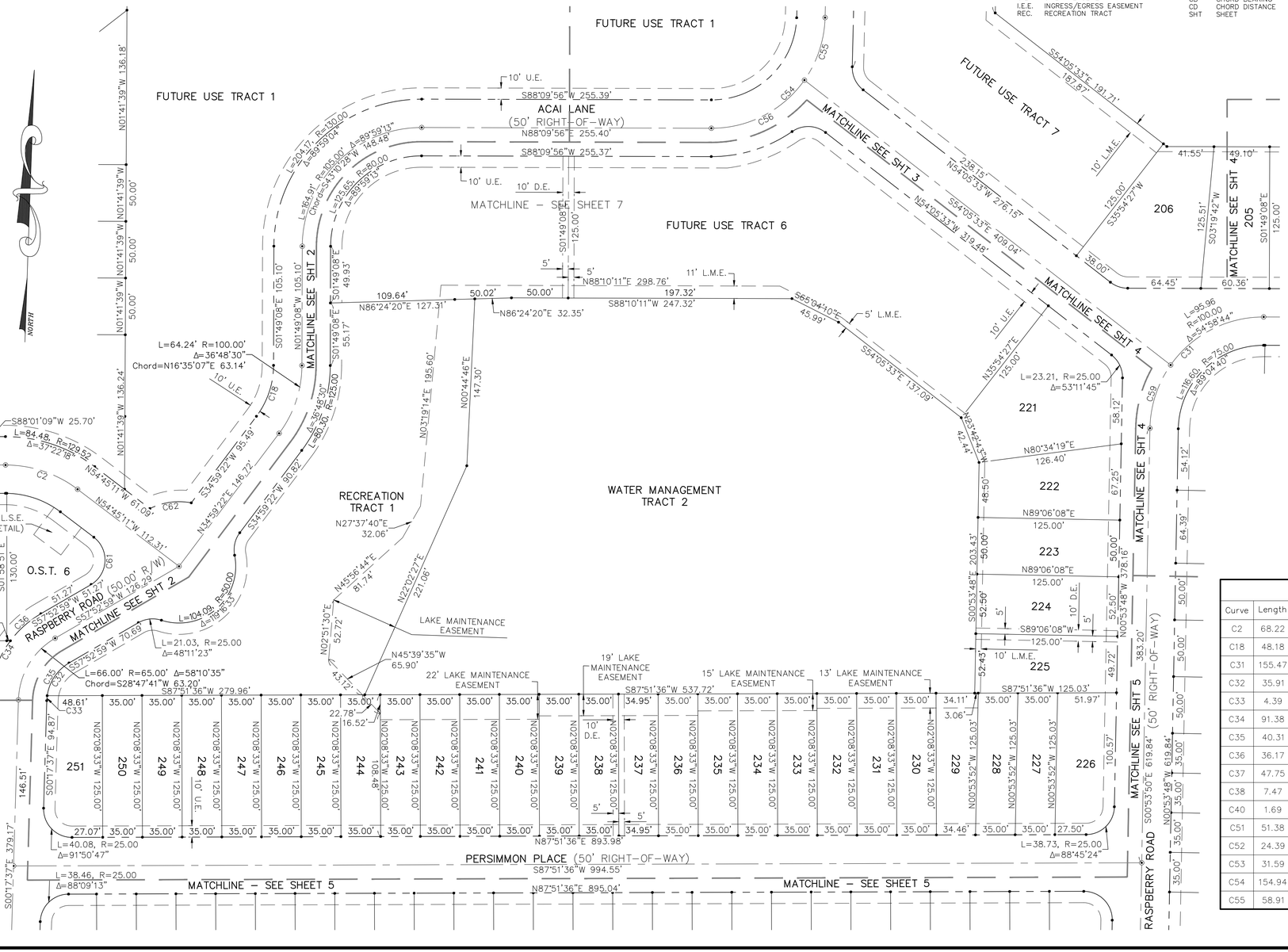
	I.E.E. INGRESS/EGRESS EASEMENT	CD CHORD DISTANCE
	REC. RECREATION TRACT	SHT SHEET


NORTH
FUTURE USE TRACT 1
FUTURE USE TRACT 1
ACAI LANE
(50' RIGHT-OF-WAY)
N88°09'56"E 255.40'
S88°09'56"W 255.39'
S88°09'56"W 255.37'
10' U.E.
10' D.E.
MATCHLINE - SEE SHEET 7
FUTURE USE TRACT 6
MATCHLINE SEE SHT 2
MATCHLINE SEE SHT 3
MATCHLINE SEE SHT 4
MATCHLINE SEE SHT 5
FUTURE USE TRACT 7
RECREATION TRACT 1
WATER MANAGEMENT TRACT 2
LAKE MAINTENANCE EASEMENT
22' LAKE MAINTENANCE EASEMENT
19' LAKE MAINTENANCE EASEMENT
15' LAKE MAINTENANCE EASEMENT
13' LAKE MAINTENANCE EASEMENT
RASPBERRY ROAD (50.00' R/W)
O.S.T. 6
L.S.E. (SEE DETAIL)
PERSIMMON PLACE (50' RIGHT-OF-WAY)
RASPBERRY ROAD (50' RIGHT-OF-WAY)
MATCHLINE - SEE SHEET 5
MATCHLINE - SEE SHEET 5
156
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245
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247
248
249
250
251
L=204.13' R=150.00 Δ=69°59'04" Chord=S43°10'28"W 146.48'
L=165.91' R=105.00' Δ=90°32'13" Chord=S43°10'28"W 149.32'
L=175.65' R=60.00 Δ=89°59'13" N45°09'51"W 141.72'
L=64.24' R=100.00' Δ=36°48'30" Chord=N16°35'07"E 63.14'
L=84.48' R=129.92' Δ=37°15'18"
L=104.09' R=50.00' Δ=119°16'33"
L=21.03, R=25.00 Δ=48°11'23"
L=66.00' R=65.00' Δ=58°10'35" Chord=S28°47'41"W 63.20'
L=40.08, R=25.00 Δ=91°50'47"
L=38.46, R=25.00 Δ=88°09'13"
L=38.73, R=25.00 Δ=88°45'24"
L=23.21, R=25.00 Δ=53°11'45"
L=95.96 R=100.00 Δ=54°58'44"
L=186.60, R=75.00 Δ=99°04'40"
S54°05'33"E 191.71'
S54°05'33"E 409.04'
N54°05'33"W 276.15'
N54°05'33"W 319.48'
S65°04'10"E 45.99'
S54°05'33"E 137.09'
N23°42'43"W 42.44'
N35°54'27"E 125.00'
S35°54'27"W 125.00'
N01°41'39"W 136.18'
N01°41'39"W 105.10'
S01°49'08"E 105.10'
S01°49'08"E 49.93'
S01°49'08"E 55.17'
N01°49'08"W 105.10'
N01°41'39"W 136.24'
S01°58'51"E 130.00'
S01°49'08"E 125.00'
N01°49'08"W 125.00'
S01°49'08"E 125.00'
S01°49'08"E 125.00'
S01°49'08"E

GREAT AMERICAN INSURANCE GROUP

Great American Insurance Company
200 Colonial Center Parkway, Suite 330, Lake Mary, FL 32746

SUBDIVISION BOND

Bond No.: 3249569

KNOW ALL PERSONS BY THESE PRESENTS, That we, Neill Farms FP, LLC, called the Principal, and Great American Insurance Company, a Ohio corporation, called the Surety, are held and firmly bound unto City of Fort Pierce, Florida, called the Obligee, in the sum of Three Million Three Hundred Seven Thousand Three Hundred Fifty Nine and 55/100---------- (3,307,359.55) for the payment thereof said Principal and Surety bind themselves, jointly and severally, as provided herein.

WHEREAS, in order to file a plat or subdivision map, or to obtain a permit, the Principal has entered into a contract with the Obligee which requires the Principal make certain improvements to the land as more particularly set forth in Avalon Crossing Final Plat EDC Project# 18-430 per Engineers Opinion of Probable Cost prepared by David C. Baggett, P.E. dated January 21, 2021 (hereinafter referred to as the "Contract").

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall construct the improvements described in the Contract on or before Two (2) year (or within such further extensions of time that shall be granted by Obligee in writing and consented to in writing by Surety), then this obligation shall be void, otherwise to remain in full force and effect. This obligation is subject to the following conditions:

1. This bond runs to the benefit of the named Obligee only, and no other person shall have any rights under this bond. No claim shall be allowed against this bond after the expiration of one year from the date set forth in the preceding paragraph, or one year from the end of the latest extension of time consented to in writing by Surety, whichever occurs last. If the limitation set forth in this bond is void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

2. This bond is not a forfeiture obligation, and in no event shall the Surety's liability exceed the reasonable cost of completing the improvements described in the Contract not completed by the Principal, or the sum of this bond, whichever is less.

Signed this 12th day of February, 2021.

Neill Farms FP, LLC
(Principal)

By: _____

Great American Insurance Company

By: _____
Tyler D. DeBord, Attorney-in-Fact

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than THREE

No. 0 21342

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
Stephen Phillip Farmer	ALL OF	ALL
Tyler D. DeBord	DAYTONA BEACH, FLORIDA	$10,000,000
Pamela J. Thompson		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 22ND day of JULY , 2019 .

Attest

GREAT AMERICAN INSURANCE COMPANY

Assistant Secretary

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 22ND day of JULY , 2019 , before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.

Susan A. Kohorst
Notary Public, State of Ohio
My Commission Expires 05-18-2020

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisonal Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 12th day of February , 2021 .

Assistant Secretary

S1029AG (07/18)

ENGINEERS OPINION OF PROBABLE COST - AVALON CROSSING FINAL PLAT,

(for City of Fort Pierce Plat Bond Estimation, covers cost of Phase I limits construction only)

Client: Neill Farm FP, LLC **Date: Revised 1/20/2021**

Project Name: Avalon Crossing **EDC Project #: 18-430**

Professional Engineer: David C. Baggett, P.E. P.E No.: 81375

SITE WORK	UNIT	QUANTITY	UNIT PRICE	CONTRACT
Mobilization	EA	1.00	$ 75,000.00	$ 75,000.00
Clearing & Grubbing	AC	29.66	$ 2,000.00	$ 59,320.00
Demo Existing Concrete/Asphalt	SF	540.00	$ 3.00	$ 1,620.00
Fill (Import, place and compact)	CY	12,700.00	$ 12.50	$ 158,750.00
Final Grading	AC	29.66	$ 3,000.00	$ 88,980.00
Silt Fence	LF	8,865	$ 1.25	$ 11,081.25
Sod - Roadways and Common Areas	SY	20,600	$ 2.00	$ 41,200.00
Sod - Lake Banks	SY	12,148	$ 2.00	$ 24,296.00
Seed - Lots	SY	93,590	$ 1.50	$ 140,385.00
Dewatering	LS	1	$ 34,750.00	$ 34,750.00
Landscaping & Irrigation (see attached breakdown)	LS	1	$ 441,680.00	$ 441,680.00
Survey - Construction Layout and As-Builts	LS	1	$ 63,800.00	$ 63,800.00
CEI Consultant / Inspections	LS	1	$ 24,000.00	$ 24,000.00
Geotechnical Testing	LS	1	$ 4,800.00	$ 4,800.00
Utility Testing	LS	1	$ 3,900.00	$ 3,900.00
Construction Entrance	EA	2	$ 750.00	$ 1,500.00
			SITE WORK SUB TOTAL	**$ 1,175,062.25**

PAVING AND DRAINAGE	UNIT	QUANTITY	UNIT PRICE	CONTRACT
1" FDOT Type SP-9.5 Asphalt (1st Lift)	SY	16,179	$ 8.50	$ 137,524.14
1" FDOT Type SP-9.5 Asphalt (2nd Lift)	SY	16,179	$ 8.50	$ 137,524.14
8" Base Rock	SY	16,875	$ 16.00	$ 269,996.48
D Curb	LF	370	$ 20.00	$ 7,400.00
F Curb and Gutter	LF	25	$ 25.00	$ 625.00
Valley Curb and Gutter	LF	10,704	$ 20.00	$ 214,080.00
Relocate/modify Ex Inlet and Structure	EA	22	$ 3,700.00	$ 81,400.00
15" RCP	LF	379	$ 38.00	$ 14,402.00
18" RCP	LF	0	$ 53.00	$ -
24" RCP	LF	430	$ 72.00	$ 30,960.00
30" RCP	LF	171	$ 97.00	$ 16,587.00
36" RCP	LF	165	$ 227.00	$ 37,455.00
15" CAP	LF	0	$ 128.00	$ -
24" CAP	LF	40	$ 153.00	$ 6,120.00
36" CAP	LF	20	$ 205.00	$ 4,100.00
15" RCP/CAP Collar	EA	0	$ 2,700.00	$ -
24" RCP/CAP Collar	EA	2	$ 3,005.00	$ 6,010.00
36" RCP/CAP Collar	EA	1	$ 4,350.00	$ 4,350.00
4' Manhole	EA	3	$ 3,750.00	$ 11,250.00
5' Manhole	EA	1	$ 4,700.00	$ 4,700.00
6' Manhole	EA	1	$ 6,525.00	$ 6,525.00
Type C Inlet	EA	3	$ 3,400.00	$ 10,200.00
Type E Inlet	EA	6	$ 4,500.00	$ 27,000.00
Removal of Existing Pipe	LF	908	$ 30.00	$ 27,240.00
Signage and Striping	LS	1	$ 4,000.00	$ 4,000.00
4" Thick Concrete Sidewalk	LF	7,369	$ 25.00	$ 184,225.00
Detectable Warning Surface (Cast-in-Place)	EA	51	$ 250.00	$ 12,750.00
			PAVING AND DRAINAG SUB TOTAL	**$ 1,256,423.75**

WATER	UNIT	QUANTITY	UNIT PRICE	CONTRACT
Double Water Service w/ Lateral	EA	71	$ 930.00	$ 66,030.00
Single Water Service w/ Lateral	EA	17	$ 790.00	$ 13,430.00
2" WM (Poly)	LF	664	$ 8.00	$ 5,312.00
4" WM (C900, DR-18)	LF	530	$ 13.00	$ 6,890.00
6" WM (C900, DR-18)	LF	1,085	$ 17.50	$ 18,987.50
4" Gate Valve	EA	2	$ 1,400.00	$ 2,800.00
6" Gate Valve	EA	15	$ 1,600.00	$ 24,000.00
Water Main Fittings (tee's, elbows, reducers, etc)	LS	1	$ 15,400.00	$ 15,400.00
Fire Hydrant Assembly	EA	5	$ 3,600.00	$ 18,000.00
Bacteriological Sampling Point	EA	13	$ 425.00	$ 5,525.00
			WATER SUB TOTAL	**$ 176,374.50**

SEWER	UNIT	QUANTITY	UNIT PRICE	CONTRACT
8" SDR-26 Sewer Pipe	LF	3,251	29.00	$ 94,279.00
Remove Existing Sewer Pipe	LF	609	39.00	$ 23,751.00
Remove Existing Manhole	EA	2	1,325.00	$ 2,650.00
0-6' Manhole	EA	3	2,400.00	$ 7,200.00
6-8' Manhole	EA	0	3,100.00	$ -
8-10' Manhole	EA	1	3,650.00	$ 3,650.00
10-12' Manhole	EA	0	4,000.00	$ -
12-14' Manhole	EA	2	4,400.00	$ 8,800.00
14-16' Manhole	EA	1	5,100.00	$ 5,100.00
6" WYE Connection	EA	66	$ 250.00	$ 16,500.00
Double Sewer Service w/ cleanouts	EA	70	$ 1,100.00	$ 77,000.00
Single Sewer Service w/ cleanouts	EA	11	$ 900.00	$ 9,900.00
Existing Lift Station Restoration	LS	1	$ 150,000.00	$ 150,000.00
			SEWER SUB TOTAL	**$ 398,830.00**

Assumptions & Exclusions:

* Homebuilder responsible for final construction of lots
* Excludes Permitting Fees
* Excludes ROW on Jenkins and McNiell (bonded separetely to County)
* Assumes existing drainage is serviceable
* Assumes existing lift station wet well is serviceable
* Assumes existing utility mains are serviceable
* Assumes all water and sewer services to lots must be replaced/constructed
* Assumes previously installed subgrade is serviceable in-situ
* Excludes residential meters and backflows (provided by FPUA)
* Excludes Engineering Costs

	SUB TOTAL	**$ 3,006,690.50**
	10% CONTINGENCY	**$ 300,669.05**
	TOTAL	**$ 3,307,359.55**

Prepared By: David C. Baggett, P.E.
Professional Engineer's Name



Professional Engineer's Signature / Seal

81375
P.E. No.

1/21/2021
Date

ORDINANCE NO. 19-030

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF TWO (2) PARCELS GENERALLY LOCATED AT OR NEAR THE EAST SIDE OF SOUTH JENKINS ROAD, APPROXIMATELY 1,000 FEET SOUTH OF STATE ROAD 70 FROM CITY OF FORT PIERCE GC, GENERAL COMMERCIAL TO CITY OF FORT PIERCE RM, MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. L-136, as subsequently amended; and

WHEREAS, changing the Future Land Use designation requires an amendment to the Comprehensive Plan, pursuant to section 163.3184, Florida Statutes; and

WHEREAS, the Fort Pierce City Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174, Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

WHEREAS, having considered the recommendations of the Planning Board, the City of Fort Pierce City Commission has prepared this amendment to the City's Comprehensive Plan and transmitted it to the Department of Economic Opportunity and other agencies as required by section 163.3184; and

WHEREAS, two (2) public hearings, one transmittal hearing and one adoptive hearing with due notice have been held by the City Commission to inform the public and receive comments and objections; and

WHEREAS, the two (2) properties were annexed into the City of Fort Pierce through Ordinances J-393 on March 3, 1998 and given a City of Fort Pierce Future Land Use designation of GC, General Commercial; and

WHEREAS, the proposed Future Land Use amendment is consistent with the Comprehensive Plan, and will not have an adverse effect on the ability of the City to satisfy land and water use needs, and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety, and general welfare as required by City Code 22-131; and

WHEREAS, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

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

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

Parcels IDs: 2419-323-0001-000-1 & 2419-323-0002-000-8

From and after the effective date hereof, the following properties legally described as:

TOGETHER WITH (Parcel ID: 2419-323-0002-000-8)

THE WEST 60 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY , AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION,

TOGETHER WITH (Parcel ID: 2419-323-0001-000-1)

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 19.07 ACRES, MORE OR LESS.

said properties being generally located at or near the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 in Fort Pierce, Florida shall be and the Future Land Use Designation is hereby changed from City of Fort Pierce General Commercial, GC to City of Fort Pierce Medium Density Residential, RM, as depicted on Exhibit "A", attached hereto and incorporated herein.

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

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

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage.

SECTION 5. The effective date of this comprehensive plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency

APPROVED AS TO FORM & CORRECTNESS:

Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.19-030 was duly advertised accordance with F.S. 163.3184 by display advertising in the St. Lucie News Tribune on June 30, 2019 and September 22, 2019, and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida on July 15, 2019; and was duly introduced, read by title only, and passed on second and final reading October 7, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 7th day of October, 2019.

Linda Hudson
Mayor Commissioner

ATTEST:

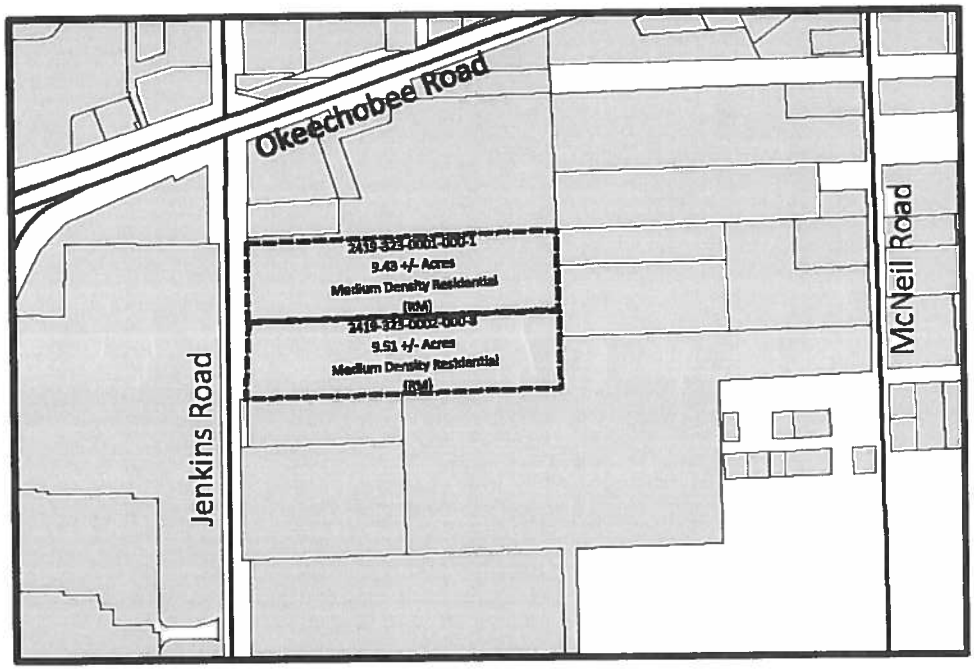
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A

Proposed Future Land Use

Medium Density Residential, RM



ORDINANCE NO. 19-040

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING EIGHT (8) PROPERTIES GENERALLY LOCATED AT OR NEAR THE EAST SIDE OF SOUTH JENKINS ROAD, APPROXIMATELY 1,000 FEET SOUTH OF STATE ROAD 70 FROM C-3, GENERAL COMMERCIAL AND R-4, MEDIUM DENSITY RESIDENTIAL, TO PD, PLANNED DEVELOPMENT; FURTHER APPROVING A DEVELOPMENT PLAN PURSUANT TO SECTION 22-40, 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 properties are generally located at the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 within the City of Fort Pierce, Florida, representing approximately 74.19 acres of land; and

WHEREAS, the owner/applicant seeks rezoning of eight (8) properties generally located at the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 from C-3, General Commercial (2 properties) and R-4, Medium Density Residential (6 properties), to PD, Planned Development; and

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 22-131; and

WHEREAS, the City of Fort Pierce Planning Board, at their June 11, 2019 meeting, voted 6-0 to recommend approval of the request; and

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

SECTION 1. From and after the effective date hereof, the following described properties are hereby rezoned as follows:

Parcels ID: 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001- 000-1, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002-000-0, 2419-313-0002-000-7, 2419-313-0001-000-0

From and after the effective date hereof, the following properties legally described as:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF,

TOGETHER WITH:

THE NE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NW ¼ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE WEST 60 FEET OF THE SW ¼ OF THE SE 1/4 OF THE SW ¼ OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY, AND THE SOUTH ½ OF THE SOUTH ½ OF THE NW 1/4 OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NORTH ½ OF THE SOUTH ½ OF THE NW ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING IN THE NORTH 13.12 ACRES OF THE NE ¼ OF THE SW ¼ OF SECTION 19. TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 137 FEET OF THE EAST 350.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 103 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

TOGETHER WITH:

THE SOUTH 7.68 ACRES OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE TRACT OF LAND, BEING A PART THEREOF, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX AND 02/100 (226.02) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX (226.0) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 614 FEET OF THE NORTH 450 FEET OF THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

said properties being generally located at the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 in Fort Pierce, Florida shall be and the Zoning Designation is hereby changed from C-3, General Commercial (2 properties) and R-4, Medium Density Residential (6 properties), to PD, Planned Development, as depicted on Exhibit "A" and Exhibit "B", attached hereto and incorporated herein.

SECTION 2. The Development Plan for the subject Planned Development as depicted on Exhibit "C" which is attached hereto and incorporated herein by reference, be and the same are hereby approved, and shall serve as the Development Plan associated with the subject Planned Development

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held

to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

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

APPROVED AS TO FORM & CORRECTNESS:

Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 19-040 was duly advertised by title only in the St. Lucie News Tribune on Sunday, September 1, 2019; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on September 16, 2019; and was duly introduced, read by title only, and passed on second and final reading October 7, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 7th day of October, 2019.

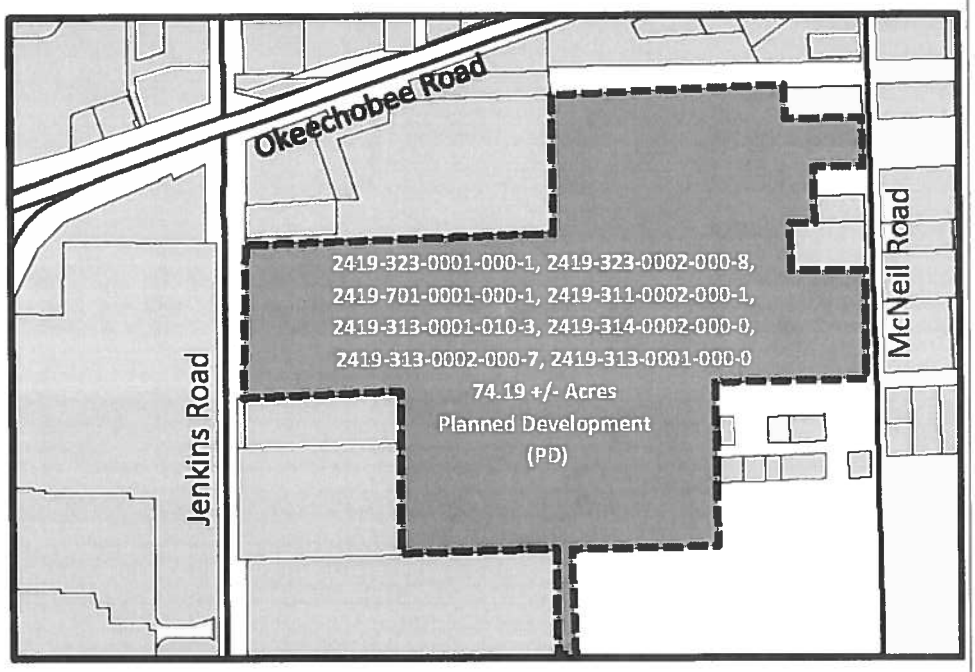
Linda Hudson
Mayor Commissioner

ATTEST:

Linda W. Cox
City Clerk

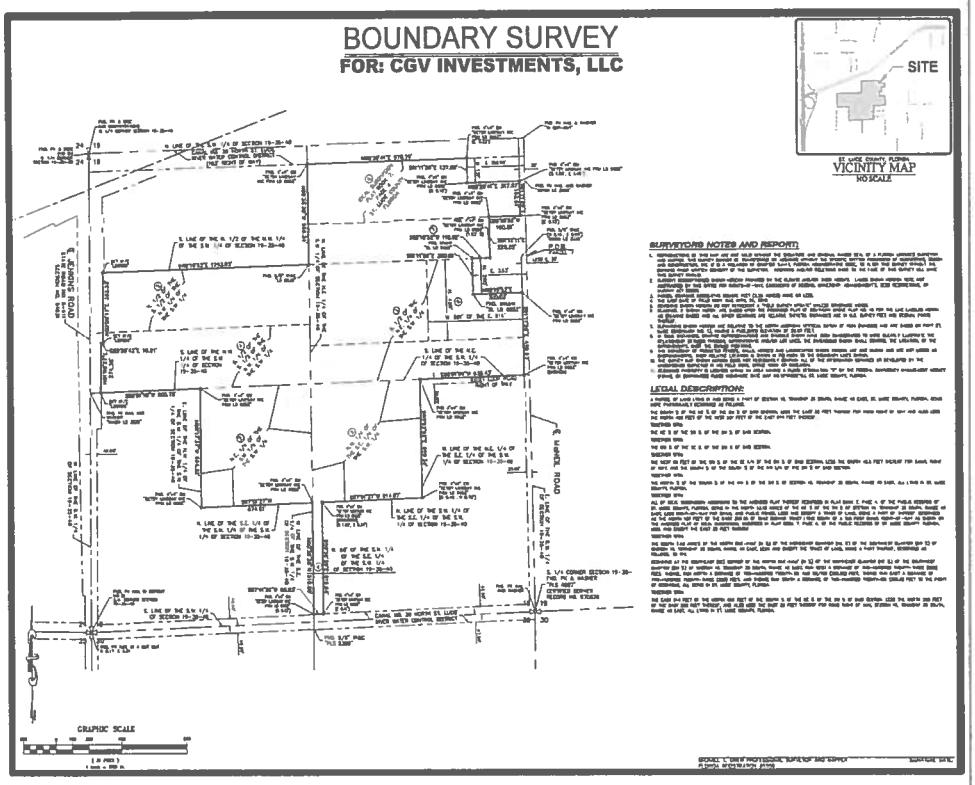
(CITY SEAL)

EXHIBIT A
Proposed Zoning Atlas Map Amendment
PD, Planned Development



The properties are rezoned from C-3, General Commercial (2 Parcels) & R-4, Medium Density Residential (6 Parcels) to PD, Planned Development

Exhibit B
Sketch and Legal Description



Parcels IDs: 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001-000-1, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002-000-0, 2419-313-0002-000-7, 2419-313-0001-000-0

From and after the effective date hereof, the following properties legally described as:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF,

TOGETHER WITH:

THE NE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NW ¼ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE WEST 60 FEET OF THE SW ¼ OF THE SE 1/4 OF THE SW ¼ OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY, AND THE SOUTH ½ OF THE SOUTH ½ OF THE NW 1/4 OF THE SW ¼ OF SAID SECTION,

Exhibit B (Continued)
Sketch and Legal Description

TOGETHER WITH:

THE NORTH ½ OF THE SOUTH ½ OF THE NW ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING IN THE NORTH 13.12 ACRES OF THE NE ¼ OF THE SW ¼ OF SECTION 19. TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 137 FEET OF THE EAST 350.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 103 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

TOGETHER WITH:

THE SOUTH 7.68 ACRES OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE TRACT OF LAND, BEING A PART THEREOF, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX AND 02/100 (226.02) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX (226.0) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.

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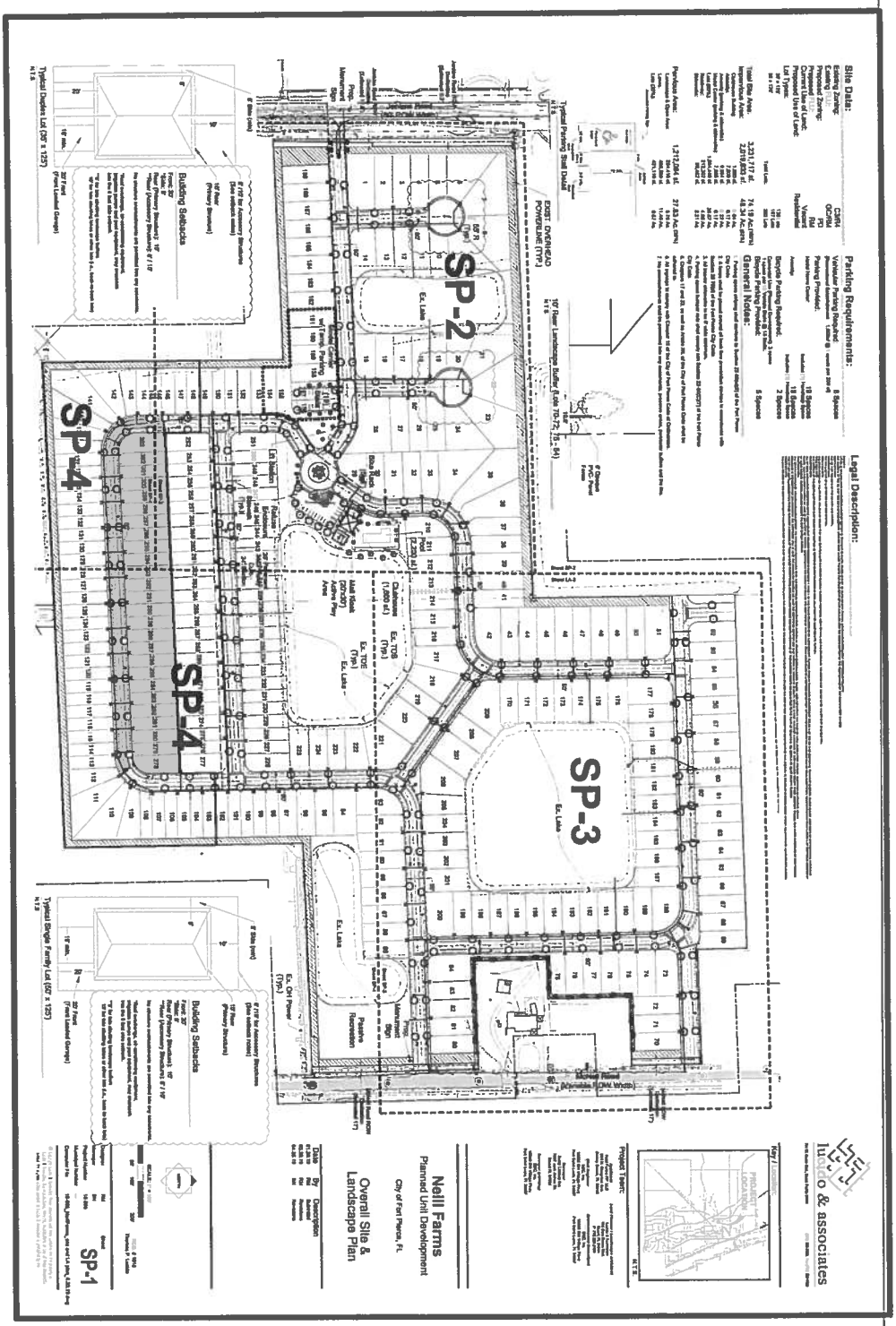
THE EAST 614 FEET OF THE NORTH 450 FEET OF THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

Exhibit C
Planned Development



THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

September 17, 2019

RECEIVED
CITY OF FORT PIERCE
PLANNING & ZONING

Brian Nolan, AICP, ASLA
Lucido & Associates
701 Southeast Ocean Boulevard
Stuart, Florida 34994

Neill Farms FP, LLC
601 North Congress Avenue
Delray Beach, Florida 33445

Dear Applicant and Representative:

At their meeting on September 16, 2019, the City Commission approved an application for Subdivision (Preliminary Plat), submitted by property owner, Neill Farms FP, LLC & applicant/representative Brian Nolan of Lucido & Associates, to subdivide 74.19 acres of land (8 Parcels) into one (1) parcel at or near the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 in Fort Pierce, FL. The Commission approved the request with the condition that an open accessible location within the boundaries of the Neill Farms subdivision shall be provided for the specific purpose of a designated school bus drop off/pick up site.

The Commission also considered Ordinance 19-040, which passed on first reading. The second reading, a legislative hearing, will be held on **Monday, October 7, 2019**.

If you have any questions, please contact the Planning Department.

Very truly yours,

Linda W. Cox
City Clerk

cc: Jenn Hofmeister, Planning Director

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Final Plat - Avalon Crossing

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 2-28-2021

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 3/3/2021

David C. Baggett, P.E.
Sr. Project Engineer



David Baggett has 10 years of experience in civil engineering design, permitting, and construction across North, Central and South Florida. He has design experience with numerous municipal, commercial, industrial and residential projects across the various state water management districts.

Prior to joining EDC, he worked for the Florida Department of Environmental Protection (FDEP) as a lead permitting engineer and inspector in the Submerged Lands and Environmental Resource Program. In addition to civil engineering, Mr. Baggett has extensive experience as an environmental specialist in wetland and surface water delineation, soils, and ecology.

Notable projects include:
Tradition Master Planned Community: 2,500-acre master planned community in Port SL Lucie entailing planning, drainage design, utilities, permitting, earthwork, de-watering, and project estimating.

St. Lucie County DJ Wilcox Preserve Drainage Retrofit: Conversion of existing man-made lake to a regional water quality retrofit system with environmental restoration.

Martin County Right-of-Way Improvements at The Hammocks: Martin County roadway, utility, and drainage design serving a single-family residential neighborhood.

Professional Certifications

Bachelor of Science, Environmental Engineering
University of Central Florida
Orlando, FL

Masters of Science, Environmental Engineering
University of Central Florida
Orlando, FL

Professional Engineer, State of Florida, PE# 81375

Florida Stormwater Management Inspector, Certification #29612

Professional Affiliations

Florida Engineering Society

EDC
ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

City Commission Regular Meeting - 4:30 pm **12. b.**

Meeting Date: 03/15/2021

Re: Conditional Use Approval with no New Construction - Readler Dwelling Rental

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

---

SUBJECT:

Quasi-Judicial Hearing - Application for a Conditional Use with No New Construction submitted by property owner, John and Jackie Ellis Readler, and applicant, Jane Land, McCurdy & Co., for Conditional Use Approval to operate a Dwelling Rental for less than six (6) months with a minimum rental period of 31 days. The property is located at 1182 Binney Drive, Unit B and is zoned Hutchinson Island Medium Density Residential (R-4A).
Parcel ID: 2401-501-0300-010-1

SUMMARY:

In accordance with Sections 125-187 and 125-236 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Dwelling Rental located at 1182 Binney Drive, Unit B. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum rental period of 31 days.

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 four (4) conditions, which have been revised subsequent to the Planning Board as the request is now for greater than 30 days:
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 open a St. Lucie County Tourism Development Tax Account and obtain a State Sales Tax Identification number.
4. There shall be a limitation of no more than two (2) vehicles per unit.

ALTERNATIVES:

Approval with changes to the Conditions of Approval
Disapproval

RESPONSIBLE STAFF:

Jennifer Hofmeister, AICP, LCAM
Planning Director

COORDINATED WITH:

Technical Review Committee (TRC)

Fiscal Impact

OTHER INFORMATION:

n/a

Attachments

staff presentation
Staff Report & Supporting Documents
Applicant Packet & Supporting Documents
Public Notice and Affidavit

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2021 11:55 AM

Form Started By: Jennifer Hofmeister
Started On: 03/01/2021 04:25 PM
Final Approval Date: 03/09/2021

Conditional Use Approval

With no new construction



Readler Vacation Rental

Location Map

Subject Site



1182 Binney Drive

FLUM and Zoning Map

Subject Site



FLUM – Hutchinson Island Residential (HIR)

Zoning – Hutchinson Island Medium Density Residential (R4A)

Synopsis for Recommendation

- City of Fort Pierce Ordinance K-114 - passed in 2001
  - Establishing Dwelling Rentals as Conditional Uses in certain Residential Zoning districts and Conditions of Approval added 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.
  - No current Code Enforcement or Police Department violations

- FL Legislation – passed in 2011
  - A local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals.

Staff Recommendation

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 open a St. Lucie County Tourism Development Tax Account and obtain a State Sales Tax Identification number.

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

PB Possible Actions

At the February 9, 2021 Planning Board meeting, the Board unanimously recommended APPROVAL of the application.

City Commission Possible Actions

Possible actions of the City Commission:

- Recommend APPROVAL of the proposed Conditional Use, subject to the Conditions, as amended by staff
- Recommend APPROVAL of the proposed Conditional Use with changes to the Conditions
- Recommend DISAPPROVAL of the proposed Conditional Use

Conditional Use Approval

With no new construction



Readler Vacation Rental

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
FROM:	Jennifer Hofmeister, AICP, LCAM, Planning Director
RE:	**Conditional Use Approval with No New Construction– Readler Dwelling Rental – 1182 Binney Drive Unit B (20- 040000027)**
MEETING DATE:	March 15, 2021

STAFF REPORT

Owner:	John and Jackie Ellis Readler 78 Bennett Road Bloomsburg, PA 17815
Applicant:	Jane Land, McCurdy & Co. 1182 Binney Drive, Unit A Fort Pierce, FL 34949
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 31 days.
Location(s):	1182 Binney Drive, Unit B
Parcel ID:	2401-501-0300-010-1
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
R4-A	R4-A	R4-A	R4-A

Utilities:	FPUA

Staff Analysis:

Request

In accordance with Sections 125-187 and 125-236 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Dwelling Rental located at 1182 Binney Drive, Unit B. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of 31 days.

The subject building is a duplex for which Unit B is requesting the use as a Dwelling Rental. According to the St. Lucie County Property Appraiser, the finished floor area of Unit B is 1,370 square feet and consists of three (3) bedrooms and two (2) baths.





The subject site is surrounded by multi-family and duplexes to the north, south, east and west. The subject site has a Future Land Use designation of Hutchinson Island residential (HIR) with a compatible zoning designation of Hutchinson Island Medium Density Residential Zone (R-4A). Per City Code Section 125-187. – Allowed Uses; Dwelling Rentals are classified as a Conditional Use in the R-4A zoning district.

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.

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

Table 1 – Dwelling and 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 and Zoning

The Hutchinson Island Residential (HlR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to eight dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed. This land use category allows up to eight (8) dwelling units per acre.

The R-4A zoning district is compatible with the HIR Future Land Use designation. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

Parking

Pursuant to City Code Section 125- (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.

Planning Board Recommendation
At the February 9, 2021, the Planning Board unanimously recommended approval of the subject Dwelling Rental.

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 four (4) conditions, which have been revised subsequent to the Planning Board as the request is for greater than 30 days:

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 open a St. Lucie County Tourism Development Tax Account and obtain a State Sales Tax Identification number.

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

AERIAL MAP

Subject Site



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval
Readler Dwelling Rental
1182 Binney Drive, Unit B

N
W E
S

FLUM MAP

Subject Site



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval
Readler Dwelling Rental
1182 Binney Drive, Unit B

N
W E
S

ZONING MAP

Subject Site



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval
Readler Dwelling Rental
1182 Binney Drive, Unit B

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

January 21, 2021

John and Jackie Readler
78 Bennett Road
Bloomsburg, PA 17815
jackier51@icloud.com

Subject: Jonathan Joseph Dwelling Rental – 1182 Binney Drive Unit B Conditional Use application TRC Comments

---

Dear Mr. and Mrs. Readler,

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 issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than two vehicles per dwelling rental unit.

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 Code Enforcement Division

1. No comments from Code Enforcement – there is no active or prior cases at this location. The provided narrative appears to cover all the typical issues.

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. Building Department has no further guidance at this time.

Fort Pierce Police Department

1. No comment.

Fort Pierce Utility Authority

W/WW Engineering:

1. 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

Electric & Gas Engineering:

1. No comment

St. Lucie County Public Works

1. No comment.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
JAN 13 2021
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Jennifer Hofmeister, Planning Director

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

RE : Conditional Use – 1577 Thumb Point Drive
TRC No. 20-04000028

DATE : January 14, 2021

This is to advise you that we have completed the review of the following documents as received by this office on January 8, 2021:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [ ] Approval of Conditional Use
- [ ] Building Permit
- [ ] C/O

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

- [x] No comments

JRA/tst/tst

Q:\ENGINEERING\Site Development Projects\Addresses\1577 Thumb Point\CU\Submittal No. 1 - 011221\CU Approval - 011421.docx

Jennifer Hofmeister

From: WBoyer@slcfd.org
Sent: Monday, January 11, 2021 3:43 PM
To: Jennifer Hofmeister
Subject: 1182 Binney Drive, Unit B and 1577 Thumb point Drive

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. .

Jennifer,

FD has no comments at this time for these projects.

Take care,



Captain Wayne Boyer, M.S., FO, MIFireE, CFEI
Water Supply Officer
Community Risk Reduction Division
St. Lucie County Fire District
Office: 772-621-3322|Mobile: 772-631-8877
5160 NW Milner Drive
Port St. Lucie, FL 34983

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

Technical Review Committee Meeting

January 21, 2021

TECHNICAL REVIEW PROJECT # 20- 040000027

Conditional Use – Readler Dwelling Rental – 1182 Drive, Unit B

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

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

Technical Review Committee Meeting

January 21, 2021

TECHNICAL REVIEW PROJECT # 20- 040000028

Conditional Use – 1577 Thumb Point Drive

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 1182 Binney Dr., Unit B, Fort Pierce 34949

Parcel ID #(s) 2401-501-0300-010-1

Project description Short term rental of less than 6 months-Unit B only

---

John Readler/Jackie Ellis-Readler
Property Owner(s)

78 Bennett Road
Street Address

Bloomsburg PA 17815
City State Zip

570-818-0387
Phone Number

jackier51@icloud.com
Email Address

Jane Land, McCurdy & Co.
Applicant/Representative, Title, Company

1182 Binney Dr., Unit A
Street Address

Fort Pierce FL 34949
City State Zip

813-241-3890
Phone Number

Jland269@aol.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.*

John T Readler Jackie Ellis-Readler
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 7th day of December, 2020, by Jackie & John Readler who is personally known to me or has produced Beaver License as identification.

Signature of Notary

NOTARY PUBLIC (seal)
MORGAN JONES
Notary Public, State of Florida
Commission# GG291758
My comm. expires Jan. 15, 2023

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

☒ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☒ *If no site improvements are required:*
  - ☒ As-built survey
  - ☒ Floor plan of existing building(s)
- ☐ *If parking and drainage improvements are required:*
  - ☐ As-built survey;
  - ☐ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ☐ Lighting plan
- ☒ Complete, notarized application

Application Type:

- ☒ Conditional Use: No new construction with no site improvements
- ☐ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 1370 Parking Spaces: 2

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

North	South	East	West
Rental Apts.	Single Fam/Rental Duplex	Rental Dup.	Rental Duplex

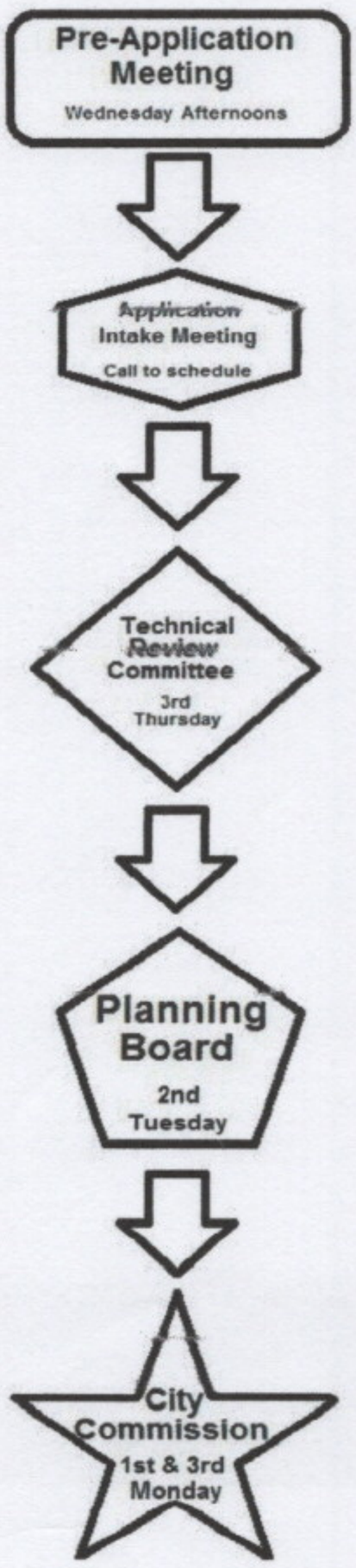
The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

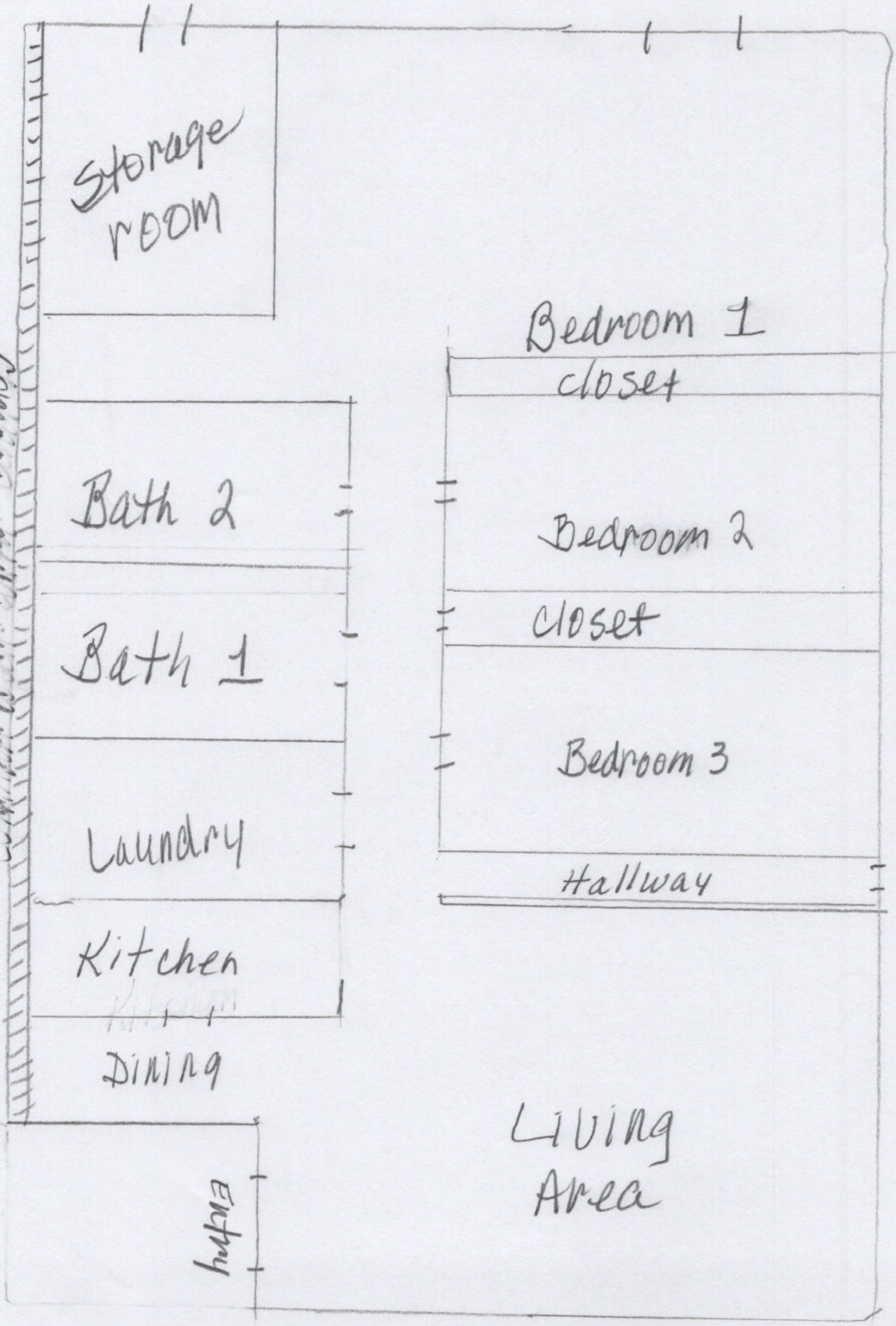
(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

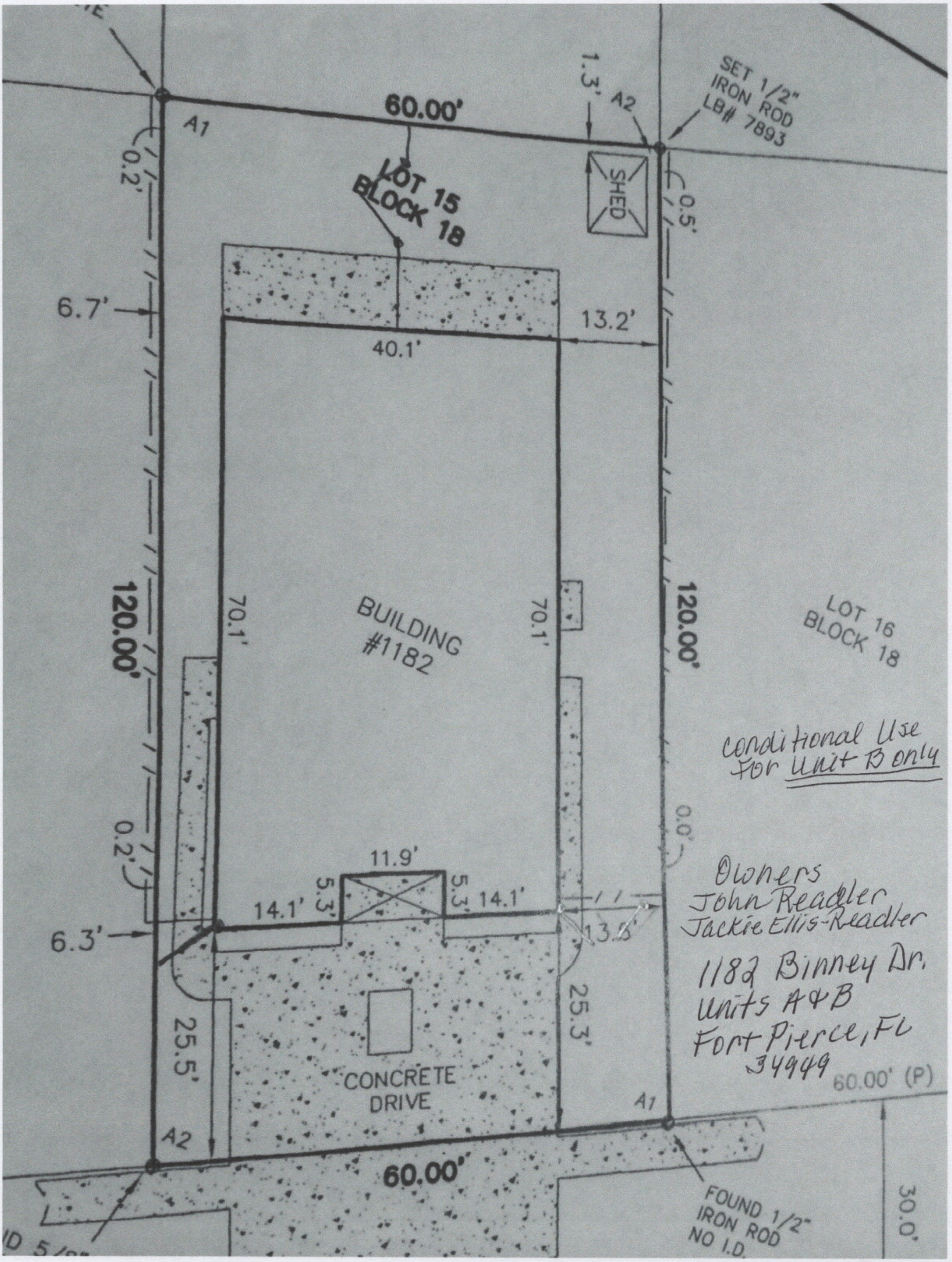
~~Application Outlook~~



1182 Binney Drive, Unit B
Fort Pierce, FL 34949



Owners: John Readler / Jackie Ellis-Readler


60.00'
A1
1.3'
A2
SET 1/2" IRON ROD LB# 7893
0.2'
LOT 15 BLOCK 18
SHED
0.5'
6.7'
13.2'
40.1'
120.00'
70.1'
BUILDING #1182
70.1'
120.00'
LOT 16 BLOCK 18
0.2'
11.9'
5.3'
5.3'
14.1'
14.1'
13.5'
6.3'
25.5'
25.3'
CONCRETE DRIVE
A2
A1
60.00' (P)
60.00'
FOUND 1/2" IRON ROD NO I.D.
30.0'
Conditional Use For Unit B only
Owners
John Readler
Jackie Ellis-Readler
1182 Binney Dr.
Units A & B
Fort Pierce, FL
34949

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

March 3, 2021

Dear Property Owner(s):

The property owners, John and Jackie Ellis Readler, are requesting approval of a **Conditional Use with no new construction** to operate a Dwelling Rental for less than six (6) months with a minimum rental period of 31 days. The property is located at 1182 Binney Drive, Unit B and is zoned Hutchinson Island Medium Density Residential (R-4A). Parcel ID: 2401-501-0300-010-1.

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **March 15, 2021,** which begins at **4:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Conditional Use**. Any Public Comment on these Public Hearing items, if not being offered in person, must 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. Additionally, the 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.

If you have any questions, please contact the City Planning Department at 772-467-3737.



500-foot Radius Map
Conditional Use with No New Construction
1182 Binney Drive

N
W E
S

Subject Site

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

Project Name: Conditional Use for Readler Dwelling Rental at 1182 Binney Drive

Parcel ID: 2401-501-0300-010-1

Notices Provided Pursuant to: City Code 125-37: Jennifer Hofmeister, AICP, LCAM, Planning Director

Notice by Signs: February 4, 2021

Notice by Newspaper: February 28, 2021

Notice by Mail: March 3, 2021

Verified:

Title: Planning Director

Date: March 3,2021

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 II, Section 125-37 of the Code of Ordinances.

Project: Conditional Use for Readler Dwelling Rental at 1182 Binney Drive Unit B

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

Staff Signature:

Date Mailed: March 3, 2021

Number of Mailed Letters: 219

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

Hutchinson Hotel Management Corporation	837 NE Bay Cove St	Boca Raton; FL 33487-1724
DOCKSIDE VIEW LLC	2751 NE 48th ST	Lighthouse Point; FL 33064-7113
Pelican Properties LLC	5211 Hickory Dr	Fort Pierce; FL 34982
Flamingo Properties LLC	5211 Hickory Dr	Fort Pierce; FL 34982
DOCKSIDE VIEW LLC	2751 NE 48th ST	Lighthouse Point; FL 33064-7113
DOCKSIDE VIEW LLC	2751 NE 48th ST	Lighthouse Point; FL 33064-7113
DOCKSIDE VIEW LLC	2751 NE 48th ST	Lighthouse Point; FL 33064-7113
Kathy Jo S Bowden	1141 Seaway DR	Fort Pierce; FL 34949-3145
Gloria Regoli	5800 Riviera Dr	Coral Gables; FL 33146-2753
Jacobs Holding Midway LLC	4701 Oleander AVE	Fort Pierce; FL 34982-4209
Alberto A Moragues Jr	256 Marina DR	Hutchinson Island; FL 34949-8817
Catherine Nygard	1152 Binney Dr	Fort Pierce; FL 34949-2721
Glynda Cavalcanti	1503 Faber CT	Fort Pierce; FL 34949-3552
Beach House Investments LLC	822 NE 71st ST	Boca Raton; FL 33487-2436
John T Readler and Jackie L Ellis-Readler	78 Bennett RD	Bloomsburg; PA 17815-6535
Albert J Duda and Terrie L Duda	108 Alhambra	Fort Pierce; FL 34949
DOCKSIDE VIEW LLC	2751 NE 48th ST	Lighthouse Point; FL 33064-7113
DOCKSIDE VIEW LLC	2751 NE 48th ST	Lighthouse Point; FL 33064-7113
DOCKSIDE VIEW LLC	2751 NE 48th ST	Lighthouse Point; FL 33064-7113
DOCKSIDE VIEW LLC	2751 NE 48th ST	Lighthouse Point; FL 33064-7113
DOCKSIDE VIEW LLC	2751 NE 48th ST	Lighthouse Point; FL 33064-7113
Aux Flotilla 8 Div 1 Inc	1120 Seaway DR	Fort Pierce; FL 34949-3104
Jimmy Johnson and Robin Johnson	1181 Binney DR	Fort Pierce; FL 34949-3115
James M Nole	1147 Hernando ST	Fort Pierce; FL 34949-3347
Harry K Johnson (TR) and Corliss Phillips (TR)	1171 Binney DR	Fort Pierce; FL 34949-2708
Douglas H Bowen and Paul D Watson	5315 Lodge Creek Dr	Houston; TX 77066
Albert J Duda and Terrie L Duda	108 Alhambra	Fort Pierce; FL 34949
Laurie D Marshall and John F Marshall	1141 Binney DR	Fort Pierce; FL 34949-3115
Scott J Holmes (TR)	PO Box 2804	Jensen Beach; FL 34958-2804
SEAWAY BINNEY PROPERTY LLC	500 S Federal HWY; Unit Unit 1641	Hallandale Beach; FL 33008-6071
Carlton/103 Investment Co LLC	2746 Country Club BLVD	Orange Park; FL 32073-5712
Answorth Properties Inc	1299 Ocean AVE; Unit Fl 2	Santa Monica; CA 90401-1036
AZK INVESTMENTS LLC	2215 Nebraska AVE	Fort Pierce; FL 34950-4864
La Entrada Del Mar Condominium	1300 Seaway Drive Bldg F	Fort Pierce; FL 34949
George H Emerson III and Margaret Emerson	2375 Jernigan RD	Fort Pierce; FL 34945-2216

Mark P Olexion and Lisa Colucci	170 Hancock RD	Piscataway; NJ 08854-3649
Joseph W Roberts and Cheryl J Roberts	622 Pinar DR	Orlando; FL 32825-7818
Stephen R Chilcott and Mark Evans	31 Moorehouse Rd	London W2 50H
Jonathan Drulard	1220 Cartagena AVE	Coral Gables; FL 33156-6312
S A Tarr (TR)	4521 PGA BLVD; Unit # 201	Palm Beach Gardens; FL 33418-3997
Amanda Jane Evans	Mapledene	Kenley CR85EU
Elizabeth Vaughn (TR)	559 N Country Club Rd	Lake Mary; FL 32746-4228
Herman Wilson and Sally Ann Wilson	1300 Seaway Dr Apt A-9	Fort Pierce; FL 34949-3163
James H Ashburn Jr	1300 Seaway Dr Apt B-1	Fort Pierce; FL 34949-3164
Aphrodite M Pearce and Bryan R Pearce	1300 Seaway DR; Unit Apt B-2	Fort Pierce; FL 34949-3164
Laura Pfundstein	1300 Seaway DR; Unit Unit 3	Fort Pierce; FL 34949-3106
FT PIERCE CONDO LLC	6869 Starpoint Court #102	Winter Park; FL 32792
Linda S Boye	1300 Seaway DR; Unit Unit 5	Fort Pierce; FL 34949-3106
James I Hall	1300 Seaway DR; Unit # 6	Fort Pierce; FL 34949-3106
Sara C Klegin and Louis W Klegin	1300 Seaway DR; Unit Apt B-7	Fort Pierce; FL 34949-3105
FT PIERCE CONDO LLC	6869 Starpoint Court #102	Winter Park; FL 32792
Alisa Anne Smith	1300 Seaway DR; Unit # B 9	Fort Pierce; FL 34949-3106
Dane L Mark (LF EST)	1300 Seaway DR; Unit # 10	Fort Pierce; FL 34949-3106
Edward W Ball Jr and Dixie W Ball	500 SW 5th AVE	Okeechobee; FL 34974-4294
Patrick D Weber and Marcia A Weber	16886 W Jenny Ln	Loxahatchee; FL 33470
Linda S Boye	1300 Seaway DR; Unit Unit 5	Fort Pierce; FL 34949-3106
Vincent D Galione and Colleen M Galione	6 Sycamore PL	Smithtown; NY 11787-5541
Larry D Bush and Celeste C Bush	3916 Oak Hammock LN	Fort Pierce; FL 34981-4521
Marian O`Leary	1 Harbour Isle Dr E Unit 205	Fort Pierce; FL 34949-2753
Deborah H Baker (TR)	1300 Seaway DR; Unit Apt C-2	Fort Pierce; FL 34949-3165
Frank M Hilburn	326 S 2nd ST	Fort Pierce; FL 34950-1519
Mark P Olexion	170 Hancock Rd	Piscataway; NJ 08854-3649
James A Weir (TR)	6108 Yucca DR	Fort Pierce; FL 34982-3716
Kirk Young	20 Harbour Isle Dr W Unit 201	Fort Pierce; FL 34949-2772
Uncle Pards Inc and Lane K Matthews	3021 NE Heather CT	Jensen Beach; FL 34957-5069
Kelly E Dixon (TR) and Donald M Dixon (TR)	15133 Harriet AVE	Jupiter; FL 33458-6685
Van D Sowerby and Amy M Sowerby	1300 Seaway DR; Unit Apt C-9	Fort Pierce; FL 34949-3135
Frank Mitchell Hillburn	1300 Seaway DR; Unit # 1	Fort Pierce; FL 34949-3106
Harry L Combs and Dorothy Combs	805 Bama Rd	Brandon; FL 33511
Harry L Combs II and Karen Combs	801 Bama RD	Brandon; FL 33511-6905

Ray A Combs	1300 Seaway Dr # 4	Fort Pierce; FL 34949-3106
Christina Sheckler Hardy	7 ST Andrews Crossover	Severna Park; MD 21146
Elizabeth U Baldwin	2330 Compass Pointe DR	Vero Beach; FL 32966-2112
Kenneth B Stagg (TR) and Pamela L Stagg (TR)	PO Box 755	Minneola; FL 34755-0755
Steven A Tarr	4521 PGA BLVD; Unit # 201	Palm Beach Gardens; FL 33418-3997
Walter Parmelee	1300 Seaway DR; Unit # 9	Fort Pierce; FL 34949-3106
Linda Jo Burkett	1300 Seaway DR; Unit Apt D-10	Fort Pierce; FL 34949-3166
Mario DiVerdi and Yupayong DiVerdi	1300 Seaway DR; Unit # 11	Fort Pierce; FL 34949-3106
James L Ezyk (TR) and Dorothy A Ezyk (TR)	2970 N Lakeshore RD	Port Hope; MI 48468-9368
Michael T Arnold and Alice E Arnold	3873 Lake Pickett Ct	Orlando; FL 32820-1145
J Michael Brennan and Elaine B Brennan	3221 Live Oak Ln	Fort Pierce; FL 34981-4502
Robert Deadman	1300 Seaway DR; Unit # 15	Fort Pierce; FL 34949-3106
Keith R Shaffer and Debra A Shaffer	710 Wessex PL	Orlando; FL 32803-6637
Michael D Zarrella (TR)	1300 Seaway DR; Unit Apt E-7	Fort Pierce; FL 34949-3167
Michael D Zarrella (TR)	1300 Seaway DR; Unit Apt E-7	Fort Pierce; FL 34949-3167
George G Shafer	6301 Oleander AVE	Fort Pierce; FL 34982-7633
Lorenzo V Pelosi	95 Butler Pkwy	Summit; NJ 07901-1614
Haruethaya Eicholtz (LF EST)	1300 Seaway DR; Unit Apt E-6	Fort Pierce; FL 34949-3167
Michael D Zarrella (TR)	1300 Seaway DR; Unit Apt E-7	Fort Pierce; FL 34949-3167
Lori H Martin	1300 Seaway DR; Unit Apt E-8	Fort Pierce; FL 34949-3167
Dale M Bury and Susan M Bury	1726 Citadel St	Lake Placid; FL 33852
Ralph Femminella	1251 Seaway DR	Fort Pierce; FL 34949-3147
Peter J Bauer	1702 Frances Court	Fort Pierce; FL 34949-3615
Eva Valentine	% Valentine Designs Inc	Palm Beach Gardens; FL 33410
Bobby G Beams	1211 Seaway Dr	Fort Pierce; FL 34949-3147
Jonathan Nolli	527 Indigo AVE	Wellington; FL 33414-8158
Jonathan Nolli	527 Indigo AVE	Wellington; FL 33414-8158
LeeAnn Vellucci	1467 Outlook AVE; Unit Apt 2	Bronx; NY 10465-1117
Terri L Duda (TR)	108 Alhambra	Fort Pierce; FL 34949
Leon E Sterle	PO Box 3744	Fort Pierce; FL 34948-3744
Barbara A Stoudt (TR)	1234 Binney DR	Fort Pierce; FL 34949-3114
Jerous A Vincent	1240 Binney Dr	Fort Pierce; FL 34949-3114
Glenn J Northey and Vera L Seeman-Northey	109 River Oak Dr	Vero Beach; FL 32963
Scott J Holmes (TR)	PO Box 2804	Jensen Beach; FL 34958-2804
Scott J Holmes (TR)	PO Box 2804	Jensen Beach; FL 34958-2804

Patrick W Byrne	1231 Binney DR; Unit Unit A	Fort Pierce; FL 34949-2710
Patrick Byrne and Erin N Byrne	1221 Binney DR	Fort Pierce; FL 34949-2709
Joyce Bevilheimer Tomlinson	1201 Binney DR; Unit Apt B	Fort Pierce; FL 34949-2748
Joyce Bevilheimer Tomlinson	1201 Binney DR; Unit Apt B	Fort Pierce; FL 34949-2748
Labelle Mer LLC	1809 Eucalyptus AVE	Fort Pierce; FL 34949-3410
Sharilyn Jane Phillips	1226 Carlton CT	Fort Pierce; FL 34949-3061
Salvatore Ruffo	1663 Dekalb AVE	Brooklyn; NY 11237-4019
Colonades Condominium Association No 7 Inc	1140 Bayshore DR	Fort Pierce; FL 34949-3044
Ronald P Miller	323 Leeward Ln Apt 101	Fort Pierce; FL 34949-3074
Patricia D Ireland	323 Leeward LN; Unit Apt 102	Fort Pierce; FL 34949-3074
Cherry Chandler (LF EST)	323 Leeward LN; Unit Apt 103	Fort Pierce; FL 34949-3074
Bruce Heinssen	323 Leeward Ln Apt 104	Fort Pierce; FL 34949-3074
Gerald A Wissing	323 Leeward LN; Unit Apt 105	Fort Pierce; FL 34949-3074
John E Poyer and Rita K Poyer	3668 Bareback DR	Colorado Springs; CO 80922-3017
John A Stoicu Jr	5798 Springborn RD	China; MI 48054-3906
Richard E Clarke	323 Leeward LN; Unit Apt 203	Fort Pierce; FL 34949-3031
Daniel J McCormick (TR)	323 Leeward LN; Unit Apt 204	Fort Pierce; FL 34949-3031
Laura J Rasche (LF EST)	323 Leeward LN; Unit Apt 205	Fort Pierce; FL 34949-3031
Margaret Klein	20409 White Bark DR	Strongsville; OH 44149-5641
George Franklin Armstrong and Mary Merlene Armstrong	100 Riverview DR	Winfield; WV 25213-7965
David Dineley and Sandra Dineley	1110 S 11th ST	Fort Pierce; FL 34950-9201
Charles J Egrich and Colleen Long	1151 Carlton CT; Unit Apt 104	Fort Pierce; FL 34949-3009
Mariangela A Morrison	1151 Carlton CT; Unit Apt 105	Fort Pierce; FL 34949-3009
C V MANAGEMENT OF FLORIDA LLC	1151 Carlton CT; Unit Apt 102	Fort Pierce; FL 34949-3009
Colonnades IV LLC	1111 Fernandina ST	Fort Pierce; FL 34949-3375
Mary Kendle and Bennett Kendle	1151 Carlton CT; Unit Apt 203	Fort Pierce; FL 34949-3026
Dominic P Merenda and Joan A Merenda	1801 Plover AVE	Fort Pierce; FL 34949-3425
Albert Montouro Jr and Patricia Montouro	8 Stratford CT	Carnegie; PA 15106-1573
William Hatt	1172 Commodore CT; Unit Unit 101	Fort Pierce; FL 34949-3069
Thomas Crutchfield and Tyler Mayo	675 Walton AVE; Unit Apt 5D	Bronx; NY 10451-2571
Karl G Hontz and Wendy E Hontz	1172 Commodore CT; Unit Unit 103	Fort Pierce; FL 34949-3069
Barbara J Riedel and Charles E Riedel	6 Sylvan AVE	Delmar; NY 12054-3312
Steven High (TR) and Suzanne Michaud (TR)	1172 Commodore CT; Unit Unit 105	Fort Pierce; FL 34949-3069
Thomas G Collins and Angella P Collins	1172 Commodore CT; Unit Unit 106	Fort Pierce; FL 34949-3069
Mary L Havey (TR)	1172 Commodore Ct Unit 201	Fort Pierce; FL 34949-3032

Ronald J Miller and Denise Miller	Box 3763	Carstairs; AB T0M 0N0
William Fraser	1172 Commodore CT; Unit Unit 203	Fort Pierce; FL 34949-3032
Fort Pierce Rentals LLC	900 Valleyview Rd	Pittsburgh; PA 15243
Lois L Vymola (LFE EST)	1172 Commodore Ct Apt 205	Fort Pierce; FL 34949-3032
Frederick H Wrather (LF EST)	1172 Commodore CT; Unit Unit 206	Fort Pierce; FL 34949-3032
Colonades Condominium Association No 8 Inc	1140 Bayshore DR	Fort Pierce; FL 34949-3044
Ricky Keller and Deborah Keller	5036 STATE ROAD 52	Jeffersonville; NY 12748
Adela H Gillentine	1181 Carlton CT; Unit Apt 102	Fort Pierce; FL 34949-3060
Jaime Alberti and Olivia Alberti	1181 Carlton CT; Unit Apt 103	Fort Pierce; FL 34949-3060
Doris A Watson	1181 Carlton CT; Unit Apt 104	Fort Pierce; FL 34949-3060
Angelica Timpe	1203 Lake LOOP	Winter Haven; FL 33880-1151
Randall M Payne and Roxanne M Payne	4310 N 168th AVE	Walkerville; MI 49459-9556
Bruce Tanguay and Mara Tanguay	1181 Carlton CT; Unit Apt 201	Fort Pierce; FL 34949-3027
Barbara A Ceusters	1181 Carlton CT; Unit Apt 202	Fort Pierce; FL 34949-3027
Matthew Turnbull and Lynn Turnbull	479 Ridge RD	Campbell Hall; NY 10916-2606
Herbert J Conover	1181 Carlton CT; Unit Apt 204	Fort Pierce; FL 34949-3027
Donna Lynne Klein	1181 Carlton CT; Unit 205	Fort Pierce; FL 34949-3027
Mary Ann Michaud	1181 Carlton CT; Unit Apt 206	Fort Pierce; FL 34949-3027
Timothy P Morrissey and Patricia A Fessel	1188 Commodore Ct Unit 101	Fort Pierce; FL 34949-3070
Ronald A Miller (TR)	6186 Dorchester WAY	Vero Beach; FL 32966-6488
Aerolene I Cox and Renee Beiser	1188 Commodore CT; Unit Unit 103	Fort Pierce; FL 34949-3070
Frank Strong	1188 Commodore CT; Unit Unit 104	Fort Pierce; FL 34949-3070
Candace E Banack	1188 Commodore CT; Unit Unit 105	Fort Pierce; FL 34949-3070
Anthony E Stefan and Eileen A Kenney	1188 Commodore Ct #106	Fort Pierce; FL 34949
Carl G Truhlar and Ruth A Truhlar	11651 Camelot Ln	Orland Park; IL 60467
Danny D Hobbs and Vanessa Hobbs	1188 Commodore Ct #202	Fort Pierce; FL 34949-3033
Keith W Hill and Joyce M Hill	1188 Commodore CT; Unit Unit 203	Fort Pierce; FL 34949-3033
Lester E Savory Jr and Lucy L Savory	175 S Sandusky ST; Unit Unit 396	Delaware; OH 43015-2621
Richard B Hampton (TR) and Sherri C Hampton (TR)	1188 Commodore CT; Unit Unit 205	Fort Pierce; FL 34949-3033
William R Fraser (TR)	1188 Commodore CT; Unit Unit 206	Fort Pierce; FL 34949-3033
Commodore Condominiums Association Inc	1140 Bayshore DR	Fort Pierce; FL 34949-3044
Robert S Flor	1245 Carlton CT; Unit Apt 101	Fort Pierce; FL 34949-3080
Nancy Campbell (LF EST)	1245 Carlton CT; Unit Apt 102	Fort Pierce; FL 34949-3080
Anthony Buikema and Dorota Dondalski	1245 Carlton CT; Unit Apt 103	Fort Pierce; FL 34949-3080
Jennifer A John	1245 Carlton CT; Unit Apt 104	Fort Pierce; FL 34949-3080

Phyllis A McAllister (LF EST)	1245 Carlton CT; Unit Apt 105	Fort Pierce; FL 34949-3080
Barbara A Charles (TR)	2400 S Ocean DR; Unit Apt 4191	Fort Pierce; FL 34949-7979
Robert F Dorado and Janet D Yost (TR) and Robert E Yost Jr (TR)	9 Chestnut CIR	Mount Hope; WV 25880-1012
Ethel M King	1245 Carlton CT; Unit Apt 202	Fort Pierce; FL 34949-3035
Brenda M Oxenreiter	259 Winterhill LN	Trafford; PA 15085-9738
Michael Donnelly and Josephine D Donnelly	2580 Jernigan RD	Fort Pierce; FL 34945-2251
Steven J Tonkovich and Darla J Grober	PO Box 185	Millbrook; IL 60536-0185
Ronald Randle and Cynthia Randle	17420 Forrister RD	Hudson; MI 49247-9720
Gerard J Schmitt	1225 Carlton CT; Unit Apt 101	Fort Pierce; FL 34949-3078
David R Besso (TR) and Paula T Besso (TR)	PO Box 807	East Sandwich; MA 02537-0807
Ellen Maness	5921 N Moccasin TRL	Tucson; AZ 85750-0810
Joseph P Stone and Marilyn Stone	5029 Russell RD	Woolford; MD 21677-1322
William L Kicklighter Jr	1225 Carlton CT; Unit Apt 105	Fort Pierce; FL 34949-3078
William L Kicklighter Jr and Robin L Kicklighter	1225 Carlton CT; Unit Apt 106	Fort Pierce; FL 34949-3078
Barbara J Straub	10 McElroy DR	Trafford; PA 15085-1354
Kathy Jo Bowden	10587 SW Stratton DR	Port St Lucie; FL 34987-1950
William L Kicklighter Jr and Robin L Kicklighter	1225 Carlton CT; Unit Apt 106	Fort Pierce; FL 34949-3078
Michael J O`Brien	1225 Carlton CT; Unit Apt 204	Fort Pierce; FL 34949-3034
Al Bernetti and Suzanne Bernetti	1225 Carlton CT; Unit Apt 206	Fort Pierce; FL 34949-3034
Carlton Villas of Hutchinson Island Condominium Association Inc	1180 Carlton CT	Fort Pierce; FL 34949-3095
Alexander F Coker	1180 Carlton CT; Unit # 101A	Fort Pierce; FL 34949-3095
Douglas M Andrews and Elizabeth D Andrews	3007 Cedora TER	Sebring; FL 33870-6829
James B Hendricks and Melanie Z Hendricks	3535 NE Skyline DR	Jensen Beach; FL 34957-3988
David J Malizia and Donna K Malizia	937 Edwards RD	Fort Pierce; FL 34982-6211
Michael David Charbeneau and Laura S Charbeneau	1180 Carlton CT; Unit # 205A	Fort Pierce; FL 34949-3095
David Apperson and Joyce Apperson	4742 Amos RD	White Hall; MD 21161-9689
Armando Andreu and Maritza Andreu	1180 Carlton CT; Unit # 207A	Fort Pierce; FL 34949-3095
Karla R Anderson	1180 Carlton CT; Unit Apt G	Fort Pierce; FL 34949-3081
Miles S Davis and Mary H Davis	1316 Rock Lodge RD	Mc Henry; MD 21541-1262
George M Connolly	1180 Carlton Ct Apt J	Fort Pierce; FL 34949-3075
Dale J McTaggart	1180 Carlton CT; Unit # 103B	Fort Pierce; FL 34949-3095
Jasselle Perez	1822 Eucalyptus AVE	Fort Pierce; FL 34949-3409
John G Korswold	1180 Carlton CT; Unit # 205B	Fort Pierce; FL 34949-3095
Alex Olsen and Lisa Worden	1180 Carlton CT; Unit # N	Fort Pierce; FL 34949-3095
Travis Hauge and Christine L Hauge and Terry L Hauge	1180 Carlton CT; Unit Apt P	Fort Pierce; FL 34949-3075

Kevin G Spicer and Denise L Miller-Spicer	1180 Carlton CT; Unit Unit 208B	Fort Pierce; FL 34949-3095
Kiwi Condominium Association Inc	882 Jackson AVE	Winter Park; FL 32789-4667
Michael Slupecki and Sharon Slupecki	1240 Seaway DR; Unit Apt 101	Fort Pierce; FL 34949-3103
Larry Brown and Donna Brown	1240 Seaway DR; Unit Apt 102	Fort Pierce; FL 34949-3103
1240 Seaway Dr 103 LLC	903 Rosser RD	Windermere; FL 34786-8418
Patricia L Voss (TR)	1240 Seaway DR; Unit Apt 201	Fort Pierce; FL 34949-3103
Stephen Maszy and Mary Maszy	1147 Nicholson RD	Jacksonville; FL 32207-8829
Scott C Locke (TR)	3169 Canoe Creek Rd	St Cloud; FL 34772
Kiwi Conmdominium Association Inc	c/o Kiwi Partners LLC	Windermere; FL 34786-8418

ST. LUCIE NEWS TRIBUNE

ATTN: LEGAL ADVERTISING

RE: Planning – Conditional Use with No New Construction

RUN ONCE: Sunday, February 28, 2021

Send Proof of Publication to: Linda W. Cox, City Clerk, lcox@cityoffortpierce.com

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CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

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, will on Monday, March 15, 2021 hold Public Hearings in the City Hall Commission Chambers, 100 North U.S. Hwy. 1, Fort Pierce, Florida, at their meeting which begins at 4:30 p.m., to consider review and approval of the following:

1. Application for Conditional Use with No New Construction submitted by property owner, John and Jackie Ellis Readler, for Conditional Use Approval to operate a Dwelling Rental for less than six (6) months with a minimum rental period of 31 days. The property is located at 1182 Binney Drive, Unit B and is zoned Hutchinson Island Medium Density Residential (R-4A).
   Parcel ID: 2401-501-0300-010-1.

2. Application for Conditional Use with No New Construction submitted by property owner, Susan Baker, and applicant, Michelle Longarzo, for Conditional Use Approval to operate a Dwelling Rental for less than six (6) months for a minimum of 30 days or less. The property is located at 1577 Thumb Point Drive and is zoned Single-Family Intermediate density zone (R-2).
   Parcel ID: 2401-605-0105-000-0.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications 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 ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 2/28/21

City Commission Regular Meeting - 4:30 pm **12. c.**

Meeting Date: 03/15/2021

Re: Conditional Use Approval with No New Construction - Baker Dwelling Rental

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

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SUBJECT:

Quasi-Judicial Hearing - Application for Conditional Use with No New Construction submitted by property owner, Susan Baker, and applicant, Michelle Longarzo, for Conditional Use Approval to operate a Dwelling Rental with a rental period of 30 days or less. The property is located at 1577 Thumb Point Drive and is zoned Single-Family Intermediate density zone (R-2). Parcel ID: 2401-605-0105-000-0.

SUMMARY:

In accordance with Sections 125-187 and 125-236 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Dwelling Rental located at 1577 Thumb Point Drive. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of less than 30 days.

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 per unit. On-street parking is prohibited.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

ALTERNATIVES:

Approval with changes to the Conditions of Approval
Disapproval

RESPONSIBLE STAFF:

Jennifer Hofmeister, AICP, LCAM
Planning Director

COORDINATED WITH:

Technical Review Committee (TRC)

Fiscal Impact

OTHER INFORMATION:

n/a

Attachments

staff presentation
Staff Report & Supporting Documents
Applicant Packet & Supporting Documents
Public Notice and Affidavit
Gary Hickman Statement
Dan McCormick Statement

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2021 11:55 AM

Form Started By: Jennifer Hofmeister
Started On: 03/01/2021 04:04 PM
Final Approval Date: 03/09/2021

Conditional Use Approval

With no new construction



Baker Vacation Rental

Location Map

Subject Site



1577 Thumb Point Drive

FLUM and Zoning Map

Subject Site



FLUM – Low Density Residential (RL)

Zoning – Single Family Intermediate Density (R-2)

Synopsis for Recommendation

- City of Fort Pierce Ordinance K-114 - passed in 2001
  - Establishing Dwelling Rentals as Conditional Uses in certain Residential Zoning districts and Conditions of Approval added 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.
  - No current Code Enforcement or Police Department violations

- FL Legislation – passed in 2011
  - A local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals.

Staff Recommendation

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 two (2) vehicles per unit.

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

PB Recommendation

On February 9, 2021 the Planning Board Unanimously Recommended DENIAL of the proposed application

City Commission Possible Actions

- Recommend APPROVAL of the proposed Conditional Use, subject to 5 Conditions and no changes
- Recommend APPROVAL of the proposed Conditional Use with changes to the Conditions
- Recommend DISAPPROVAL of the proposed Conditional Use

Conditional Use Approval

With no new construction



Baker Vacation Rental

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
FROM:	Jennifer Hofmeister, AICP, LCAM, Planning Director
RE:	**Conditional Use Approval with No New Construction– Baker Dwelling Rental – 1577 Thumb Point Drive (20- 040000028)**
MEETING DATE:	March 15, 2021

STAFF REPORT

Owner:
Susan Baker
1577 Thumb Point Drive
Fort Pierce, FL 34949

Applicant:
Michelle Longarzo
715 South Ocean Drive Unit D
Hutchinson Island, FL 34949

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 less than 30 days.

Location(s):
1577 Thumb Point Drive

Parcel ID:
2401-605-0105-000-0

Future Land Use:
Low Density Residential (RL)

Current Zoning:
Single-Family Intermediate density zone (R-2)

Surrounding FLU:

North	East	South	West
RL	RL	RL	RL

Surrounding Zoning:

North	East	South	West
R-2	R-2	R-2	R-2

Utilities:
FPUA

Staff Analysis:

Request
In accordance with Sections 125-187 and 125-236 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Dwelling Rental located at 1577 Thumb Point Drive. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of less than 30 days.

The subject building is a single-family residence. According to the St. Lucie County Property Appraiser, the finished floor area is 1,723 square feet and the gross sketched area is 3,395 square feet. The residence is a three (3) bedroom and two (2) bath home.





The subject site is surrounded by single family residences to the north, south, east, and west. The subject site has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning designation of Single-Family Intermediate density zone (R-2). Per City Code Section 125-187. – Allowed Uses; Dwelling Rentals are classified as a Conditional Use in the R-2 zoning district.

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.

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

Table 1 – Dwelling and 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 and Zoning

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre.

The R-2 zoning district is compatible with the RL Future Land Use designation. This 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 referred to in this section. Areas in this classification should have public water and sewer service.

Parking

Pursuant to City Code Section 125- (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 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.

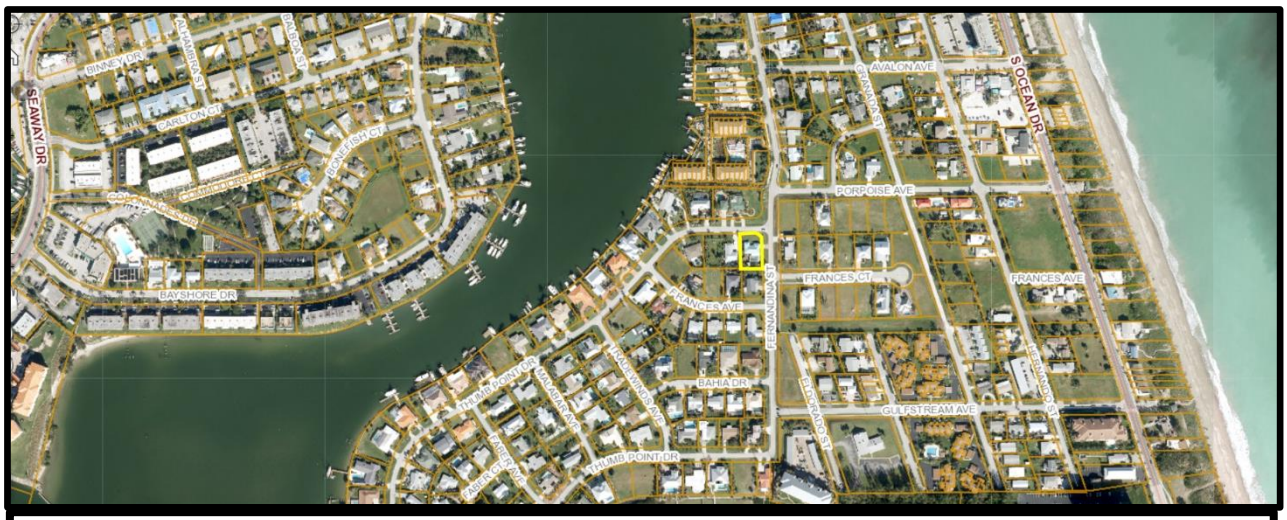
4. There shall be a limitation of no more than two (2) vehicles per unit.

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

Planning Board Recommendation
At the February 9, 2021, the Planning Board unanimously recommended denial of the subject application due to testimony from the then owner/applicant that she did not reside in St. Lucie County therefore the application is not in compliance with recommended Conditions of Approval. Subsequently, the application is being represented by an independent applicant/property manager.

AERIAL MAP

Subject Site



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval
Baker Dwelling Rental
1577 Thumb Point Drive

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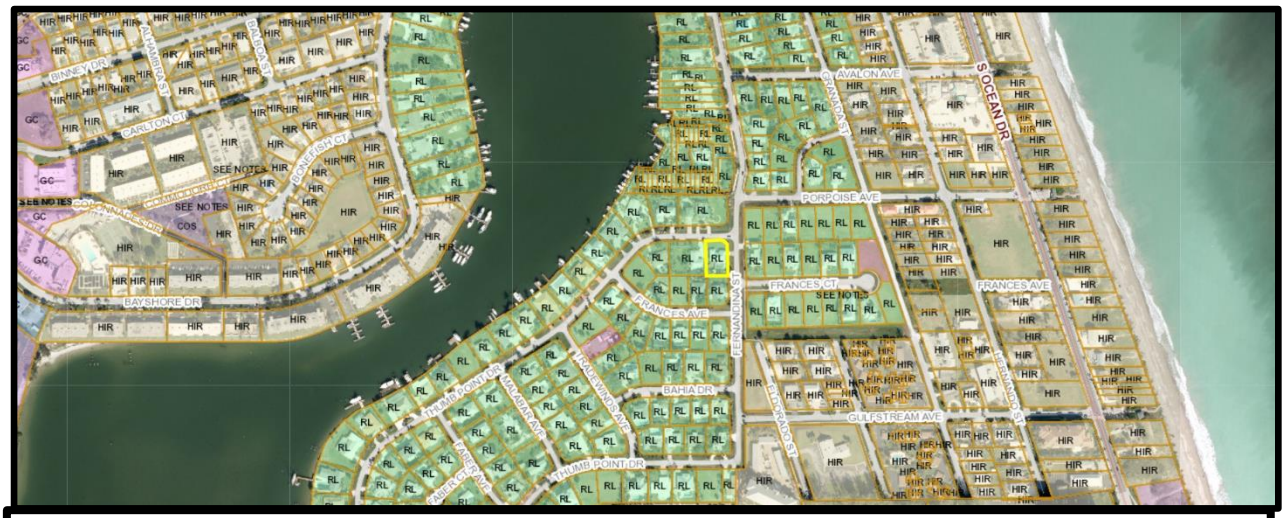
FLUM MAP

Subject Site



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval
Baker Dwelling Rental
1577 Thumb Point Drive

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ZONING MAP

Subject Site



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval
Baker Dwelling Rental
1577 Thumb Point Drive

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

January 21, 2021

Susan Baker
1577 Thumb Point
Fort Pierce, FL 34949
susanbak15@gmail.com

Subject: Jonathan Joseph Dwelling Rental -– 1577 Thumb Point Drive Conditional Use application TRC Comments

Dear Ms. Baker,

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 issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than two vehicles per dwelling rental unit.

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 Code Enforcement Division

1. No comments from Code Enforcement – there is no active or prior cases at this location. The provided narrative appears to cover all the typical issues.

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. Building Department has no further guidance at this time.

Fort Pierce Police Department

1. No comment.

Fort Pierce Utility Authority

W/WW Engineering:

1. 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

Electric & Gas Engineering:

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

JRA

RECEIVED
JAN 13 2021
CITY OF FORT PIERCE
PLANNING & ZONING

RE : Conditional Use – 1182 Binney Drive, Unit B
TRC No. 20-04000027

DATE : January 14, 2021

This is to advise you that we have completed the review of the following documents as received by this office on January 8, 2021:

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

Based on our reviews and appropriate site final inspection, we

☒ Recommend ☐ Do Not Recommend

☒ Approval of Conditional Use ☐ Building Permit ☐ C/O

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

☒ No comments

JRA/tst/tst

Q:\ENGINEERING\Site Development Projects\Addresses\1182 Binney\CU\Submittal No. 1 - 011221\CU Approval - 011421.docx

Jennifer Hofmeister

From: WBoyer@slcfd.org
Sent: Monday, January 11, 2021 3:43 PM
To: Jennifer Hofmeister
Subject: 1182 Binney Drive, Unit B and 1577 Thumb point Drive

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. .

Jennifer,

FD has no comments at this time for these projects.

Take care,



Captain Wayne Boyer, M.S., FO, MIFireE, CFEI
Water Supply Officer
Community Risk Reduction Division
St. Lucie County Fire District
Office: 772-621-3322|Mobile: 772-631-8877
5160 NW Milner Drive
Port St. Lucie, FL 34983

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

Technical Review Committee Meeting

January 21, 2021

TECHNICAL REVIEW PROJECT # 20- 040000028

Conditional Use – 1577 Thumb Point Drive

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

Jennifer Hofmeister

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Tuesday, January 12, 2021 2:36 PM
To: Jennifer Hofmeister
Subject: #20- 040000028 -Conditional Use – 1577 Thumb Point Drive

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. .

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986

We've moved
9461 Brandywine Ln
Port St Lucie, FL 34986

St. Lucie
PUBLIC SCHOOLS

office 772.429.7547
cell 772.216.5755



Jennifer Hofmeister

From: David Hays <haysd@stlucieco.org>
Sent: Wednesday, January 20, 2021 9:20 AM
To: Jennifer Hofmeister; Brandon Creagan
Cc: Grant M. Chambers; Alicia Rosenthal; Kori Benton
Subject: 1/27 Preapplication

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. .

The County PW Department has no comments on the following projects:

1. 1801 Plover Avenue
2. 511 S Ocean Drive

David A. Hays, P.E., CFM | Sr. Project Engineer | Public Works Department
Ph: 772-462-1491 (direct) | PW Office: 772-462-1707 | 2300 Virginia Ave. Fort Pierce 34982
facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov

"Teamwork gives you the best opportunity to turn vision into reality" John C. Maxwell

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.

Jennifer Hofmeister

Subject: FW: Pre-Application Comments Due - 1577 Thumb Point Drive

From: Peggy Arraiz
Sent: Thursday, December 17, 2020 5:15 PM
To: Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Subject: RE: Pre-Application Comments Due - 1577 Thumb Point Drive

Code Enforcement has an active code case at this location for doing a short term rental without a conditional use or BTR. Their ad is still active (emailed you the link) therefore we are moving this matter forward to the Special Magistrate. The ad must be removed until approval is received from the City Commission AND all licenses / taxes are paid and received.

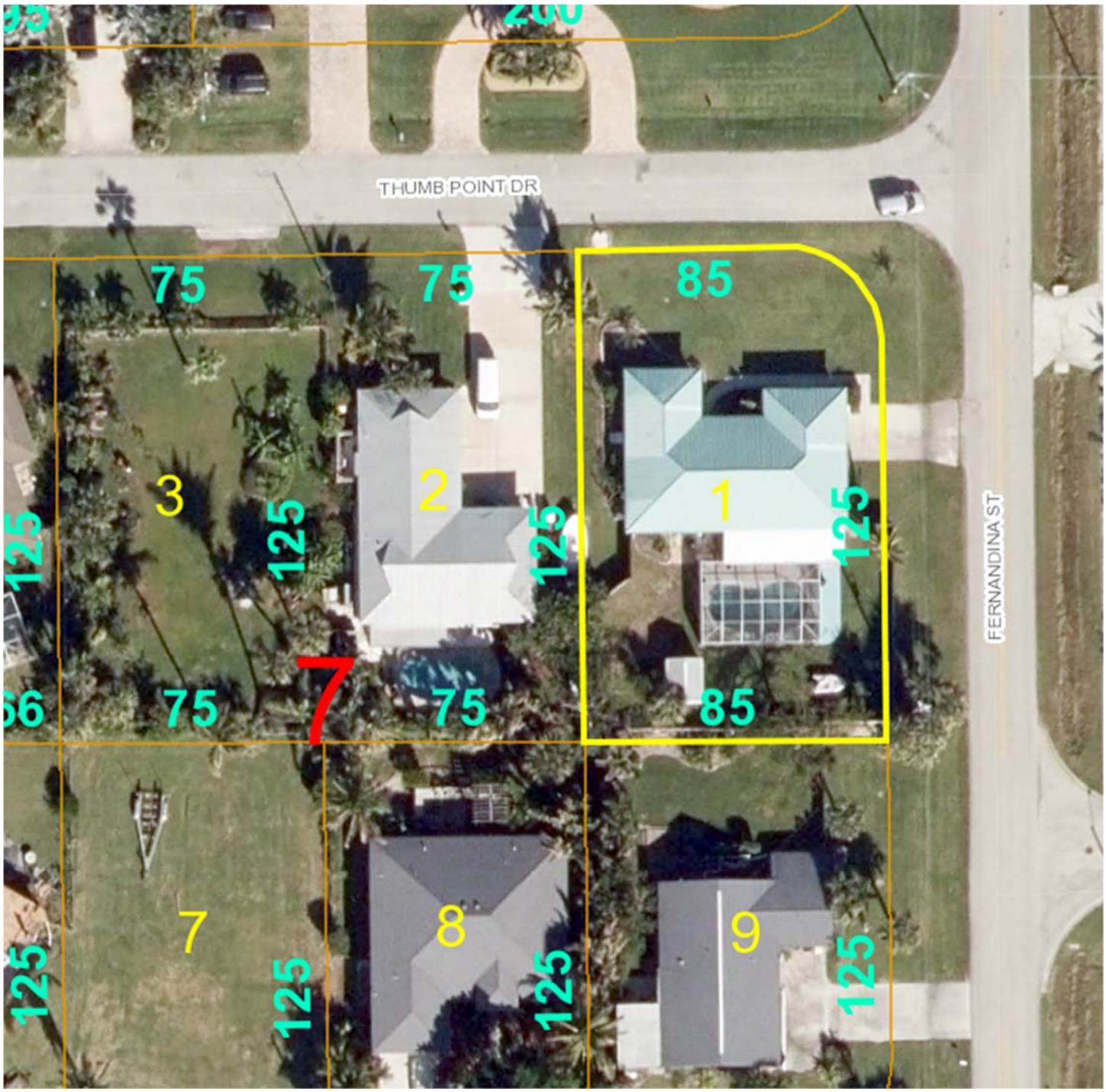
Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

-----Original Appointment-----
From: Alicia Rosenthal <arosenthal@cityoffortpierce.com>
Sent: Thursday, December 17, 2020 3:47 PM
To: Ana Johnson; Audria Moore-Wells; Ben Balcer ; ChambersG@stlucieco.org; David Hays; Edward Roseberry; Jacolby Washington; Jennifer Hofmeister; Jill Marasa (jmarasa@youredc.com); Kori Benton; larry.hymowitz@dot.state.fl.us; Linda Cox; Martha Kerr; Paul Bertram; Paul Langel; Paul Thomas; Peggy Arraiz; RevordJ@stlucieco.org; Tracy Telle; Venetia Barnes; Wayne Boyer
Cc: John Andrews; Julie Bye; Karen Murphy; Shaun Coss
Subject: Pre-Application Comments Due - 1577 Thumb Point Drive
When: Monday, December 28, 2020 8:00 AM-8:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where:

Please accept this invitation as a reminder that Pre-Application comments are due for 1577 Thumb Point Drive. Please send comments to Jennifer Hofmeister at mailto:jhofmeister@cityoffortpierce.com

Site Address: 1577 THUMB POINT DR	Use Typ
Sec/Town/Range: 01/35S/40E	Account
Parcel ID: 2401-605-0105-000-0	Map ID:
Jurisdiction: Fort Pierce	Zoning:


THUMB POINT DR
FERNANDINA ST
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75
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125
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85
7
8
9
125
125
125

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 1577 Thumb Point Dr, Fort Pierce, FL 34949

Parcel ID #(s) 2401-605-0105-000-0

Project description Owner request to use property as Short Term Rental, 3o day rental, Airbnb host

Susan Baker
Property Owner(s)
1577 Thumb Point Dr
Street Address
Fort Pierce FL 34949
City State Zip
3059924416
Phone Number
susanbak15@gmail.com
Email Address

Michelle Longarzo
Applicant/Representative, Title, Company
715 South Ocean Dr. #D
Street Address
Hutchinson Island, FL 34949
City State Zip
772 708-4557
Phone Number
sliceofparadiseflorida@gmail.com
Email Address
o

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.*

Susan Baker
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 30th day of December 20 20, by Susan Baker who is personally known to me or has produced Driver License as identification.

Linda Ann Collins
Signature of Notary

LINDA ANN COLLINS
Notary Public-State of Florida
Commission # HH 36993
My Commission Expires
October 06, 2024

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_____

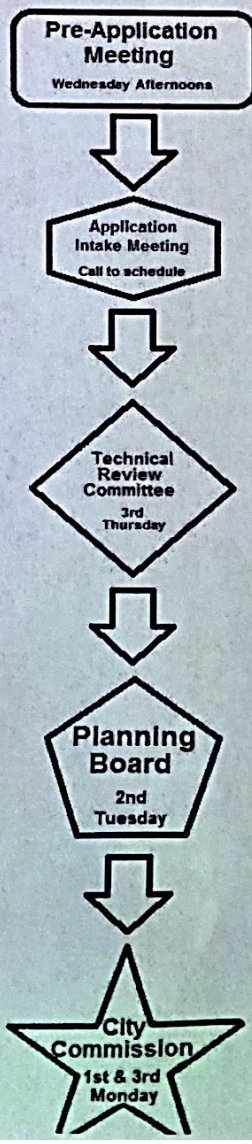
Intake Date Stamp

☐ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ *If no site improvements are required:*
  - ☑ As-built survey
  - ☐ Floor plan of existing building(s)
- ☐ *If parking and drainage improvements are required:*
  - ☐ As-built survey;
  - ☐ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ☐ Lighting plan
- ☐ Complete, notarized application

Application Outlook



Application Type:

- ☑ Conditional Use: No new construction with no site improvements
- ☐ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 1 Parking Spaces:_____

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

North	South	East	West

Single family

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Scanned with CamScanner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

March 3, 2021

Dear Property Owner(s):

The property owner, Susan Baker, is requesting approval of a **Conditional Use with no new construction** to operate a Vacation Rental, offering lodging of 30 days or less, at **1577 Thumb Point Drive** Fort Pierce, FL. The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning classification of Single-Family Intermediate density zone (R-2). The Parcel ID is 2401-605-0105-000-0.

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **March 15, 2021,** which begins at **4:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Conditional Use**. Any Public Comment on these Public Hearing items, if not being offered in person, must 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. Additionally, the 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.

If you have any questions, please contact the City Planning Department at 772-467-3737.



500-foot Radius Map
Conditional Use with No New Construction
1577 Thumb Point Drive



Subject Site

Flora Sue Clement Bolick	5933 Petrea Mill Rd	Granite Falls; NC 28630-8109
Tisack Family Revocable Living Trust	7166 Chestnut Ridge	Lockport; NY 14094
Edward Pryce and Bobbie Hogg	2221 Lacey RD	Forked River; NJ 08731-5810
Sondra Quatraro and Harry Quatraro and Geoffrey M Quatraro	462 Fernandina ST	Fort Pierce; FL 34949-3536
Sandra M Lonnay	1722 Coral Cir	Fort Pierce; FL 34949-3547
Gholamreza Torkaman	470 12th Pl SE	Vero Beach; FL 32962-5733
Larry Landrith and Jennifer L Parker-Kienutske	4355 Cypress DR	Troy; MI 48085
Kenneth L Miller and Deborah J Miller	1731 Coral Cir	Fort Pierce; FL 34950
William J Wink Jr (TR)	355 S Ocean DR; Unit Apt 809	Fort Pierce; FL 34949-3282
MS Venture Fund LLC	PO Box 695	Palm City; FL 34991-0695
MS Venture Fund LLC	PO Box 695	Palm City; FL 34991-0695
Christine Nazzaro	1771 Gulfstream AVE; Unit Apt D1	Fort Pierce; FL 34949-3561
St Lucie County	2300 Virginia AVE	Fort Pierce; FL 34982-5632
Kolaleh Torkaman	216 6th St SE	Washington; DC 20003-1134
Ronald B Steele and Bonnie L Vansciver-Steele	1 Pointless Forest Tr	Annapolis; MD 21401
John Cabral and Diane Cabral	1705 Porpoise AVE	Fort Pierce; FL 34949-3516
Amir Hessam Torkaman	9 Devonshire BLVD	San Carlos; CA 94070-1725
Oscar A Calzadilla and Molly M Calzadilla	1709 Porpoise AVE	Fort Pierce; FL 34949-3516
Erik R Gehringer	473 Elfes Field Ln	Charleston; SC 29492-8079
Bruce A Murray and Charlene B Adair	1710 Francis Ct	Fort Pierce; FL 34949-3579
Gary VanDenbos	PO Box 1357	Tahlequah; OK 74465
Gary VanDenbos and Melanie VanDenbos	1706 Francis Ct	Fort Pierce; FL 34949-3579
Dale A Johnston and Tammy K Johnston	1101 S Ocean DR; Unit Apt A	Fort Pierce; FL 34949-3355
Charles V Blake	1702 Francis Ct	Fort Pierce; FL 34949-3579
Roger J Basilick and Linda F Basilick	749 SW Arkansas TER	Port St Lucie; FL 34953-1902
Grant Smith (TR) and Shellie Smith (TR)	1703 Francis CT	Fort Pierce; FL 34949-3579
Mark Cirillo	25 Ocean View Pkwy	Southampton; NY 11968-5507
GRAVERAN INVESTMENT LLC	3450 W 84th ST; Unit Ste 201	Hialeah; FL 33018-4924
Thomas Fetto and Robin Fetto	208 Pine Hill RD	New Fairfield; CT 06812-2208
Timothy Estes and Christy Lee Estes	1578 Thumb Point DR	Fort Pierce; FL 34949-3567
Alison L Galloway and Brian P Bridge	1570 Thumb Point DR	Fort Pierce; FL 34949-3567
Brian P Bridge	1570 Thumb Point DR	Fort Pierce; FL 34949-3567
Anne E Supina and Sandra L Twoey	1564 Thumb Point DR	Fort Pierce; FL 34949-3567

Walter Aque	1562 Thumb Point Dr	Fort Pierce; FL 34949-3567
Gary L Hickman	1560 Thumb Point Dr	Fort Pierce; FL 34949
Michael S Miller and Carol W Miller	PO Box 2786	Fort Pierce; FL 34954-2786
Glynda Cavalcanti	1503 Faber CT	Fort Pierce; FL 34949-3552
Cassandra-Lee Meyer	1617 Frances Ave	Fort Pierce; FL 34949-3560
Bruce A Parce and Margaret M Shaw Parce	1613 Frances AVE	Fort Pierce; FL 34949-3560
William M Cali	1609 Frances Ave	Fort Pierce; FL 34949-3560
Wilda Rodriguez (LF EST)	1605 Frances AVE	Fort Pierce; FL 34949-3560
Violet M Krause (LF EST)	1108 Paseo AVE	Fort Pierce; FL 34982-6104
Joseph C Montepare Sr and Margaret E Montepare	606 Tradewinds AVE	Fort Pierce; FL 34949-3571
Barbara Fenner (TR) and Thomas Fenner (TR)	1538 Thumb Point Dr	Fort Pierce; FL 34949
Stephen J Box and Dana Hincapie Lopez	612 Tradewinds AVE	Fort Pierce; FL 34949-3571
Stephen Box and Dana Hincapie Lopez	612 Tradewinds AVE	Fort Pierce; FL 34949-3571
Dina E Samano	1610 Bahia DR	Fort Pierce; FL 34949-3545
Leonard L Burlingame	1614 Bahia Dr	Fort Pierce; FL 34949-3545
Walter Z Justynski	1616 Bahia DR	Fort Pierce; FL 34949-3545
Susan L Baker	1577 Thumb Point DR	Fort Pierce; FL 34949-3526
Jerry C Walters and Kristina W Walters	1573 Thumb Point DR	Fort Pierce; FL 34949-3526
Mary D Shepard	1565 Thumb Point Dr	Fort Pierce; FL 34949-3526
Adam L Pippin	2696 NE Cypress LN	Jensen Beach; FL 34957-4608
Joseph Griffin III and Julia Judge	1606 Frances AVE	Fort Pierce; FL 34949-3559
Thomas J Merrell (TR) and Patricia H Merrell (TR)	1720 Coconut DR	Fort Pierce; FL 34949-3439
Gary C Pettit	1616 Frances Ave	Fort Pierce; FL 34949-3559
Gary VanDenbos and Melanie VanDenbos	1706 Francis Ct	Fort Pierce; FL 34949-3579
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	430 NW Lake Whitney PL	Port St Lucie; FL 34986-2269
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583

Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Ronald J Moffett and Robin Ullman-Moffett	1580 Island Cove RD	Fort Pierce; FL 34949-3583
Alexander Urbani and Dawn Urbani	1578 Island Cove RD; Unit # 2	Fort Pierce; FL 34949-3583
Wayford V Dennison	1576 Island Cove RD	Fort Pierce; FL 34949-3583
David Dexter and Lori Youngman	56 Lake View Dr	Oswego; NY 13126
Michael Edward Cook (TR)	7624 Kings Passage AVE	Orlando; FL 32835-5950
Annemarie Prudenti	295 Fishel AVE	Riverhead; NY 11901-4721
Stanley D Perry and Cathleen C Perry	507 Bear RD	Lake Placid; FL 33852-9726
James M Wohl and Jeri B Wohl	1800 State Rd 17 S	Avon Park; FL 33825
D Mark Lindsay and Melisa A Lindsay	1375 Bayshore DR	Fort Pierce; FL 34949-3083
Jeffrey Upholzer and Teri Upholzer	30620 Pointe DR	Gibraltar; MI 48173-9558
William S Speight and Lynn D Speight	1560 Island Cove RD	Fort Pierce; FL 34949-3582
Eric Richelson and Sara Richelson	13 Evergreen Row	Armonk; NY 10504-2208
William R Miller (TR)	1533 Sunset Dr Ste 150	MIami; FL 33143-5700
Donald T Janda and Patricia N Janda	1573 Bow Line Rd	Fort Pierce; FL 34949-3580
Ernest F Steffens Jr	1575 Bow Line Rd	Fort Pierce; FL 34949-3580
Jose Luis Rivas and Carla Rivas	10107 SW 126 St	Miami; FL 33176-4873
William J Morrow (LF EST)	1579 Bow Line RD	Fort Pierce; FL 34949-3580
Susan Benton	1581 Bow Line Rd	Fort Pierce; FL 34949-3580

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 II, Section 125-37 of the Code of Ordinances.

Project: Conditional Use for Baker Dwelling Rental at 1577 Thumb Point Drive

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

Staff Signature:

Date Mailed: March 3, 2021

Number of Mailed Letters: 87

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

Project Name: Conditional Use for Baker Dwelling Rental at 1577 Thumb Point Drive

Parcel ID: 2401-605-0105-000-0.

Notices Provided Pursuant to: City Code 125-37: Jennifer Hofmeister, AICP, LCAM, Planning Director

Notice by Signs: February 4, 2021

Notice by Newspaper: February 28, 2021

Notice by Mail: March 3, 2021

Verified:

Title: Planning Director

Date: March 3,2021

ST. LUCIE NEWS TRIBUNE

ATTN: LEGAL ADVERTISING

RE: Planning – Conditional Use with No New Construction

RUN ONCE: Sunday, February 28, 2021

Send Proof of Publication to: Linda W. Cox, City Clerk, lcox@cityoffortpierce.com

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CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

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, will on Monday, March 15, 2021 hold Public Hearings in the City Hall Commission Chambers, 100 North U.S. Hwy. 1, Fort Pierce, Florida, at their meeting which begins at 4:30 p.m., to consider review and approval of the following:

1. Application for Conditional Use with No New Construction submitted by property owner, John and Jackie Ellis Readler, for Conditional Use Approval to operate a Dwelling Rental for less than six (6) months with a minimum rental period of 31 days. The property is located at 1182 Binney Drive, Unit B and is zoned Hutchinson Island Medium Density Residential (R-4A).
   Parcel ID: 2401-501-0300-010-1.

2. Application for Conditional Use with No New Construction submitted by property owner, Susan Baker, and applicant, Michelle Longarzo, for Conditional Use Approval to operate a Dwelling Rental for less than six (6) months for a minimum of 30 days or less. The property is located at 1577 Thumb Point Drive and is zoned Single-Family Intermediate density zone (R-2).
   Parcel ID: 2401-605-0105-000-0.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications 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 ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 2/28/21

Submission of Sworn Public Comment for Public Hearings Legislative and Quasi-Judicial

The asterisk denotes a required field in order for the comments to be submitted for consideration.

Your name*

Prefix First Name Last Name

Your address*

Street Address City

Meeting Date* Agenda Item*

Contact Information

Email Phone

Comments at public hearings are limited to **three minutes** per speaker. The decorum policy of the Commission shall apply to all comments, either oral or written, pursuant to Sec. 2-35 of the Fort Pierce Code of Ordinances. Comments read into the record by the City Clerk will be limited to three minutes. Email completed form to: lcox@cityoffortpierce.com

TESTIMONY/COMMENTS*

I swear or affirm, under oath, that the statement herein is the truth, the whole truth and nothing but the truth. Please note that this form cannot be submitted using Chrome; you must save and email or use a different browser.

_____

Signature

TESTIMONY/COMMENTS (continued)

Submission of Sworn Public Comment for Public Hearings Legislative and Quasi-Judicial

The asterisk denotes a required field in order for the comments to be submitted for consideration.

Your name*

Prefix First Name Last Name

Your address*

Street Address City

Meeting Date* Agenda Item*

Contact Information

Email Phone

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TESTIMONY/COMMENTS*

I swear or affirm, under oath, that the statement herein is the truth, the whole truth and nothing but the truth. Please note that this form cannot be submitted using Chrome; you must save and email or use a different browser.

_____

Signature

TESTIMONY/COMMENTS (continued)

City Commission Regular Meeting - 4:30 pm **12. d.**

Meeting Date: 03/15/2021

Re: Text Amendment - Chapter 28 Creation of Special Use Permit

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

SUBJECT:

Legislative Hearing - Ordinance 21-003- Text amendment to Chapter 28, Creation of Special Use Permit. FIRST READING

SUMMARY:

The proposed Text Amendment seeks to amend Chapter 28, Article II of the Code of Ordinances entitiled "Parks and Recreation"; amending section 28-31(26) - Prohibited Activities; amending section 28-36 to add Special Use Permit Required; amending section 28-37 - Application for Special Use Permit; amending section 28-38 - Standards for Issuance of Special use permit; amending section 28-39 - Administration of Special Use Application; amending section 28-40 - Appeal of Denial of Special Use Permit; amending section 28-41- Duties of Permittee; amending section 28-42 - Interference; amending section 28-43 -Revocation of Permit; amending section 28-44 - Discrimination Prohibited.

RECOMMENDATION:

Staff will proceed as directed by the Commission.

ALTERNATIVES:

Staff will proceed as directed by the Commission.

RESPONSIBLE STAFF:

Public Works Department

COORDINATED WITH:

City Attorney

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2021
Account:	00100003474200
Amount:	NA

OTHER INFORMATION:

Permit fees will be paid through the River Walk Center

Attachments

Ordinance No. 21-003

Presentation
Special Use Permit Application
Special Use Permit

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2021 11:53 AM

Form Started By: Mike Reals
Started On: 03/01/2021 02:32 PM
Final Approval Date: 03/09/2021

ORDINANCE NO. 21-003

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING **CHAPTER 28, ARTICLE II** OF THE CODE OF ORDINANCES ENTITLED "PARKS AND RECREATION"; AMENDING **SECTION 28-31(26) – PROHIBITED ACTIVITIES;** AMENDING SECTION 28-36 TO ADD **SPECIAL USE PERMIT REQUIRED**; AMENDING SECTION 28-37 – APPLICATION FOR SPECIAL USE PERMIT; AMENDING SECTION 28-38 – STANDARDS FOR ISSUANCE OF SPECIAL USE PERMIT; AMENDING SECTION 28-39 – ADMINISTRATION OF SPECIAL USE PERMIT APPLICATION; AMENDING SECTION 28-40 – APPEAL OF DENIAL OF SPECIAL USE PERMIT; AMENDING SECTION 28-41 – DUTIES OF PERMITTEE; AMENDING SECTION 28-42 – INTERFERENCE; AMENDING SECTION 28-43 – REVOCATION OF PERMIT; AMENDING SECTION 28-44 – DISCRIMINATION PROHIBITED; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City and St. Lucie County have a strong history of marketing ourselves as an eco-tourism, water front destination, including FortPierceTours.com and our partnership with Visit Florida; and

WHEREAS, many of the eco-tourism types of activities include paddle boards, kayaking, jet skis, boat rentals, fishing, canoeing, surfing and the like. Many of these businesses are home-based, utilizing websites to book tours; and

WHEREAS, several businesses have indicated difficulty in successfully operating their business as a result of the prohibition of delivery and demonstration within a city park; and

WHEREAS, at the conference agenda on December 10, 2018, the City Commission accepted the Parks Committee recommendation of a Special Use Permit to manage vendor use of City Parks to balance being “business friendly” with having parks that are relaxing, welcoming, recreational, and safe for ALL citizens to enjoy; and

WHEREAS, at the conference agenda on April 8, 2019, the City Commission accepted the Parks Committee recommendation for the following forms: (1) Special Use Permit Application, (2) Approval Decisions for Special Use Permit, (3) Applicant Agreement for the Special Use Permit, and (3) the Special Use Permit.

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

SECTION 1. Chapter 28, Article II, Section 28-31(26), of the Code of Ordinances, is hereby amended to read as follows:

(26) Engage in the sale, rental, delivery, demonstration, display, or offering as a business promotion any item or service for any non-city-sponsored functions, except as otherwise permitted for special events or special use as provided by this chapter or administrative rule;

SECTION 2. Chapter 28, Article II, Section 28-36 – 28-58 of the Code of Ordinances, is hereby amended to read as follows:

Secs. ~~28-36~~ 28-45 —28-58. - Reserved.

SECTION 3. Chapter 28, Article II, Section 28-36 of the Code of Ordinances, is hereby amended to read as follows:

Sec. 28-36 – Special Use Permit required.

No vendor shall engage in, participate in, or commence any delivery or demonstration of products in any City of Fort Pierce public facility, unless a limited special use permit shall have been obtained from the city manager, or designee. The City Commission shall determine the maximum number of special use permits available for issuance, which shall be established by resolution.

SECTION 4. Chapter 28, Article II, Section 28-37 of the Code of Ordinances, is hereby amended to read as follows:

Sec. 28-37 - Application for Special Use Permit.

(a) A person seeking issuance of a special use permit shall file an application with the city manager on forms provided by the city.

(b) For a special use permit, a complete application for or renewal of a permit shall be filed allowing 30 business days for processing from the date of a fully completed application. The application shall be signed by the applicant under oath.

(c) Special use permits are for either 3, 6, or 12-month periods and are not automatically renewed. They are for limited delivery and demonstration only and do in no way offer permission to engage in the sale, rental, display, or business promotion at any City of Fort Pierce public facility.

(d) The application for a special use permit shall include the following information:

(1) The name/organization, responsible person and title, mailing address, physical address (if different from mailing address), telephone number(s), email address, business website, description of business, and number of employees;

(2) Insurance information including liability showing the City of Fort Pierce as an additional insured in the minimum amount of $500,000, insurance company, policy number, and expiration date. If the business has 4 or more employees, workers' compensation insurance is also required by the State including insurance company, policy number, and expiration date. A copy of all policies is required in addition to a certificate signed by an authorized agent of the insurance company.

(3) A description of the requested activities, location requested along with reason for chosen location, description of the delivery and pickup process, the time required for delivery and pickup, and vehicle information for the vehicle used for delivery including description, size, parking requirements, and license plate number.

(4) A copy of a valid Business Tax Receipt if appropriate.

(5) A description of the demonstration/training process, the time required for demonstration/training, the equipment/setup required for delivery and pickup and/or demonstration.

(6) The time of day requested along with the days of the week requested.

(7) The requested length for the special use permit: 3, 6, or 12 months.

(8) The applicant signature, date, and title.

SECTION 5. Chapter 28, Article II, Section 28-38 of the Code of Ordinances, is hereby amended to read as follows:

Sec. 28-38. - Standards for issuance of special use permit.

The city manager, or designee may issue a permit as provided for hereunder when, from a consideration of the application and from other information as may otherwise be obtained, it appears that:

(a) The requested length of time is reasonable for the activity requested and either 3, 6, or 12 months;

(b) The time of day and days of the week are acceptable for the activity;
(c) The fee was paid. A fee schedule shall be adopted by Resolution of the City Commission and maintained in the City Clerk's office;
(d) The liability and workers' compensation insurance are verified and acceptable.
(e) The public facility requested balances a "business friendly" City with having public facilities that are relaxing, welcoming, recreational, and safe for all citizens to enjoy. If the facility requested does not meet these requirements, an alternate facility will be offered; examples include but are not limited to: not congruent with or competes with other activities within the facility, insufficient space and/or parking for the activity, safety concerns, or the activity would block citizens from using attributes of the facility;
(f) Delivery and pickup conditions including time limits meet the requirements of having public facilities that are relaxing, welcoming, recreational, and safe for all citizens to enjoy;
(g) There is sufficient parking to meet requirements. Parking requirements will be specified as needed to ensure having public facilities that are relaxing, welcoming, recreational, and safe for all citizens to enjoy;
(h) The applicant agrees to follow parking rules and regulations;
(i) Demonstration/training process and time limits meet the requirements of having public facilities that are relaxing, welcoming, recreational, and safe for all citizens to enjoy;
(j) The applicant agrees to follow all safety rules and procedures, and, if applicable, to provide an attendant age 18 or older for all apparatuses or equipment when supervision is recommended by the manufacturer;
(k) The applicant agrees that this permit in no way provides permission to engage in the sale, rental, display, or offering a business promotion;
(l) The applicant agrees to make sure all litter and debris is cleared and disposed of properly, leaving the area as it was found;
(m) The activity will not cause disturbance due to noise per City code;
(n) The applicant agrees that they have received a copy of and will follow the City of Fort Pierce Code of Ordinances Section 28-31;
(o) The applicant has all required licenses and tax receipts for businesses in the City of Fort Pierce, including but not limited to a Fort Pierce Business Tax Receipt and all St. Lucie County and State of Florida requirements;
(p) The applicant is in good standing with the City and has no outstanding citations or unpaid fines related to the business, its owner, or its employees;
(q) The City Manager may establish standards and specifications for services and equipment required in this article by administrative rule.

SECTION 6. Chapter 28, Article II, Section 28-39 of the Code of Ordinances, is hereby amended to read as follows:

Sec. 28-39. - Administration of special use permit application.

(a) Staff designated by the city manager to process applications shall route the permit application to appropriate departments or agencies including the public works department, police department, marina department and the St. Lucie County Fire District for review and then to the city manager for approval.
(b) Within thirty (30) days of the filing of the application for a permit, the city manager shall provide the applicant written notice of the action taken on the application. This notice shall be provided by personal delivery or through first class United States Postal Service mail delivery. The permit for the special use may be granted unless one or more of the following conditions is found to exist:
    (1) The application is incomplete in a material respect;
    (2) The application has been fraudulently completed;
    (3) The application is not for a public facility;
    (4) The "Applicant Agreement for City of Fort Pierce Special Use Permit" is incomplete or invalid;
    (5) The standards for issuance of permit in section 28-38 have not been met;
    (6) Specific standards not met must be provided;
    (7) The application does not otherwise conform to standards and

requirements imposed by this chapter.

(c) In the event the city manager denies the application as submitted, the city manager may authorize the special use permit to be approved with changes as specified (i.e.: location, parking requirements, timing, etc.).

(d) An applicant desiring to accept an alternate permit shall, within five (5) days after notice of the proposed modification, file a written notice of acceptance with the city manager. An alternate permit shall conform to the requirements of, and shall have the effect of, a permit under this article.

SECTION 7. Chapter 28, Article II, Section 28-40 of the Code of Ordinances, is hereby amended to read as follows:

Sec. 28-40 - Appeal of denial of special use permit.

(a) An applicant shall have the right to appeal the denial of a permit by filing a written notice of appeal with the office of the city manager. Such appeal shall be filed by the applicant within five (5) days after issuance of the notice of denial.

(b) Such appeal shall be heard and decided by the city commission at its next regularly scheduled meeting following the city manager's receipt of the notice of appeal. The applicant shall be notified at least twenty-four (24) hours prior to the hearing, and the applicant may appear at the hearing in person and may be represented by counsel. Evidence on the applicant's behalf may be presented at such hearing. The city manager shall describe the reasons for denying the permit and shall provide any other evidence supporting such denial. The city commission shall direct the city manager to issue a permit in the event it determines that the applicant has met the criteria set forth in this article for issuance of a permit. In the event the applicant is not satisfied with the decision of the city commission, the applicant may seek judicial review in the manner provided for by law.

SECTION 8. Chapter 28, Article II, Section 28-41 of the Code of Ordinances, is hereby amended to read as follows:

Sec. 28-41 - Duties of permittee.

A permittee hereunder shall comply with all permit directions and conditions, and with all applicable laws and ordinances. The applicant or other person representing the business shall carry the permit upon such individual's person during the conduct of the permitted activities and shall display the permit upon demand by any employee of the city authorized to enforce this chapter.

SECTION 9. Chapter 28, Article II, Section 28-42 of the Code of Ordinances, is hereby amended to read as follows:

Sec. 28-42 - Interference.

No person shall unreasonably hamper, obstruct or impede, or interfere with any duly licensed special use activity, or with any person, vehicle or animal participating or used in such activity.

SECTION 10. Chapter 28, Article II, Section 28-43 of the Code of Ordinances, is hereby amended to read as follows:

Sec. 28-43 - Revocation of permit.

The city manager shall have the authority to revoke a special use permit issued hereunder instantly upon violation of any one or more of the conditions or standards for issuance as herein set forth or when the activity would have an immediate and adverse effect upon the welfare and safety of persons or property.

SECTION 11. Chapter 28, Article II, Section 28-44 of the Code of Ordinances, is hereby amended to read as follows:

Sec. 28-44 - Discrimination prohibited.

It shall be unlawful for any permittee, or any agent or employee of the permittee, either directly or indirectly:

(a) To discriminate against any natural person by refusing, withholding, or denying to such person any of the services, advantages, facilities or privileges offered or available to any other person participating in the activity, or by setting different rates or charges therefore, or by placing or attempting to place any such natural person in a separate and segregated section or area during the activity;
(b) To publish, circulate, display, post or mail any written or printed communication or notice to the effect that any of the services, advantages, facilities, or privileges of the activity will be refused, withheld or denied to any natural person on account of the person's race, color, religion, natural origin, sex, or that the person's attendance and presence at the activity is unwelcome or objectionable, or that the person will be prohibited from mingling with other persons at the activity because of the person's race, color, religion, natural origin, or sex;
(c) To aid, abet, incite or coerce the doing of any unlawful act, or to prevent or to attempt to prevent any person from complying with the provisions of this section.

SECTION 12. 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 13. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further course or effect whatsoever.

SECTION 14. This ordinance is and the same shall become effective immediately upon final passage.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 21-003 was duly advertised by title only in the St. Lucie News Tribune on March 5, 2021; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on March 15, 2021; and was duly introduced, read by title only, and passed on second and final reading on Monday, April 5, 2021, 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 5th day of April March, 2021.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

City of Fort Pierce

Parks Advisory Committee

Report to the Mayor and City Commissioners

April 8, 2019

Presented by Committee Members:

Charlene Adair
Joe Hayek
Patty Reconco
John Smith
Martha Wright

Mike Reals, Public Works Director
Kay Czarnecki, Support

Use of City Parks by Vendors

Ordinance 18-031, Chapter 12, Section 12-202 (r-z)

Review and Modification Recommendations

Our objective is to find a solution that balances a "business friendly" City with having parks that are relaxing, welcoming, recreational, and safe for ALL citizens to enjoy.

Recommendations

- **Change Ordinance 18-031 Section 12-202 (z) to read:**

  It shall be unlawful to……

  (z) Engage in the sale, rental, delivery, demonstration, or display, or offering as a business promotion any item or service for any non-city-sponsored function(s), except as otherwise permitted for special events or special use as provided by this chapter or administrative rule.

- **Develop a Special Use process & application form that must be approved by the Director of Public Works with support by the Parks Committee for research & recommendations.**

- **Pleasure & fishing boat manufacturers & sales organizations can utilize the Special Use application to launch at City boat ramps.**

- **Upon the completion of the Lisa's Kayaks contract in January, 2020, don't issue further RFPs for vending in any City park.**

Forms
(see handouts)

City of Fort Pierce Special Use Permit Application

Approval Decisions for Special Use Permit

Applicant Agreement for City of Fort Pierce Special Use Permit

City of Fort Pierce Special Use Permit

Discussion and Questions

CITY OF FORT PIERCE SPECIAL USE PERMIT APPLICATION

This Application is for limited Delivery & Demonstration ONLY & does in no way offer permission to engage in the sale, rental, display, or business promotion at any City of Fort Pierce public facility. All requirements are due upon submission for application and renewal – incomplete applications will be returned to applicant for completion. Please allow 30 business days for processing from date of receipt of fully completed application.

BUSINESS INFORMATION

Name/Organization: _____

Responsible person: _____ Title: _____

Mailing address: _____

Physical place of business (if different from mailing address): _____

Phone (s): _____ E-mail: _____

Business website: _____

Description of business: _____

_____

Number of employees: _____

INSURANCE INFORMATION:

Liability Insurance Policy naming the City of Fort Pierce as an additional insured, in the minimum amount of $500,000, obtained privately. Please attach copy of policy. Florida Statute 440.055 requires any employer with four or more employees to have Workers' Compensation Insurance. Please provide a copy of policy if applicable. A certificate signed by an authorized agent of the insurance company is required.

Liability insurance co.: _____ Policy #: _____ Exp. date: _____

Workers' Comp insurance co.: _____ Policy #: _____ Exp. date: _____

ACTIVITY INFORMATION:

Description of requested activities: _____

_____

Location(s) requested for activities along with reason for chosen location(s): _____

_____

Description of your delivery & pickup process: _____

Time required for delivery: _____ Pickup: _____

Vehicle used for delivery, including size & parking requirement: _____

Description of demonstration/training process: _____

Time required for demonstration/training: _____

Equipment/setup required for delivery & pickup and/or demonstration: _____

Time of day requested: _____ Day(s) of week requested: _____

Requested length for Special Use: 3 months ($300), 6 months ($500), or 12 months ($900). _____

Applicant Signature: _____

Print name: _____ Date: _____

Title: _____

FOR CITY OF FORT PIERCE USE ONLY – APPROVAL DECISIONS FOR SPECIAL USE PERMIT

Date Received: _____ Received by: _____

Director of Public Works
Initials & date:

_____ This application is approved for the following length of time: 3 mos _____ 6 mos_____ 12 mos_____ with an expiration date of: _____

_____ Time of day approved: _____ Day(s) of week approved: _____

_____ Fee of _____ paid on _____ by (check # or cash) _____

_____ Liability insurance verification with comments: _____

_____

_____ Worker's Comp insurance verification with comments: _____

_____

_____ Public facility(s) approved: _____

_____ Delivery & pickup conditions approved (include time limit): _____

_____

_____ Parking approved: _____

_____ Demonstration/training approved (include time limit): _____

_____

_____ Description of limitations or other conditions: _____

_____

_____

_____ Additional comments or instructions: _____

_____

Director of Public Works Signature: _____

Print name: _____ Date: _____

APPLICANT AGREEMENT FOR CITY OF FORT PIERCE SPECIAL USE PERMIT

APPLICANT MUST INITIAL ALL ITEMS BELOW AS AGREEMENT TO FOLLOW ALL RULES AS SET FORTH BY THE CITY OF FORT PIERCE PLUS ALL ITEMS AS SPECIFIED IN THIS PERMIT AND UNDERSTAND THAT FAILURE TO FOLLOW THESE RULES WILL RESULT IN: 1ST OFFENSE: WARNING; 2ND OFFENSE: FINE; 3RD OFFENSE: REVOKE PERMIT.

Applicant Initials:

_____ Agree to deliver/pickup & demonstrate only according to the approved designations.

_____ Agree to follow all safety rules & procedures, and, if applicable, provide an attendant age 18 or older for all apparatuses or equipment when supervision is recommended by the manufacturers.

_____ Agree to not put any citizen enjoying our public facilites at risk while delivering, picking up, or demonstrating our product. All customers will be briefed on safety rules prior to delivery.

_____ Agree to not block or prevent any citizen from using public facilities.

_____ Agree that a copy of the Special Use Permit will always be available while using public facilities.

_____ Agree that this permit is for delivery/pickup & demonstration only and does in no way provide permission to engage in the sale, rental, display, or offering as a business promotion.

_____ Agree to follow explicit parking rules & regulations.

_____ Agree to make sure all litter & debris is cleared & disposed of properly, leaving the area as it was found.

_____ Agree that a copy of City of Fort Pierce Code of Ordinances Chapter 28, Article II has been received.

_____ Agree to follow Chapter 28, Article II as presented in the City of Fort Pierce Code of Ordinances.

Applicant Signature: _____

Print name: _____ Date: _____

Title: _____

I have discussed with the applicant all rules agreed upon by the applicant plus all City decisions included in this Special Use Permit and believe that full understanding has been achieved by both parties.

Director of Public Works Signature: _____

Print name: _____ Date: _____

CITY OF FORT PIERCE SPECIAL USE PERMIT
MUST BE AVAILABLE AT ALL TIMES WHILE USING PUBLIC FACILITIES

Date: _____ Expiration date: _____

Time of day approved for activity: _____ Day of week approved for activity: _____

Name/Organization: _____ Responsible person: _____

Address (include mailing & place of business if different): _____

_____

Phone (s): _____ E-mail: _____

Description of business: _____

Activities approved: _____

Locations approved for above activities: _____

Delivery description & time approved: _____

Pickup description & time approved: _____

Vehicle(s) approved & parking requirements: _____

Demonstration description & time approved: _____

Equipment/setup approved for any of the above activities: _____

Limitations & other conditions approved: _____

I acknowledge I have fully read, understand, & agree to abide by the terms and conditions outlined in this Special Use agreement. I further understand that this permit is in effect for only the above activities and for the above dates as specified.

Applicant Signature: _____

Print name: _____ Date: _____

Title: _____

Director of Public Works Signature: _____

Print name: _____ Date: _____

CITY OF FORT PIERCE SPECIAL USE PERMIT
MUST BE AVAILABLE AT ALL TIMES WHILE USING PUBLIC FACILITIES

Date: _____Expiration date:_____

Time of day approved for activity: _____

Day of week approved for activity: _____

Name/Organization: _____

Responsible person: _____

Address (include mailing & place of business if different):
_____

_____

_____

Phone (s): _____ E-mail: _____

Description of business:
_____

_____

Activities approved:
_____

_____

Locations approved for above activities:
_____

Delivery description & time approved:
_____

Pickup description & time approved:
_____

Vehicle(s) approved & parking requirements:
_____

Demonstration description & time approved:
_____

Equipment/setup approved for any of the above activities:
_____

Limitations & other conditions approved:
_____

I acknowledge I have fully read, understand, & agree to abide by the terms and conditions outlined in this Special Use agreement. I further understand that this permit is in effect for only the above activities and for the above dates as specified.

Applicant Signature: _____

Print name: _____Date: _____

Title: _____

Director of Public Works Signature: _____

Print name: _____Date: _____

CITY OF FORT PIERCE SPECIAL USE PERMIT
MUST BE AVAILABLE AT ALL TIMES WHILE USING PUBLIC FACILITIES

Date: _____Expiration date:_____

Time of day approved for activity: _____

Day of week approved for activity: _____

Name/Organization: _____

Responsible person: _____

Address (include mailing & place of business if different):
_____

_____

_____

Phone (s): _____ E-mail: _____

Description of business:
_____

_____

Activities approved:
_____

_____

Locations approved for above activities:
_____

Delivery description & time approved:
_____

Pickup description & time approved:
_____

Vehicle(s) approved & parking requirements:
_____

Demonstration description & time approved:
_____

Equipment/setup approved for any of the above activities:
_____

Limitations & other conditions approved:
_____

I acknowledge I have fully read, understand, & agree to abide by the terms and conditions outlined in this Special Use agreement. I further understand that this permit is in effect for only the above activities and for the above dates as specified.

Applicant Signature: _____

Print name: _____Date: _____

Title: _____

Director of Public Works Signature: _____

Print name: _____Date: _____

City Commission Regular Meeting - 4:30 pm **12. e.**

Meeting Date: 03/15/2021

Re: Annexation - Project Hurricane - 2398 Peters Road (2 Parcels)

SUBJECT:

Legislative Hearing - Ordinance 21-004 - extending the territorial limits of the City of Fort Pierce, to include two (2) properties at or near 2398 Peters Road in Fort Pierce, Florida. FIRST READING

SUMMARY:

A Voluntary Application for Annexation of two (2) parcels of land along with a Future Land Use Designation of Mixed Use (MXD) and a Zoning designation of Residential Single Family two units per acre (E-2).

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, MCRP, 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 $123,859.

Attachments

Ordinance 21-004
Staff Presentation
Staff Packet
Applicant Packet
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2021 12:18 PM
Form Started By: Brandon Creagan		Started On: 03/03/2021 03:05 PM

Final Approval Date: 03/09/2021

ORDINANCE NO. 21-004

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE TWO (2) PARCELS AT OR NEAR **2398 PETERS ROAD 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 February 9, 2021 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 February 12, 2021, 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 February 12, 2021, 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 ID: 2324-123-0000-000-9 & 2324-122-0001-000-3

PARCEL 1:

THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LESS ROAD AND CANAL RIGHT OF WAY FOR I-95; WHITE ROAD, AND ALSO, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHT OF WAY FOR I-95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 24 TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN NORTH 125 FEET; THENCE EAST 375 FEET; THENCE SOUTH 125 FEET; THENCE WEST 375 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THEREFROM ALL EXISTING RIGHTS OF WAY FOR PUBLIC ROAD AND DRAINAGE CANALS. ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

Said properties containing 18.54 acres said and being generally located at or near 2398 Peters Road 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 Residential Single Family two units per acre (E-2) and assigned a Future Land Use Designation of Mixed Use (MXD), 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. 21-004 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, February 28, 2021 and Sunday, March 7, 2021; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on March 15, 2020; and was duly introduced, read by title only, and passed on second and final reading April 5, 2021, 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 5th day of April, 2021.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A
Territorial Limits Extension

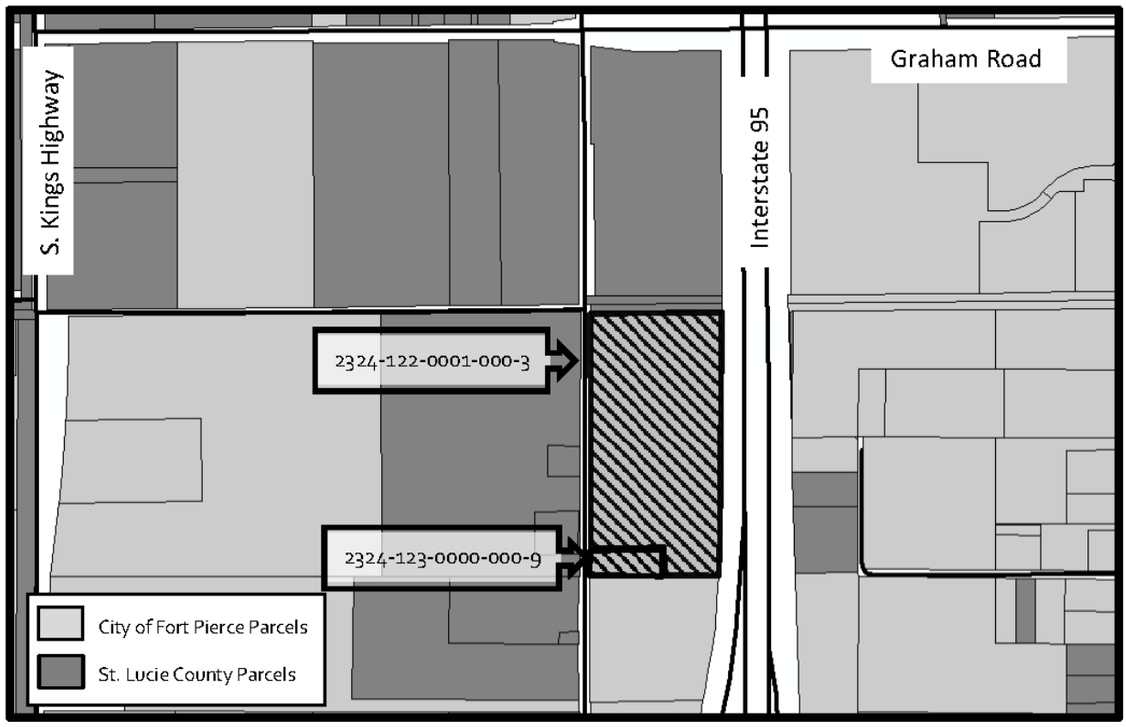
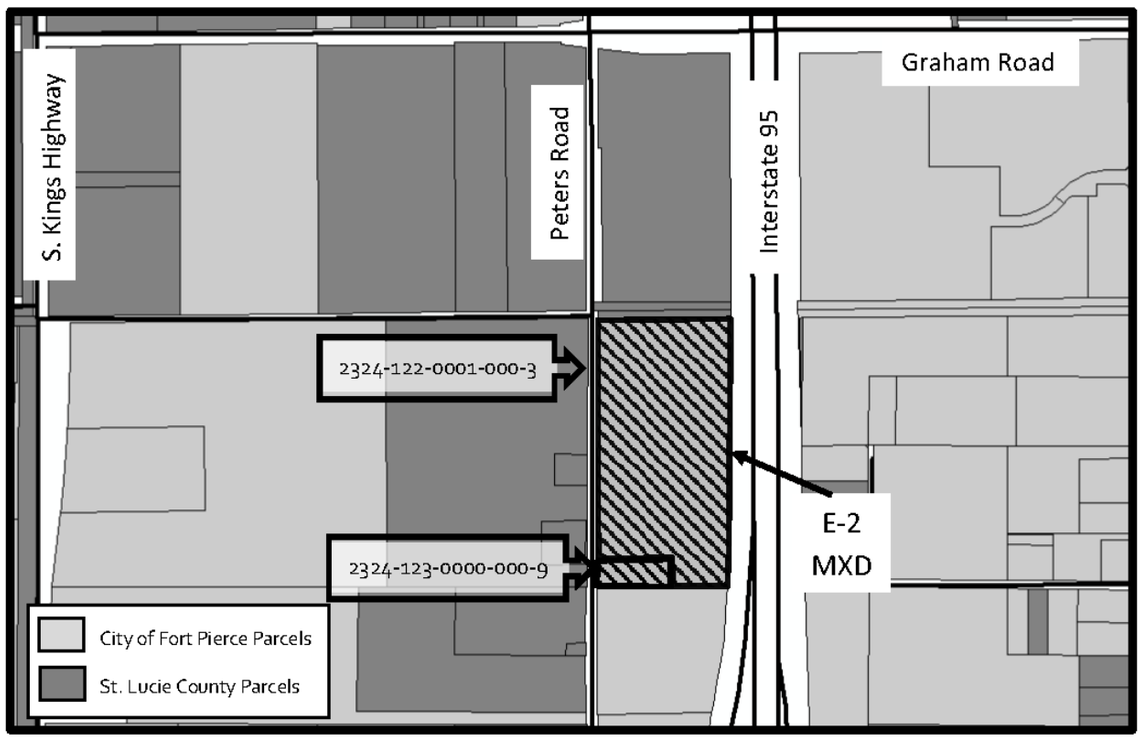


EXHIBIT B

Zoning & Future Land Use Designation Assignment



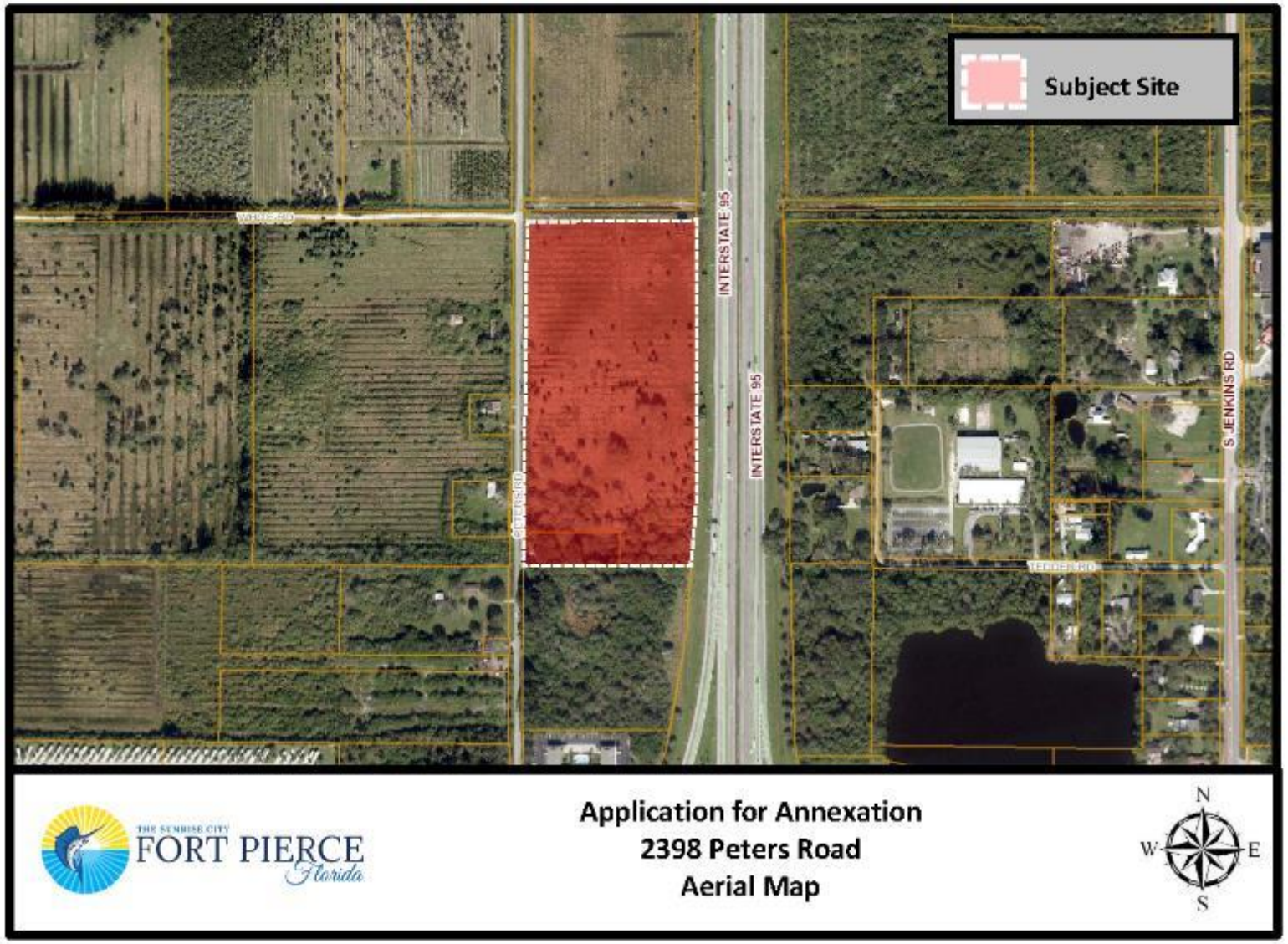
*The property to be annexed currently has a zoning of Single Family, 2 du/acre (RS-2) with a Future Land Use of Mixed Use (MXD). Once annexed, this parcel will have a City of Fort Pierce Zoning Designation of Residential Single Family, two units per acre (E-2) and have a Future Land Use Designation of Mixed Use (MXD).

Application for Annexation



2398 Peters Road

Site Aerial Map



Future Land Use Map



- Current County FLU: Mixed Use (MXD)
- Proposed City FLU: Mixed Use (MXD)

Zoning Map



- Current County Zoning: Single Family, 2 du/ac (RS-2)
- Proposed City Zoning: Single Family, 2 du/ac (E-2)

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 Planning Board forward a recommendation of approval for the proposed annexation to the City Commission.

CC Recommendations

Possible actions of the City Commission:

- Recommend **APPROVAL** of the proposed Annexation
  - Staff recommends approval
  - Planning Board voted 7-0 recommend approval
- Recommend **DISAPPROVAL** of the proposed Annexation.

Application for Annexation

2398 Peters Road

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, MCRP, LEED Green Associate, Planner
RE:	**Application for Annexation** **2398 Peters Road**
BOARD DATE:	March 15, 2021

STAFF REPORT

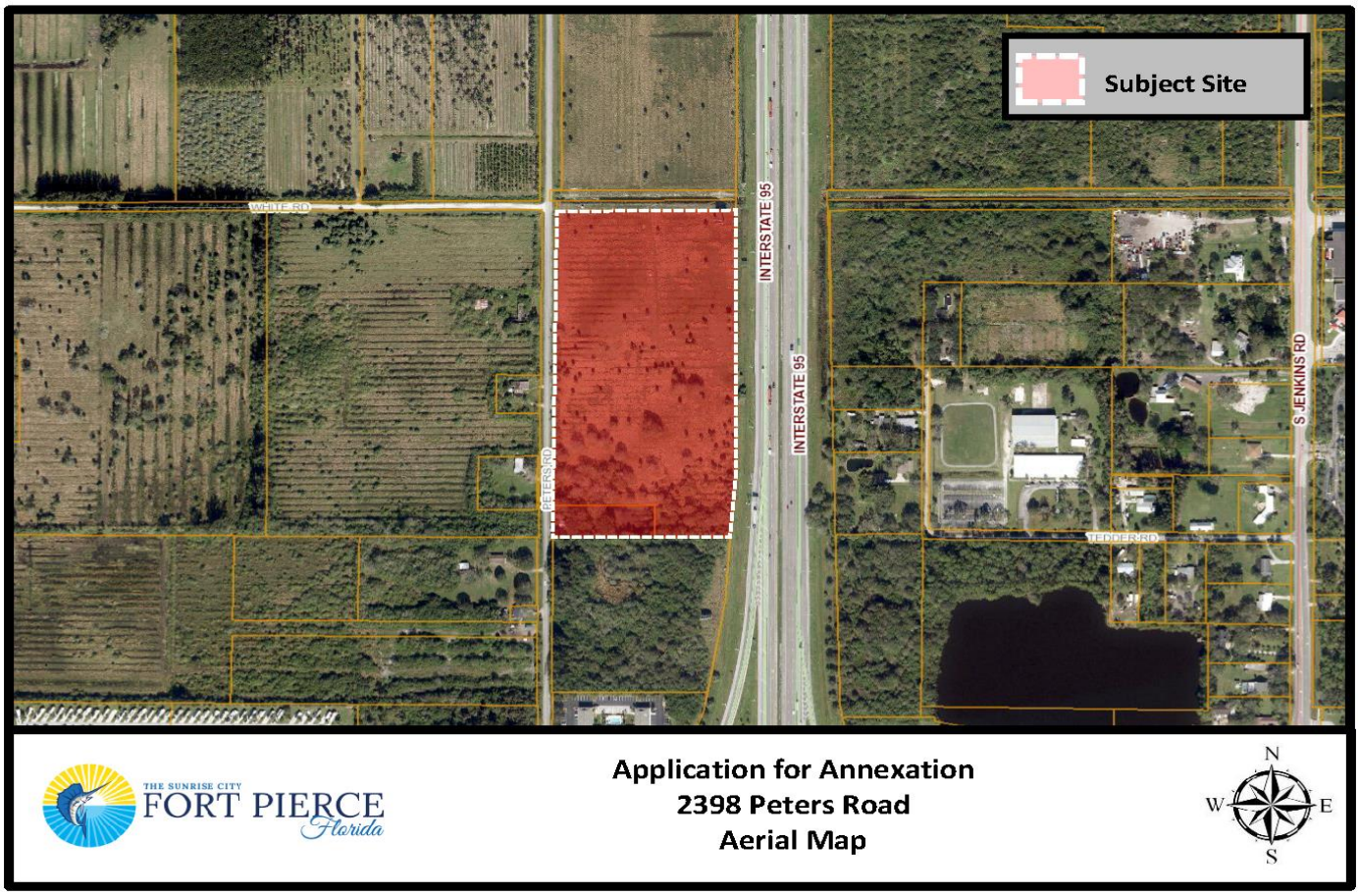
Property Owner/ Applicant	R.V. Development, LLC 547 Wash Roberts Lane McMinnville, TN 37110
Representative	Engineering Design & Construction, Inc 10250 SW Village Parkway, Suite 201 Port St. Lucie, FL 34987
Requested Action:	Approval of a Voluntary Application for Annexation of two (2) parcels of land
Site Location:	2398 Peters Road Fort Pierce, Florida
Parcel ID:	2324-123-0000-000-9 & 2324-122-0001-000-3
Parcel Size:	18.70 acres
Current Future Land Use:	Mixed Use (MXD)
Current Zoning:	Single Family, 2 du/acre (RS-2) & Commercial General (CG)
Proposed Future Land Use:	Mixed Use (MXD)
Proposed Zoning:	Single Family, two units per acre (E-2)
Utilities:	FPUA

	North	East	South	West
Surrounding FLU:	RU (SLC)	RL (FP) RU (SLC)	GC (FP)	MXD (SLC)
Surrounding Zoning:	RS-2 (SLC)	PD (FP) RS-2 (SLC)	C-3 (SLC)	RS-2 (SLC)

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of two (2) properties at or near 2398 Peters Road in Fort Pierce, Florida. The parcel IDs are 2324-123-0000-000-9 & 2324-122-0001-000-3.



The subject properties have a St. Lucie County Future Land Use designation of Mixed Use (MXD) and a zoning designation of Single Family, 2 du/acre (RS-2). A 0.76-acre piece of Parcel ID 2324-122-0001-000-3 is also zoned Commercial General (GC). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is Mixed Use (MXD) with a zoning classification of Single Family, two units per acre (E-2).

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 properties is $123,859. 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 is vacant. The applicant has submitted applications for a Future Land Use and Zoning change to General Commercial (GC) and General Commercial (C-3) respectively. They will also be providing an application for Development Review once the parcel has been annexed into the City.

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 in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. This property abuts property to the south and east (across Interstate 95) 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 MXD and E-2, respectively, would be consistent with Policy 1.11.5. The applicant has submitted applications for a Future Land Use and Zoning change and will be submitting an application for Development Review at the completion of the annexation process. 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.

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 February 12, 2021, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Planning Board

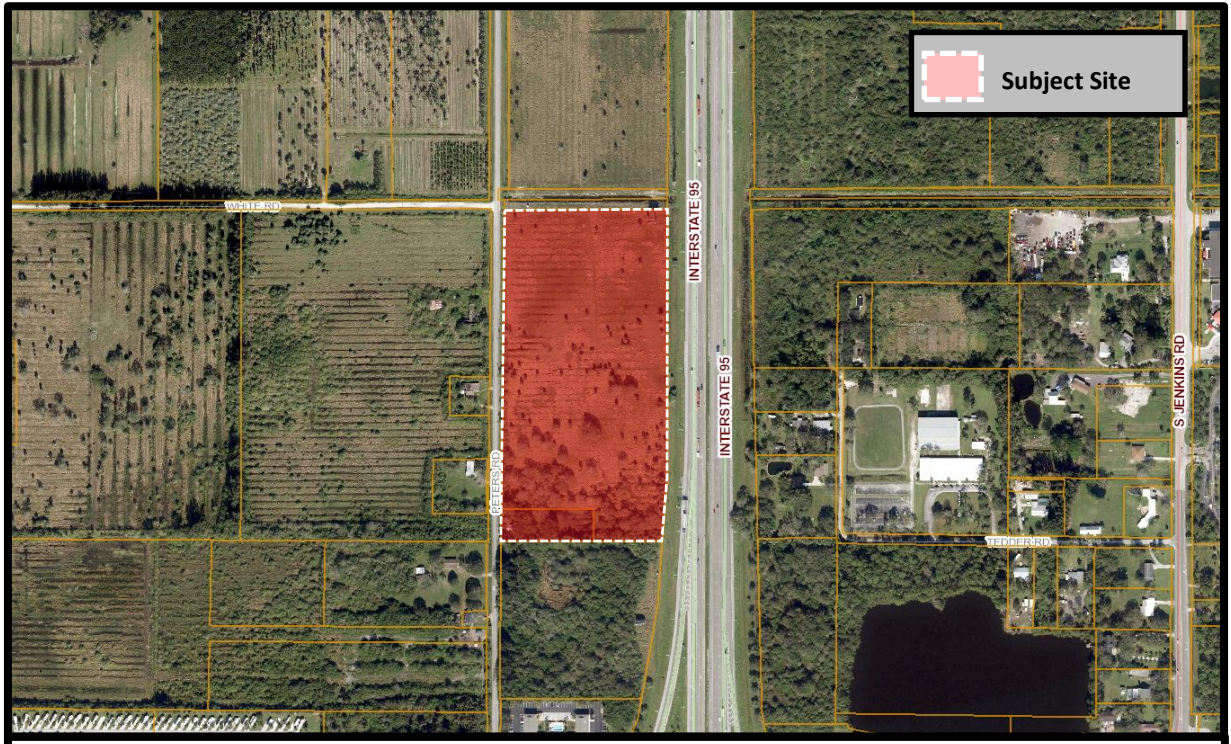
The City of Fort Pierce Planning Board, at their February 9, 2021 meeting, voted 7 to 0 to recommend Approval of the request as presented.

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. The comments generated from the technical review and any responses by the applicant have been provided.

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 **Approval** of the proposed annexation along with the Future Land Use designation of MXD and the Zoning designation of E-2.



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
2398 Peters Road
Aerial Map

N
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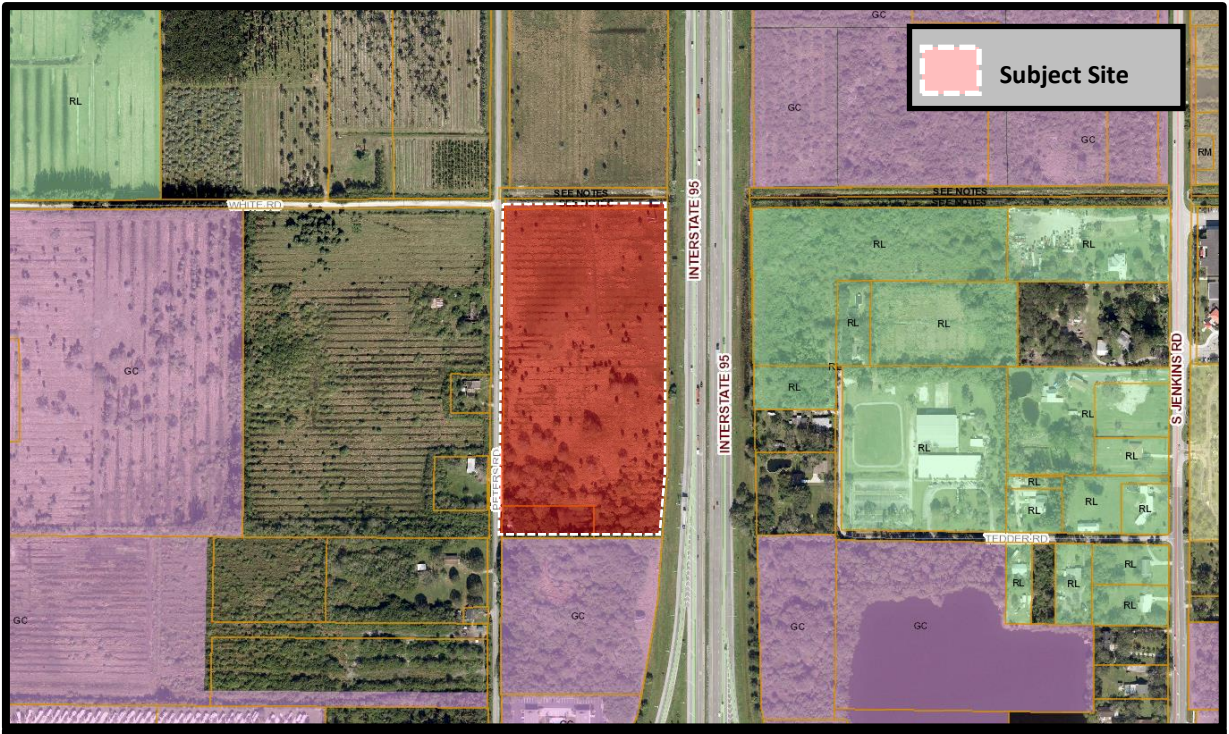

THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
2398 Peters Road
Future Land Use Map

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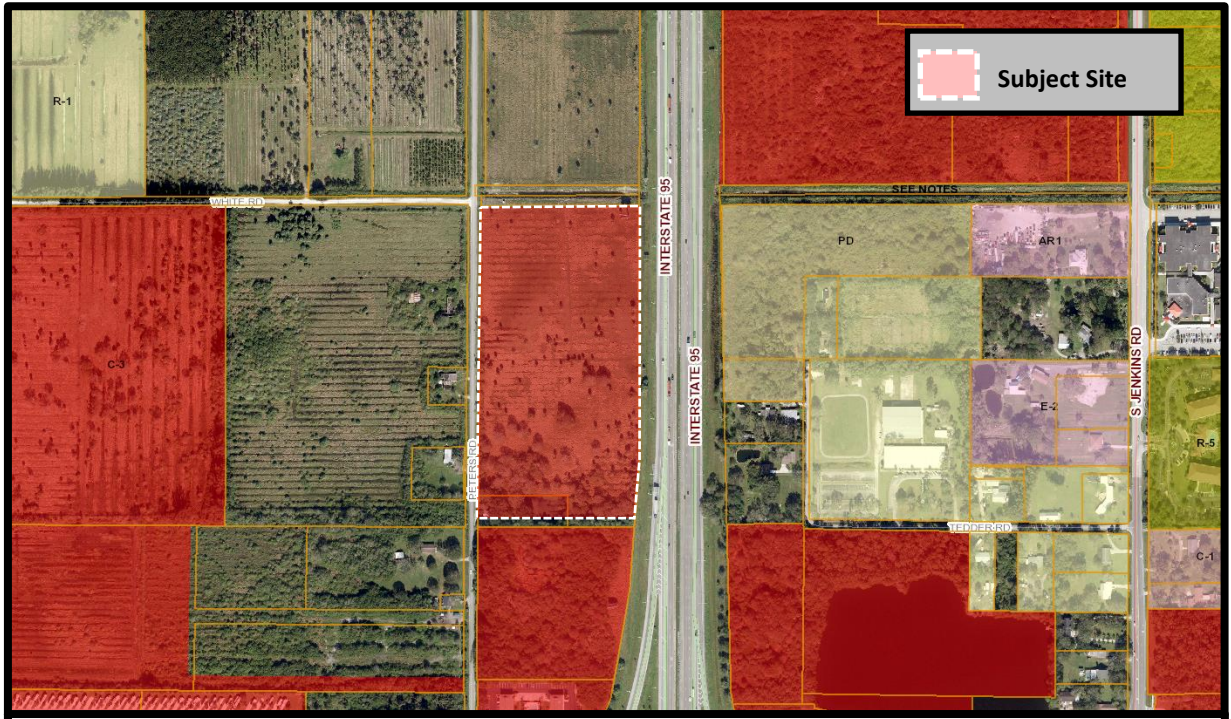


THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
2398 Peters Road
Zoning Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

December 16, 2020

Brad Currie
10250 SW Village Parkway
Port St. Lucie, FL 34987

Subject: **Annexation – 2398 Peters Road**
Technical Review Project # 20-02000006

Fort Pierce Planning:

1. The St. Lucie County Future Land Use is Mixed Use (MXD) and the Zoning is Single Family, 2 du/acre (RS-2). As such once annexed into the City it will be given our Future Land Use of Mixed Use (MXD) & Zoning of Residential Single Family, two units per acre (E-2).
2. It is staffs understanding that there will be subsequent applications filed for a Future Land Use Map Amendment, Zoning Atlas Map Amendment, Concurrency Review, Design Review, and Development Review soon for this site. The proposed use would be RV sales/storage.
3. Provide the Legal Description in word form so that it can be added to the Annexation Ordinance.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate

Planner

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.17.20
Property Address: Annexation – 2398 Peters Road – 2 Parcels

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/9/2020

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

Technical Review Committee Meeting

October 15, 2020

TECHNICAL REVIEW PROJECT # 20-02000006

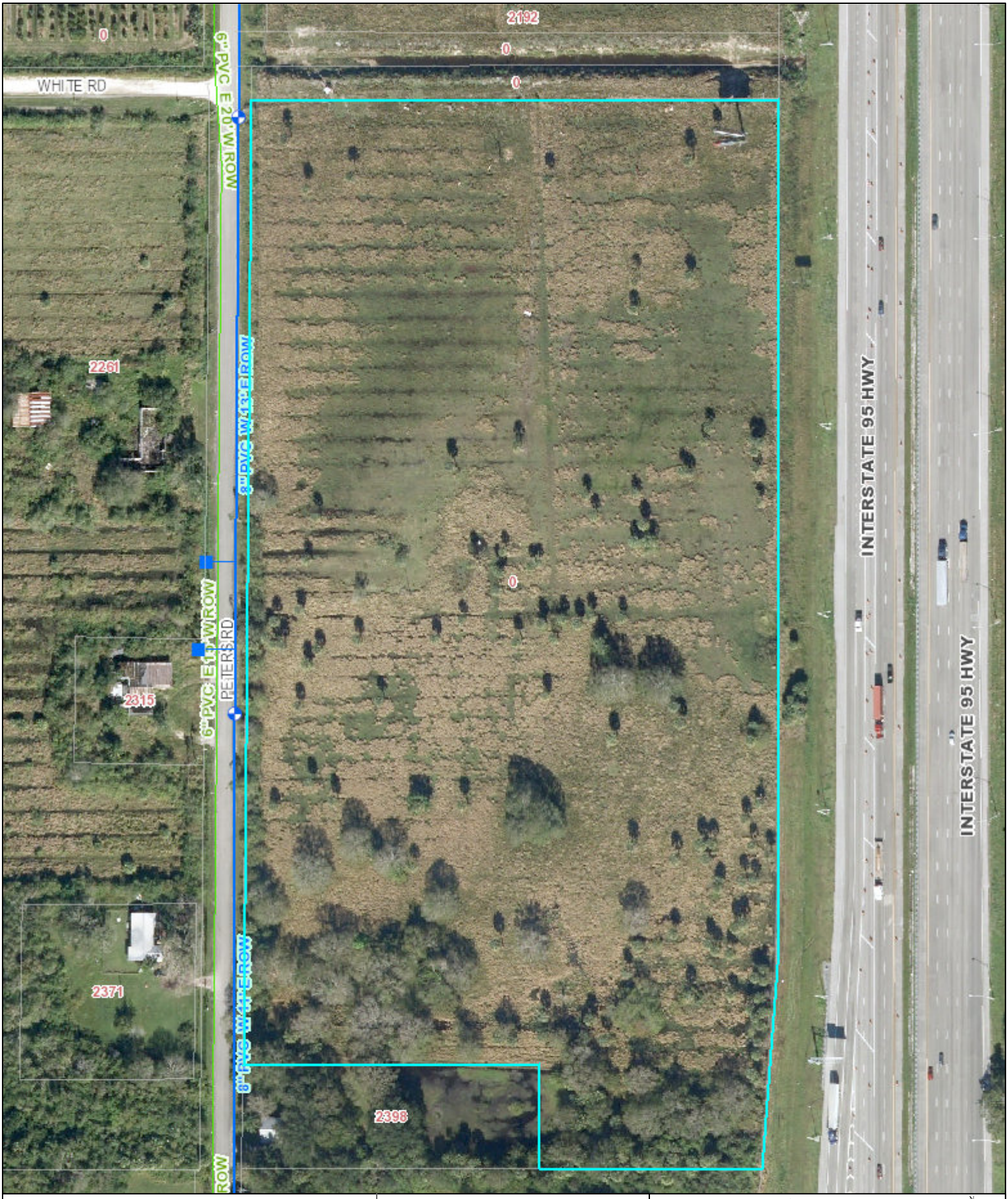
Annexation – 2398 Peters Road – 2 Parcels

Comments

FPUA W/WW Engineering: Approved as noted;
The Water/ Wastewater Engineering Department has reviewed the 2398 Peters Road annexation application package for the 2 parcels and, there is no objection to the application. FPUA's water and sewer services are available to serve this location see attached utility map



FPUA Electric & Gas Engineering: Approved.
Presently there is existing electric service to the site (from Peters Road) at 2398 Peters Road. Please provide electric load information and AutoCAD drawing, if additional service is needed. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.
Sal Scimeca
Engineering Technician II
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957
Gas service is available to the site (from Peters Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Billy Dupre.
Billy Dupre
Business Development Representative
Bdupre@fpua.com
Office: (772) 466-1600 ext. 4705



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse
- Transformers
  - Overhead
  - Pad Mount
- Valves
  - Gas
  - Water
  - Raw Water
  - Waste Water
- Fire Hydrant
- Well
- Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811 Know what's below. Call before you dig.

Date: 12/8/2020

FPUA COMMUNITY PROUD

N

1 inch = 167 feet

FPUA Web Map

Created By:
FPUA

(772) 466-1600
FAX (772) 461-1938

SLC Public Works/Engineering

2398 Peters Road

1. That section of Peters is maintained by the County. Is there intent for the City to assume the future responsibility of the ¾ of a mile that is County to adjoin with the City's section for this local roadway?

Technical Review Committee meeting

December 17th, 2020

Case # 20-02000006

Planner: Brandon Creagan

Annexation (2 parcels)

Near 2398 Peters Rd., Ft. Pierce (2 parcels)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: Peters Road (TBD) and 2398 Peters Road

2. Legal description of real property for which annexation is being requested:
2398 Peters Road: 24 35 39 S 125 FT OF W 375 FT OFSW 1/4 OF NW 1/4 OF NE 1/4-LESS W 25 FT- (1.00 AC) (OR 1762-3000)
Peter Rd (TBD): 24 35 39 THAT PART OF W 1/2 OF NW 1/4 OF NE 1/4 LYG WLY OF W R/W I-95-LESS W 25 FT AND LESS N 40.5 FT AND LESS 125 FT X 375 FT IN SW COR- (17.70 AC) (OR 1828-2810)

Property Tax ID: 2324-122-0001-000-3 and 2324-123-0000-000-9

3. Size of described property: 18.70 acres

4. Project description: Construction of 39,200 commercial building (National RV Sales & Service business) with associated site improvements

5. Current St. Lucie County Future Land Use Designation: MXD

6. Current St. Lucie County Zoning: RS-2 and CG

7. Is this a Historic property? No

8. Appraised value: $ 9,000,000.00 - $ 11,000,000.00 at buildout

9. Name of Owner(s): R.V. Development, LLC

Signature of Owner(s): _____ (Authorized Agent)
Mailing Address: 547 Wash Roberts Lane
City Mc Minnville State TN Zip 37110
Phone 480-285-9382 Fax _____

10. Name of Representative: Bradley J. Currie, AICP, Engineering Design & Construction, Inc.

Signature of representative: _____

Mailing Address: 10250 SW Village Parkway, Suite 201

City) Port St. Lucie State FL Zip 34987

Phone 772-462-2455 Fax 772-408-4208

E-mail: bradcurrie@edc-inc.com

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

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

ENGINEERS & SURVEYORS
ENVIRONMENTAL

PROJECT NARRATIVE & COVER LETTER
Project Hurricane - Peters Road
Annexation Application
October 26, 2020

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of an annexation application for 18.70 +/- acres currently located in St. Lucie County, Florida for a proposed RV Sales & Service Center with associated site improvements. The subject parcels are noted below and is located west of I-95 and north of Okeechobee Boulevard in St. Lucie County, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located west of I-95 and north of Okeechobee Boulevard, currently in the jurisdiction of St. Lucie County. The parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2324-122-0001-000-3	Peters Road	17.70	MXD	RS-2 / CG
2324-123-0000-000-9	2398 Peters Road	1.00	MXD	RS-2

As stated, these parcels are currently in the jurisdiction of St. Lucie County and have an existing Future Land Use designation of Mixed Use (MXD) and are located in the Residential (RS-2) and General Commercial (CG) Zoning designation.

North of the subject property is right-of-way owned by North St. Lucie River Water Control District (NSLRWCD) followed by an undeveloped residential parcel. The undeveloped parcel has a St. Lucie County Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Residential (RS-2).

To the west of the subject property lies the right-of-way of Peters Road followed by residential parcels. These parcels have a St. Lucie County Future Land Use designation of Mixed Use MXD) and an underlying Zoning designation of Residential (RS-2).

South of the subject parcel is an undeveloped commercial parcel. This parcel has a Fort Pierce Future Land Use designation of General Commercial (CG) and an underlying Zoning designation of Commercial (C-3).

To the east of the subject property lies the right-of-way of Interstate 95 followed by developed and undeveloped parcels. The parcels to the northeast are located in the City of Fort Pierce and have a Future Land Use designation of Low Density Residential (RL) and an underlying Zoning designation of Planned Development (PD). To the southwest are developed parcel located in the jurisdiction of St. Lucie County. These parcels have a Future Land Use Designation of Residential Urban (RU) and an underlying Zoning designation of Residential (RS-2)

The attached package includes the Application for Annexation, agent authorization, warranty deed and a current survey as required.

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

Engineering Design & Construction, Inc. 10250 SW Village Parkway, Suite 201, Port Saint Lucie, FL 34987 772-462-2455 www.EDC-Inc.com

Gonano & Harrell
Box 34

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2294957 OR BOOK 1828 PAGE 2810
Recorded:10/24/03 16:00

* Doc Assump: $ 0.00
* Doc Tax : $ 12,250.70
* Int Tax : $ 0.00

Prepared by and return to:
Chester B. Griffin, Esquire
Neill Griffin Fowler Tierney Neill & Marquis - Chartered
Post Office Box 1270
Fort Pierce, Florida 34954
Courthouse Box #50
Parcel ID Number: 2324-122-0001-0003 ; 2313-432-0000-000/4
2324-121-0000-000/3 [Space Above for Recording]

WARRANTY DEED

This Warranty Deed made this 24th day of ~~October~~ Sept., 2003, by **CHESTER B. GRIFFIN and RICHARD V. NEILL**, hereinafter called the grantor, to **R. V. DEVELOPMENT, LLC, a Florida limited liability corporation**, hereinafter called the grantee, whose address is: **2560 SE 12th Street, Pompano Beach, Florida 33062.**

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:

SEE EXHIBIT "A" ATTACHED HERETO

THE PROPERTY BEING CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF ANY OF THE GRANTORS.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2002.

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, 2002; 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:

Susan G. Spee
Print Name of Witness: Susan G. Spee
Witness as to Both

Marcia L. Heffelfinger
Print Name of Witness: MARCIA L. HEFFELFINGER
Witness as to Both

CHESTER B. GRIFFIN

RICHARD V. NEILL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing was acknowledged before me this 24th day of ~~October~~ Sept., 2003, by **CHESTER B. GRIFFIN and RICHARD V. NEILL,** [✓] who are personally known to me or [ ] who produced their drivers license as identification.

MARCIA L. HEFFELFINGER
MY COMMISSION # CC 895632
EXPIRES: April 15, 2004
Bonded Thru Notary Public Underwriters

Marcia L. Heffelfinger
Print Name of Notary: MARCIA L. HEFFELFINGER
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES:

Exhibit "A"

That portion of theWest 1/2 of the SW 1/4 of the SE 1/4, lying West of the Westerly right of way line of I-95, of Section 13, Township 35 South, Range 39 East,lying and being in St. Lucie County, Florida, less and except road rights of way for I-95; Graham Road; Copenhaver Road and less canal rights of way for NSLRDD Canal No. 37 on South line.

AND

The West 3/4 of the North Half of the Northwest Quarter of the Northeast Quarter, Less road and canal rights of way for I-95; White Road, AND ALSO, the Southwest Quarter of the Northwest Quarter of the Northeast Quarter, Less road rights of way for I-95 and Less the South 125 feet of the West 375 feet thereof, all lying and being in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

* Doc Assump:	$	0.00
* Doc Tax :	$	1,400.00
* Int Tax :	$	0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Douglas E. Gonano, Esq.
GONANO & HARRELL
1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: **2324-123-0000-000/9**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the **25th** day of **July, 2003** by **Kenneth C. Cope and Joyce A. Cope, his wife,** herein called the Grantors, to **R.V. Development, L.L.C., a Florida limited liability company,** whose post office address is **2560 SE 12th Street, Pompano Beach, Florida 33062,** hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ST. LUCIE County, State of Florida, viz.:

Begin at the SW corner of the SW1/4 of the NW1/4 of the NE1/4 of Section 24, Township 35 South, Range 39 East; thence run North 125 feet; thence East 375 feet; thence South 125 feet; thence West 375 feet to point of beginning, less and excepting therefrom all existing rights of ways for public road and drainage canals. All lying and being in St. Lucie County, Florida.

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

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

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
Stacy Ewing Consalvo
Witness #1 Printed Name

Witness #2 Signature
Richard McClure
Witness #2 Printed Name

Kenneth C. Cope
Kenneth C. Cope
2398 Peters Road, Fort Pierce, Florida 34950

Joyce A Cope
Joyce A. Cope
2398 Peters Road, Fort Pierce, Florida 34950

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 25th day of July, 2003 by Kenneth C. Cope and Joyce A. Cope, his wife, who are personally known to me or have produced FL. Drivers License as identification.

SEAL

Stacy Ewing Consalvo
Notary Public

_____
Printed Notary Name

Stacy Ewing Consalvo
MY COMMISSION # [illegible] EXPIRES
May 28, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2243740 OR BOOK 1762 PAGE 3000
Recorded:07/30/03 09:07

File No: **1600-001**

R.V. Development, LLC
547 Wash Roberts Lane
Mc Minnville, TN 37110

AGENT CONSENT FORM

Project Name: Peters Road Annexation

Parcel ID: 2324-122-0001-000-3 and 2324-123-0000-000-9

BEFORE ME THIS DAY PERSONALLY APPEARED JAMES A WYNNE III, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 5th day of October 2020, by James A. Wynne III (Name of Person Acknowledging) who is personally known to me or who has produced PERSONALLY KNOWN (type of identification) as identification and who did (did not) take an oath.

Sheila Butcher
Notary Signature

Sheila Butcher
Printed Name of Notary

SHEILA BUTCHER STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY
(Notary Seal)

07-27-2021
My commission expires

Owner's Signature

JAMES A WYNNE III
Owner's Name

547 WASH ROBERTS LANE
Street Address

MCMINNVILLE, TN 37110
City, State, Zip

EMAIL: budwynne@AOL.com
Telephone / Email

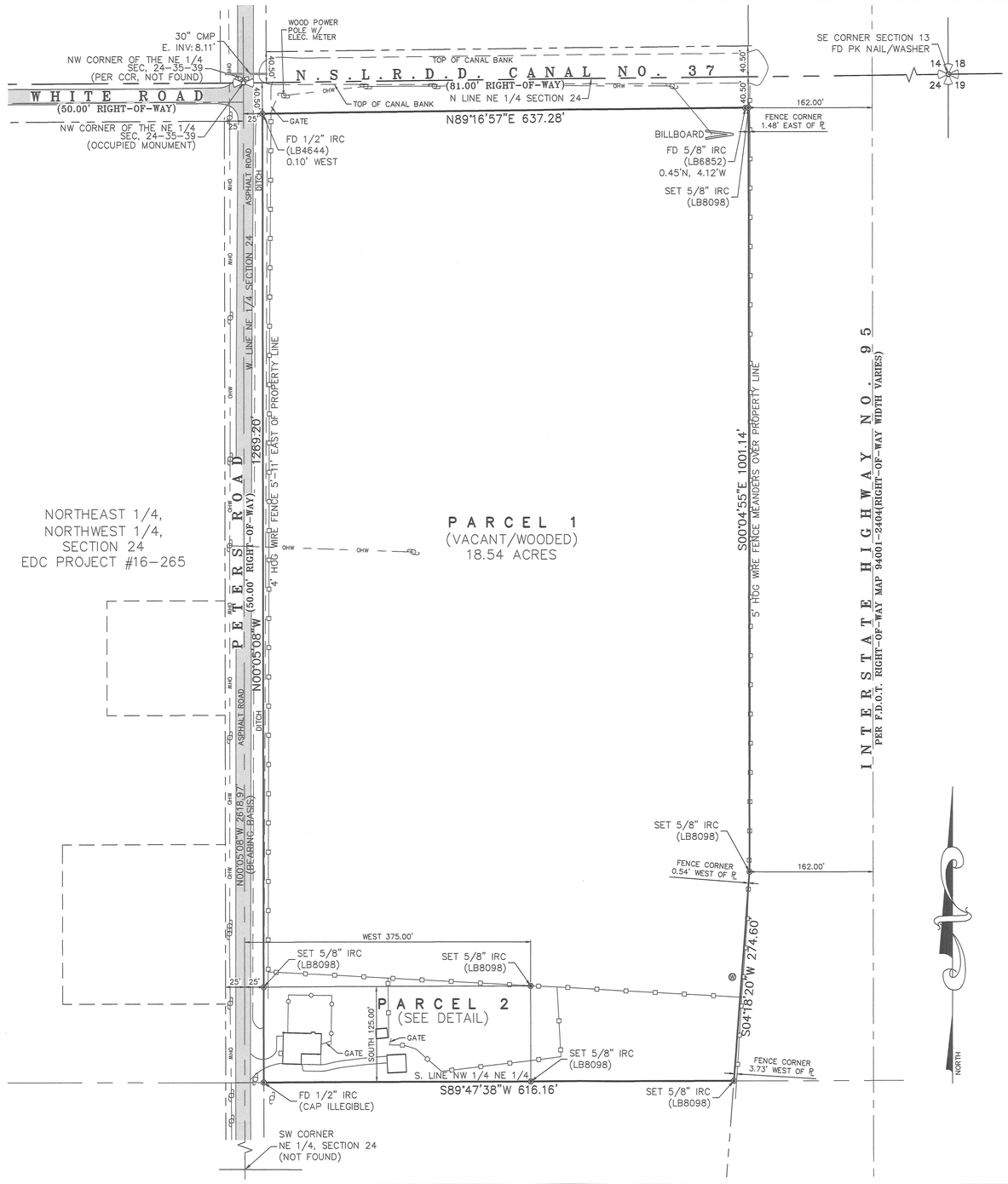
BOUNDARY SURVEY

FOR: PROJECT HURRICANE

GRAPHIC SCALE

80 0 40 80 160 240

(IN FEET)
1 inch = 80 ft.





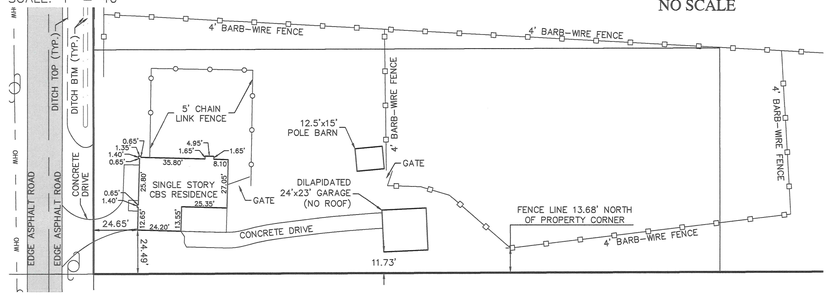
ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

PARCEL 2 DETAIL:

SCALE: 1" = 40'



SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE	(D)	DECORATIVE LIGHT POST	(F)	FPL MANHOLE	☼	METAL LIGHT POST	P.T.	POINT OF TANGENCY	⊕	STREET SIGN
AL	ARC LENGTH	(D)	DEED	SQ FT.	SQUARE FEET	MP	METAL PIPE	P.O.T.	POINT OF TERMINUS	TEL RISER	TELEPHONE RISER BOX
ASPH	ASPHALT	D.B.	DEED BOOK	GAS	GAS VALVE	MW	MONITORING WELL	PVC	POLYVINYL CHLORIDE	TOE	TOE OF SLOPE
BFP	BACK FLOW PREVENTER	ø	DIAMETER (DIA.)	GIS	GEOGRAPHIC INFORMATION SYSTEMS	MON	MONUMENT	PSL	PORT SAINT LUCIE, FLORIDA	TOB	TOP OF BANK/BERM
	BENCHMARK (BM)	D	DRAINAGE MANHOLE	GND	GROUND	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	PLS	PROFESSIONAL LAND SURVEYOR	T.O.N.	TOP OF NUT
	BIKE RACK	DIP	DUCTILE IRON PIPE		GROUND LIGHT	N/D	NON DESCRIPT NAIL AND DISK	R	RADIUS	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
CATV	CABLE RISER	E	EAST/EASTING		GUY WIRE ANCHOR	N.R.	NON RADIAL	RGE	RANGE	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
(C)	CALCULATED	EOW	EDGE OF WATER		HANDICAP	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	RTK	REAL TIME KINEMATIC	TWNSHP	TOWNSHIP
	CATCH BASIN	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE PIPE	N	NORTH OR NORTHING	RWV	RECLAIMED WATER VALVE	T	TRAFFIC HANDHOLD
℄	CENTERLINE	EM	ELECTRIC METER	HWF	HOG WIRE FENCE	No.	NUMBER	RLS	REGISTERED LAND SURVEYOR	TSCB	TRAFFIC SIGNAL CONTROL BOX
CCR	CERTIFIED CORNER RECORD	ELEC PANEL	ELECTRICAL PANEL		HYDRANT	O.R.B.	OFFICIAL RECORDS BOOK	RCP	REINFORCED CONCRETE PIPE	TYP	TYPICAL
CLF	CHAIN LINK FENCE	EL./ELEV.	ELEVATION	IN	INCH	OHW	OVER HEAD WIRES	R/W	RIGHT-OF-WAY	UNK	UNKNOWN
CHD.	CHORD	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	INV	INVERT	PG	PAGE	R/C	ROD AND CAP	UNKN HH	UNKNOWN HANDHOLD
CO	CLEAN OUT	F.O.	FIBER OPTIC	IP	IRON PIPE	PCN	PARCEL CONTROL NUMBER	S	SANITARY MANHOLE	UNKN RISER	UNKNOWN RISER BOX
COMM RISER	COMMUNICATION RISER	FOHH	FIBER OPTIC HAND HOLE	IR	IRON ROD	PK NAIL	PARKER-KALON NAIL	SV	SANITARY VALVE	U	UNKNOWN TYPE MANHOLE
CONC	CONCRETE		FIBER OPTIC MARKER	IR/C	IRON ROD AND CAP	PK/D	PARKER-KALON NAIL & DISK	SEC	SECTION	VCP	VITRIFIED CLAY PIPE
	CONCRETE LIGHT POST	FIBER RISER	FIBER OPTIC RISER		IRRIGATION CONTROL VALVE	PCP	PERMANENT CONTROL POINT		PROPERTY CORNER	WM	WATER METER
CM	CONCRETE MONUMENT	(M)	FIELD MEASURED	L	LENGTH	PRM	PERMANENT REFERENCE MONUMENT		RIGHT-OF-WAY CONTROL	WV	WATER SERVICE METER (WM)
CPP	CONCRETE POWER POLE (CPP)	F.F.E.	FINISHED FLOOR ELEVATION		LIGHT POST	P.B.	PLAT BOOK		SIGN	WV	WATER VALVE (WV)
	CONCRETE POWER POLE W/STREET LIGHT	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	MAG/D	MAG NAIL MAG BRAND NAIL	(P)	PLAT DATA	S	SOUTH	W	WEST
	CONCRETE SIGNAL LIGHT POLE	FPL	FLORIDA POWER AND LIGHT		MAILBOX	P.O.B.	POINT OF BEGINNING		SPIGOT	WF	WOOD FENCE
CMP	CORRUGATED METAL PIPE	FT	FOOT	M.C.	MARTIN COUNTY	P.O.C.	POINT OF COMMENCEMENT		SPRINKLER VALVE		WOOD POLE STREET LIGHT
	CURB INLET	FM	FORCE MAIN	MHWL	MEAN HIGH WATER LINE	P.C.C.	POINT OF COMPOUND CURVE	S.L.C.	ST. LUCIE COUNTY		WOOD POWER POLE
		FND	FOUND	MLWL	MEAN LOWER WATER LINE	P.C.	POINT OF CURVATURE	STA	STATION		
									STORMWATER DRAINAGE MANHOLE		

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS OCTOBER 5, 2020.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. PARCELS CONTAIN A TOTAL OF 18.54 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "RESIDENTIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
11. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
12. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
13. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LESS ROAD AND CANAL RIGHT OF WAY FOR I-95; WHITE ROAD, AND ALSO, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHT OF WAY FOR I-95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH 125 FEET OF THE WEST 375 FEET OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 18.54 ACRES, MORE OR LESS.

MICHAEL T. OWEN "PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

STATE OF FLORIDA — MICHAEL T. OWEN — LICENSE NUMBER 5556 — PROFESSIONAL SURVEYOR & MAPPER

SIGNATURE DATE: 10-30-20

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	SPT
CHECKED BY	MTO
FIELD CREW	JP
FILENAME	20-298 Boundary_rev2.dwg
LAYOUT	LAYOUT1
SCALE	AS SHOWN
DATE	October 29, 2020

DATE	REVISION COMMENTS
10/07/20	REVISED PROJECT NAME - SPT

BOUNDARY SURVEY

FOR: PROJECT HURRICANE

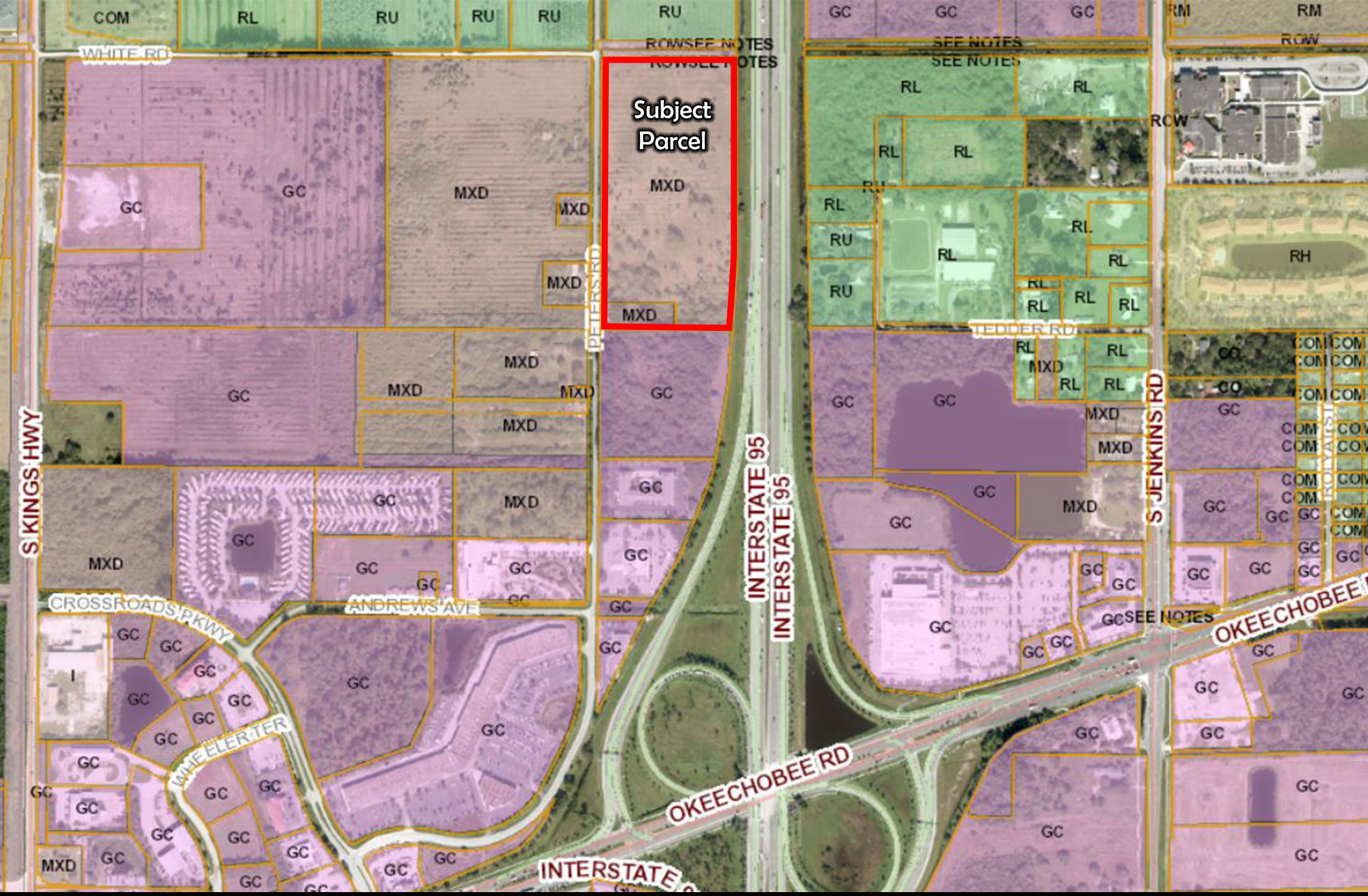
LAND LYING IN THE NW 1/4 OF THE NE1/4 OF SEC. 24, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

20-298

1 OF 1

USE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.
Z:\EDC-2020\20-298 - Lazydays RV\SURVEY\Dwg - PDF\Survey\20-298 Boundary_rev2.dwg, 10/30/2020 3:18 PM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND



RV Development, LLC

Future Land Use

St. Lucie County, FL

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL



Project Hurricane

Current Zoning

Fort Pierce, FL

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

December 17, 2020 *Via: Electronic Mail*

Brandon Creagan, LEED Green Associate
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34954

Re: 2398 Peters Road – Annexation
TRC Response to Comments
TRC Project # 20-02000006

Dear Brandon:

On behalf of our client, please find the attached response to comments received on December 16, 2020 for a project known as Annexation – 2398 Peters Road. Each comment is identified below followed by a response in ***bold italics***.

Planning Department

1. The St. Lucie County Future Land Use is Mixed Use (MXD) and the Zoning is Single Family, 2 du/acre (RS-2). As such once annexed into the City it will be given our Future Land Use of Mixed Use (MXD) & Zoning of Residential Single Family, two units per acre (E-2).

RESPONSE: Acknowledged.

2. It is staffs understanding that there will be subsequent applications filed for a Future Land Use Map Amendment, Zoning Atlas Map Amendment, Concurrency Review, Design Review, and Development Review soon for this site. The proposed use would be RV sales/storage.

RESPONSE: Applications for the above will follow. The proposed use is RV Sales and Service.

3. Provide the Legal Description in word form so that it can be added to the Annexation Ordinance.

RESPONSE: Please see attached legal description in word format.

FPUA Department

FPUA W/WW Engineering: Approved as noted;
The Water/ Wastewater Engineering Department has reviewed the 2398 Peters Road annexation application package for the 2 parcels and, there is no objection to the application. FPUA's water and sewer services are available to serve this location see attached utility map

RESPONSE: Acknowledged.

Public Works / Engineering Department

1. That section of Peters is maintained by the County. Is there intent for the City to assume the future responsibility of the ¾ of a mile that is County to adjoin with the City's section for this local roadway?

RESPONSE: These concerns will be addressed during the development review process and will need to be discussed between the City and County.

We feel the attached adequately addresses staff comments and respectfully request approval of application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Patricia Sesta
Planner

cc: Srinivas Kuchipudi – Project Hurricane

Z:\EDC-2020\20-298 - Lazydays RV\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2020-12-17_B_Creagan_2398_Peters_Annexation_Rsp2Cmts_20-298.docx

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Annexation - Project Hurricane - 2398 Peters Road (2 Parcels)

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 2-28-21 & 3-7-21

NOTICE BY MAIL: 2-11-2021 (to St. Lucie County Administrator & Attorney Per Joint Planning Agreement)

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: [signature] **DATE:** 3/3/2021

City Commission Regular Meeting - 4:30 pm **12. f.**

Meeting Date: 03/15/2021

Re: Future Land Use Map Amendment - Walsh Kings Highway - 2564 South Kings Highway

---

SUBJECT:

Legislative Hearing - Ordinance 21-005 seeking a Future Land Use Map Amendment for a property located at 2564 South Kings Highway from Mixed Use (MXD) to General Commercial (GC) FIRST READING

SUMMARY:

- In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting review and approval of a Future Land Use Map Amendment from Mixed Use (MXD) to General Commercial (GC) with a compatible change to the Zoning Atlas (Rezoning) from Residential Single Family, 2 du/ac (E-2) to General Commercial (C-3).
- The applicant is seeking Future Land Use and Zoning approvals to construct a self storage facility
- The Planning Board acting as the local Planning Agency at their meeting on February 9, 2021 voted 7-0 to recommend approval of the Future Land Use Map Amendment as presented.

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 21-005
Staff Presentation
Staff Packet

Applicant Packet
Public Notification Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2021 12:18 PM

Form Started By: Brandon Creagan
Started On: 03/03/2021 05:11 PM
Final Approval Date: 03/09/2021

ORDINANCE NO. 21-005

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF A PARCEL GENERALLY LOCATED AT OR NEAR 2564 SOUTH KINGS HIGHWAY FROM CITY OF FORT PIERCE MIXED USE (MXD) TO CITY OF FORT PIERCE GENERAL COMMERCIAL (GC); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance 19-033, 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 Local Planning Agency (Planning Board), the City of Fort Pierce City Commission has prepared this amendment to the City's Comprehensive Plan and transmitted it to the Department of Economic Opportunity and other agencies as required by section 163.3184; and

WHEREAS, two (2) public hearings, with due notice have been held by the City Commission to inform the public and receive comments and objections; and

WHEREAS, the 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 will 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: 2324-233-0000-000-7

From and after the effective date hereof, the following properties legally described as:

(PER O.R. BOOK 3176, PAGE 228)

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

*NOTE TO LEGAL DESCRIPTION: THIS PARCEL IS ALSO SHOWN AS TRACT 13 ON THE MAP OF BOSTON FLORIDA ATLANTIC COAST LAND CO, PLAT OF

SECTION 24, TOWNSHIP 35, RANGE 39, FILED IN PLAT BOOK 3, PAGE 32, ON OCT 6, 1914, ST. LUCIE COUNTY PUBLIC RECORDS

said properties being generally located at or near 2564 South Kings Highway in Fort Pierce, Florida shall be and the Future Land Use Designation is hereby changed from City of Fort Pierce Mixed Use (MXD) to City of Fort Pierce General Commercial (GC), as depicted on Exhibit "A", attached hereto and incorporated herein.

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

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

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage.

SECTION 5. The effective date of this comprehensive plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.21-005 was duly advertised in accordance with F.S. 163.3187 by display advertising in the St. Lucie News Tribune on Sunday, February 28, 2021; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on March 15, 2021; and was duly introduced, read by title only, and passed on second and final reading April 5, 2021, 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 5th day of April, 2021.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

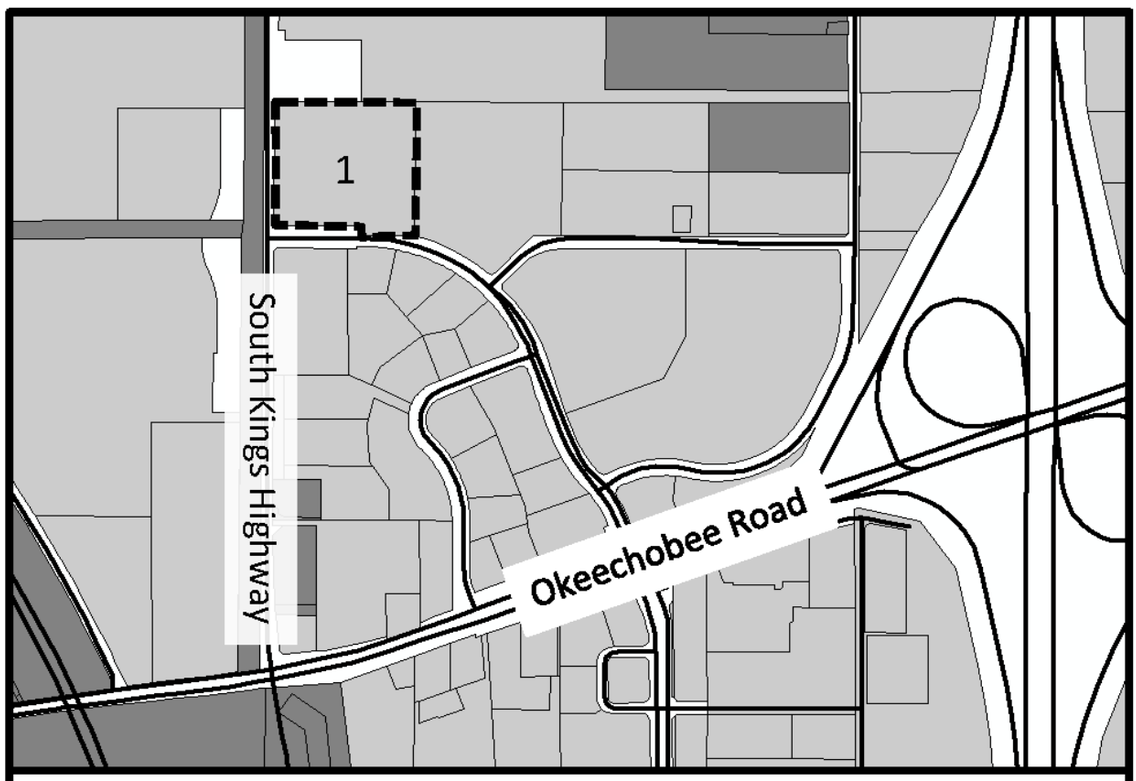
_____
Linda W. Cox
City Clerk

(City Seal)

Exhibit A

Proposed Future Land Use

General Commercial, GC



Parcels ID **1:** 2324-233-0000-000-7

Mixed Use (MXD) to General Commercial (GC) 8.90 +/- Acres

Future Land Use Map Amendment
Zoning Atlas Map Amendment



2564 S. Kings Highway

Aerial Map


Subject Site
S KINGS HWY
CROSSROADS PKWY
WHEELER TER
FORT PIERCE
Florida
Future Land Use & Zoning Atlas Map Amendment
2564 South Kings Highway
Aerial Map
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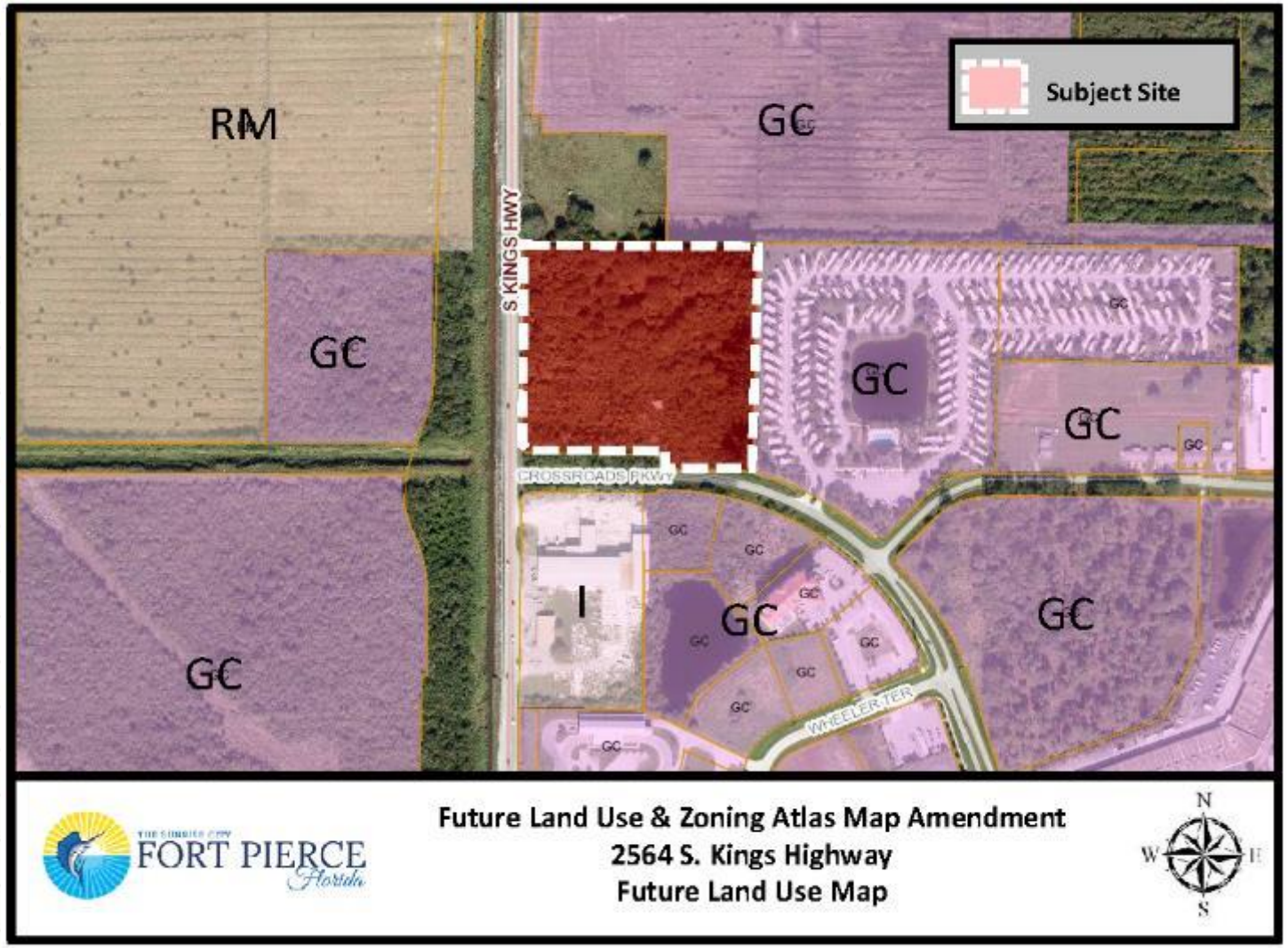
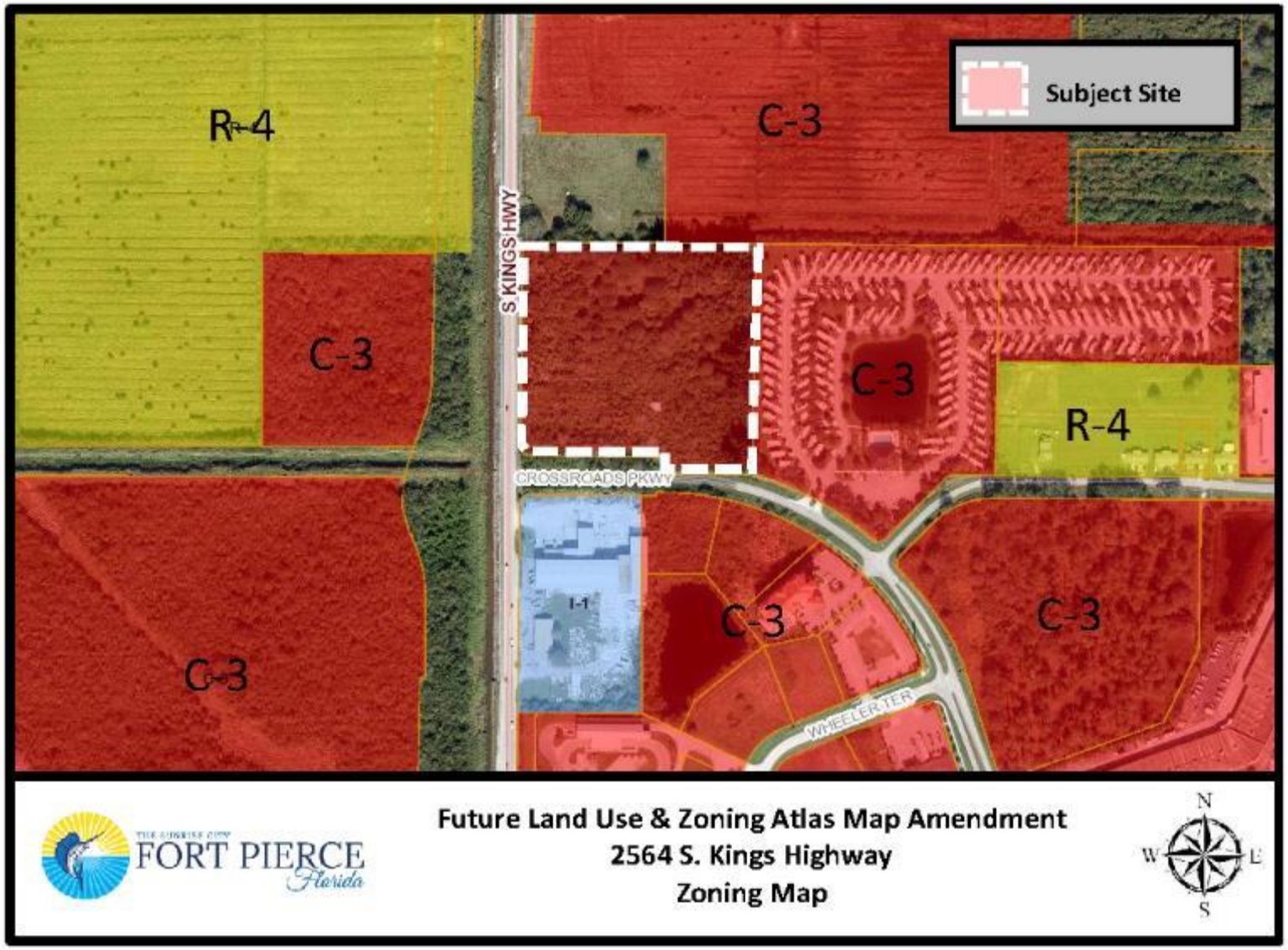
Future Land Use Map



Mixed Use (MXD) to General Commercial (GC)

Zoning Map



Zoning: Single Family, 2 du/ac (E-2) to General Commercial (C-3)

Request

Future Land Use change for a parcel from Mixed Use (MXD) to General Commercial (GC)

Zoning change for a parcel from Single Family, 2 du/ac (E-2) to General Commercial (C-3)

- Staff recommends **Approval** of the request
  - ❑ Consistent with surrounding Future Land Uses and Zoning
  - ❑ Consistent with Section 125-136 of City Code & the Comprehensive Plan
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare
  - ❑ The Planning Board/Local Planning Agency voted 7-0 to recommend approval of both requests

Future Land Use Map Amendment

Possible actions of the City Commission:

- APPROVE the proposed Future Land Use Map Amendment
  - Staff recommends APPROVAL of the request as presented.
  - The Local Planning Agency voted 7-0 to recommend approval of the request as presented.
- DISAPPROVE the proposed Future Land Use Map Amendment

Zoning Atlas Map Amendment

Possible actions of the City Commission:

- APPROVE the proposed Zoning Atlas Map Amendment
  - Staff recommends APPROVAL of the request as presented.
  - The Planning Board voted 7-0 to recommend approval of the request as presented
- DISAPPROVAL the proposed Zoning Atlas Map Amendment

Future Land Use Map Amendment
Zoning Atlas Map Amendment

2564 S. Kings Highway

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, MCRP, LEED Green Associate, Planner
RE:	**Application for Future Land Use Map Amendment** **Application for Zoning Atlas Map Amendment** **Walsh Kings Highway – 2564 South Kings Highway**
BOARD DATE:	March 15, 2021

STAFF REPORT

Property Owner	Patricia Farley 8602 SE Driftwood Street Hobe Sound, FL 33455
Representative:	Engineering, Design, & Construction Inc. 2980 South 25th Street Fort Pierce, Florida 34981
Requested Action:	Approval to change the Future Land Use of a parcel from Mixed Use (MXD) to General Commercial (GC) Approval to Rezone three (3) parcels from Single Family, 2 du/acre (E-2) to General Commercial (C-3)
Site Location:	2564 South Kings Highway
Parcel IDs:	2324-233-0000-000-7
Existing Use:	Vacant
Parcel Size:	8.90 acres
Current Future Land Use:	Mixed Use (MXD)
Current Zoning:	Single Family, 2 du/acre (RS-2)

Proposed Future Land Use: General Commercial (GC)

Proposed Zoning: General Commercial (C-3)

	North	East	South	West
Surrounding FLU:	GC	GC	GC/I	GC/RM
Surrounding Zoning:	C-3	C-3	C-3/I-1	C-3/R-4

Staff Analysis:

Request

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting review and approval of a Future Land Use Map Amendment from Mixed Use (MXD) to General Commercial (GC) with a compatible change to the Zoning Atlas (Rezoning) from Single Family, two (2) du/acre (E-2) to General Commercial (C-3) to develop the site for a future RV storage and personal storage development. The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for development of the site.

Future Land Use and Zoning Designation Comparison

The subject site currently has a Future Land Use of Mixed Use (MXD). The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two of the following general land uses:

- Residential (single-family and/or multifamily);
- Commercial—General and/or Neighborhood;
- Commercial—Town Center;
- Hotel (minimum 100 units);
- Office Uses—Professional and/or medical;
- Industrial;
- Institutional.

The applicant is seeking a Future Land Use of General Commercial (GC) to be consistent with the development that will be proposed on the site. Due to the proposed development not containing at least two (2) different uses as required in the Mixed-Use category described above, the parcel cannot maintain the Mixed-Use Future Land Use as it would not be compatible with the Comprehensive Plan. The GC designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include

multifamily residential, intensive/general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks/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 percent of the total floor area of the General Commercial future land use designation.

As the area is surrounded by land use that is either General Commercial (GC), Medium Density Residential (RM), or Industrial (I), the requested General Commercial land use is compatible with its surrounding uses. Currently, there are no direct conflicts with the subject request. Staff has indicated that proper attention to future development in the proximity is necessary to properly plan for increased traffic and subsequent impacts to the level of service standard.

The traffic study concluded that the change in land use can be accommodated with the current funded long-range transportation network and the proposed daily trips will not have a significant impact on the transportation network. At the time of submittal of a development proposal for the subject site, the applicant will be required to submit for review and approval of a subsequent traffic study that analyzes the traffic impacts of the proposed development and layout of the site plan. Kings Highway from Orange Avenue to Okeechobee Road is currently undergoing a planned Department of Transportation reconstruction that includes road widening, intersection improvements, and drainage improvements.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the proposed applications:

(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 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 not out of character for the area and is similar to surrounding land uses and zoning designations. The current zoning of Single Family, 2 du/acre (RS-2) is not compatible with the surrounding area as this zoning category is suitable for areas with single family estates or other residentially zoned areas and not for areas that are commercial or industrial centers.

The Fort Pierce Utilities Authority (FPUA) does not have an objection to the requested change, however, notes that at present, water and sewer services are not available to serve the property. The applicant will be required to coordinate with FPUA at the Development Review application stage to bring water and sewer services to the site.

Planning Board
The Planning Board acting as the Local Planning Agency voted 7-0 to recommend approval of the Future Land Use Map Amendment as requested.

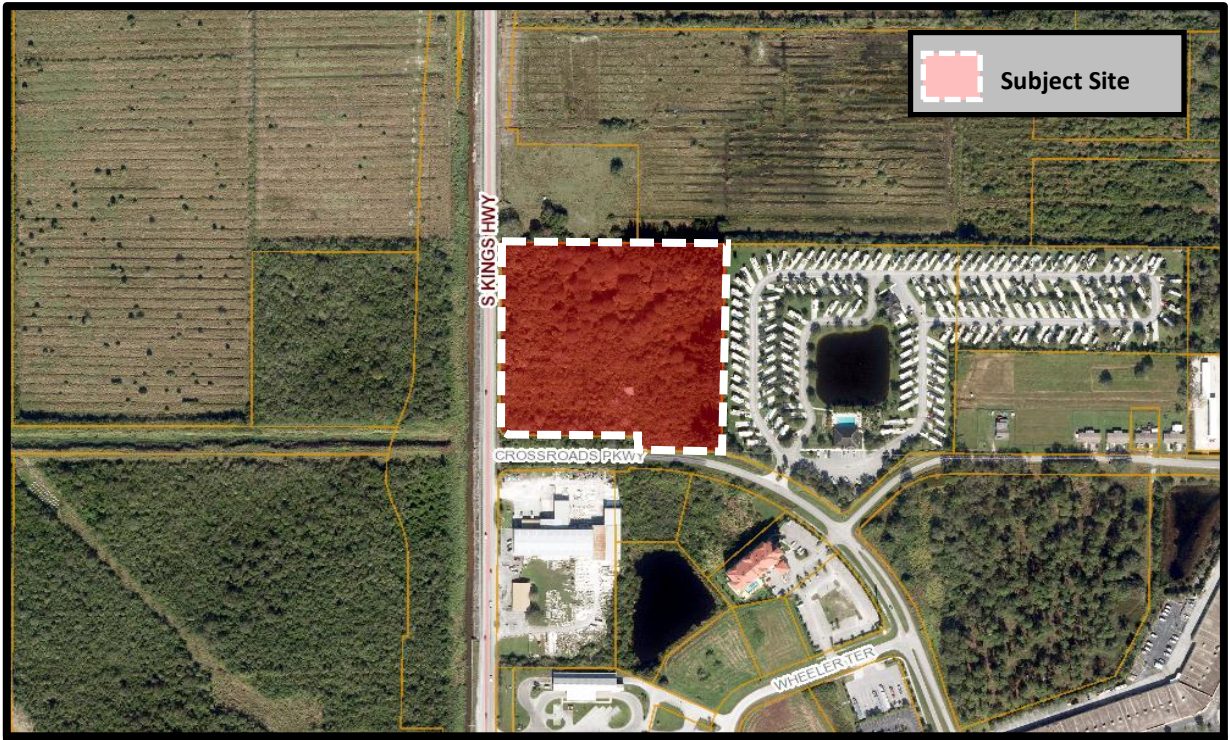
The Planning Board at their meeting on February 9, 2021 voted 7-0 to recommend approval of the Zoning Atlas Map Amendment as requested.

Public Notification
12 letters were sent out to property owners within 500 feet of the subject property for the Zoning Atlas Map Amendment

Technical Review Committee
All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

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** of the request.

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** of the request.



THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use & Zoning Atlas Map Amendment
2564 South Kings Highway
Aerial Map

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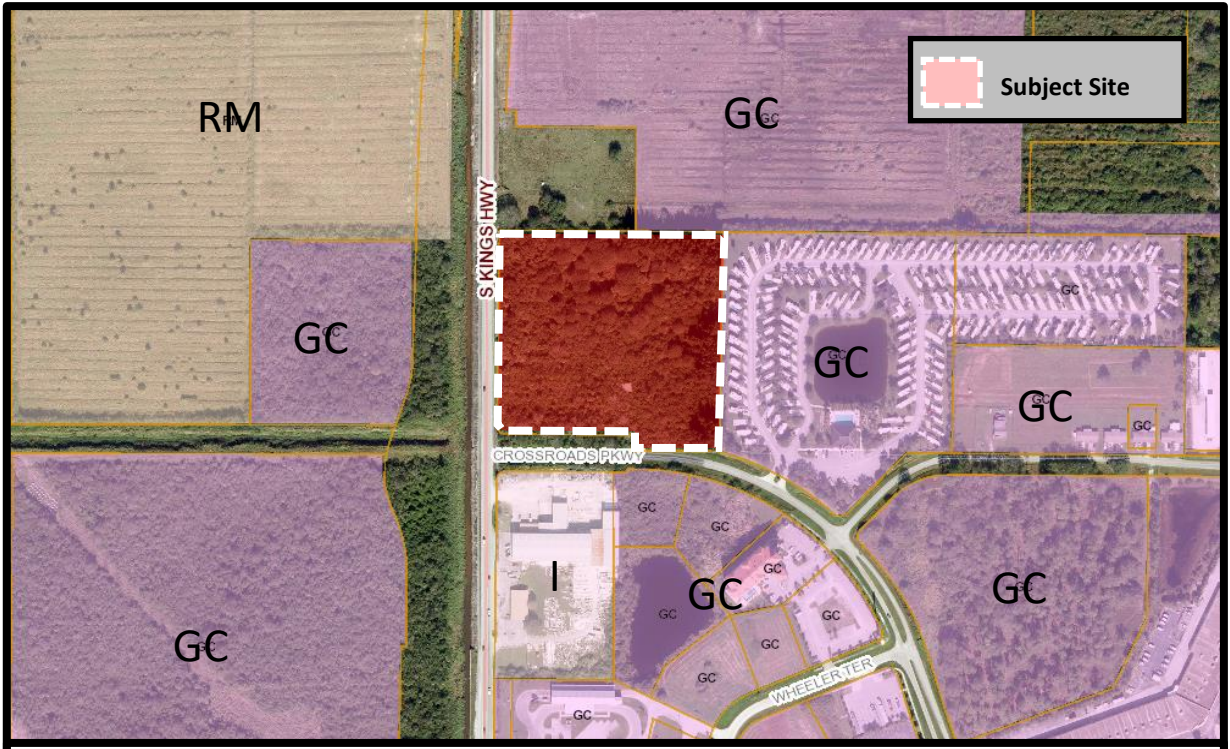

THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use & Zoning Atlas Map Amendment
2564 S. Kings Highway
Future Land Use Map

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THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use & Zoning Atlas Map Amendment
2564 S. Kings Highway
Zoning Map

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

December 16, 2020

Brad Currie
10250 SW Village Parkway
Port St. Lucie, FL 34987

Subject: **Zoning & Future Land Use – 2564 S. Kings Highway**
Technical Review Project # 20-06000004

Fort Pierce Planning:

1. It is staffs understanding that there will be subsequent applications filed for Concurrency Review, Design Review, and Development Review soon for this site.
2. As this project is along both a Florida Department of Transportation Road and County Road the Traffic Study would be reviewed by the County and their third party reviewer. The County has indicated that this review would take place at the Development Review stage as they have elected to reserve all comments during that stage of the project.
3. Provide the Legal Description in word form so that it can be added to the Ordinances.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate

Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
DEC 15 2020
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Walsh Kings Highway Rezoning & FLUA – 2564 Kings Highway
TRC No. 20-06000004

DATE : December 15, 2020

This is to advise you that we have completed the review of the resubmittal of the following documents as received by this office on December 4, 2020:

- [x] Rezoning/FLU Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Rezoning/FLU Approval
- [ ] Building Permit
- [ ] C/O

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

- [ ] See engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\W\Walsh Kings Highway\Rezoning\Submittal No. 1 - 120420\Rezoning-FLUA Approval - 121020.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.17.20
Property Address: Rezoning & Future Land Use Map Amendment - Walsh Kings Highway - 2564 Kings Highway

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/9/202_____

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

Technical Review Committee Meeting

October 15, 2020

TECHNICAL REVIEW PROJECT # 20-06000004

Rezoning and Future Land Use – Walsh Kings Highway – 2564 S. Kings Highway

Comments

FPUA W/WW Engineering: Approved as noted: The Water/ Wastewater Engineering Department has reviewed the Rezoning application package for 2564 Kings Highway and there is no objection to this change. However, at present FPUA's water and sewer services are not available to serve this property.

FPUA Electric & Gas Engineering: Approved, no comment

SLC Public Works/Engineering

3564 S. Kings Highway

1. 2564 Kings Hwy: The County will review and provide comments with a site plan application. It was requested previously that the needed ROW be dedicated on Crossroads Parkway. Please advise if it is appropriate to detail at the rezone or the site plan. Is there intent for the City to assume the future responsibility of the 1/4 of a mile that is County to adjoin with the City's section for this local roadway?

Technical Review Committee meeting

December 17th, 2020

Case # 20-06000004

Planner: Brandon Creagan

Future Land Use, Rezoning

2564 Kings Highway, Ft. Pierce (Walsh Kings Highway Storage Unit)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

☑ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☑ Warranty Deed & Legal Description
- ☑ St. Lucie County Property Record Card
- ☑ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☑ Current Survey
- ☑ Environmental Study
- ☑ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- ☑ Drainage Analysis
- ☑ Historical Report
- ☑ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 2564 S. Kings Highway, Fort Pierce, FL
2. Property Tax ID(s): 2324-233-0000-000-7
3. Total Acreage: 8.90 ac.
4. Existing Future Land Use Designation: MXD (SLC)
5. Existing Zoning Classification: RS-2 (SLC)
6. Proposed Zoning Classification: C-3 (Fort Pierce)
7. Other applications being submitted concurrent with this application, if any:
   Annexation, Rezone, Conditional Use, Site Plan
8. Describe the existing uses, improvements and structures on the amendment lands:
   Undeveloped
9. Are there any identified or possible historical structures on the amendment lands? No (See Historical Report)
10. The reason for making this request:
    Assignment of City of Fort Pierce Future Land Use Designation upon annexation to "Commercial"

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	NE: FDOT ROW NW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)
South	ROW: Crossroads Parkway (SLC) SW: Developed (FA Precast) SE: Undeveloped Commercial	SW: Industrial (Fort Pierce) SE: GC (Fort Pierce)	SW: I-1 (Fort Pierce) SE: C-3 (Fort Pierce)
East	Developed Mobile Home Park	GC (Fort Pierce)	C-3 (Fort Pierce)
West	ROW: S. Kings Highway (FDOT) West of ROW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD (SLC)	RS-2 (SLC)	9 du / acre	8.90	X
Proposed	Commercial (Fort Pierce)	C-3 (Fort Pierce)	FAR 1.0	8.90	N/A

II. Public Facilities Information:

A. Potable Water:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	20,826 GPD
Proposed Zoning	Total gallons per day	387,684 GPD
Change in Demand	**Total gallons per day**	increase of 366,858 GPD

B. Wastewater:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	20,826 GPD
Proposed Zoning	Total gallons per day	387,684 GPD
Change in Demand	**Total gallons per day**	increase of 366,858 GPD

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	9,210.72	0	decrease of 9,210.72
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Allapattah Flats K-8	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	10.7 miles	6.1 miles
Current Zoning Enrollment Demand	59.04	25.30
Proposed Zoning Enrollment Demand	0	0
Change in Demand	decrease of 59.04	decrease of 25.30

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	2,547.02 lbs per day
Proposed Zoning	5,039.89 lbs per day
Change in Demand	increase of 2,492.87 lbs per day

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure into an existing FDOT ditch on Kings Highway.

G. Transportation Analysis:
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	756	61 / 80
Proposed Zoning	585	78 / 78
Change in Demand	Trips - 171	Trips - 17 / - 2
Impact to Capacity	Reduction in daily trips	

12. Name of Owner(s): Patricia Farley
Mailing Address: 8613 SE Banyan Tree Street
City Hobe Sound State FL Zip 33455
Phone # 772-546-5707
E-mail:

13. Name of Applicant: Michael Lee Walsh GC
Mailing Address: 15216 SW Palm Oak Avenue
City Indiantown State FL Zip 34956
Phone # 561-758-5619 Fax #
E-mail: michaelleewalsh@gmail.com

14. Name of Representative: Brad Currie, AICP, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature (Authorized Agent) Date 10/27/2020

8602 SE Driftwood Street, Hobe Sound, FL 33455
Address State FL 33455 Zip

772-546-5707
Phone Fax E-mail Address

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

Patricia Farley 772-546-5707
Property Owner's Name (Please Print) Phone
8602 SE Driftwood Street Hobe Sound, FL 33455
Address State Zip

(Authorized Agent)
Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 27th day of October, 20 20, by Bradley J. Currie (Authorized Agent) who is personally known to me or has produced _____ as identification.

Patricia M. Sesta
Signature of Notary

(seal) Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

OFFICE USE:		
DATE RECEIVED:_____	Signed:_____	
File Number:_____	Check No: _____	Receipt No: _____
TRC Review:_____	Planning Board Review: _____	City Commission: _____
Ordinance No:_____	Date Approved: _____	

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

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In addition to a complete application, packets shall include:

- ☑ Warranty Deed & Legal Description
- ☑ St. Lucie County Property Record Card
- ☑ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☑ Current Survey
- ☑ Environmental Study
- ☑ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- ☑ Drainage Analysis
- ☑ Historical Report
- ☑ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 2564 S. Kings Highway, Fort Pierce, FL
2. Property Tax ID(s): 2324-233-0000-000-7
3. Total Acreage: 8.90 ac.
4. Existing Future Land Use Designation: MXD (SLC)
5. Existing Zoning Classification: RS-2 (SLC)
6. Proposed Zoning Classification: C-3 (Fort Pierce
7. Other applications being submitted concurrent with this application, if any: Annexation, FLU Amendment, Conditional Use and Site Plan

8. Describe the existing uses, improvements and structures on the amendment lands: Undeveloped

9. Are there any identified or possible historical structures on the amendment lands? No (See Historical Rpt

10. The reason for making this request: Assignment of City of Fort Pierce Zoning Designation upon annexation to Commercial (C-3).

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	NE: FDOT ROW NW: Undeveloped Commercial	CG (Fort Pierce)	C-3 (Fort Pierce)
South	ROW: Crosstown Pkwy (SLC) SW: Developed (FA Precast) SE: Undeveloped Commercial	SW: Industrial (Fort Pierce) SE: GC (Fort Pierce)	SW: I-1 (Fort Pierce) SE: C-3 (Fort Pierce
East	Developed Mobile Home Park	CG (Fort Pierce)	C-3 (Fort Pierce)
West	ROW: S. Kings Hwy (FDOT) West of ROW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD (SLC)	RS-2 (SLC)	9 du / acre	8.90	X
Proposed	Commercial (Fort Pierce)	C-3 (Fort Pierce)	FAR 1.0	8.90	N/A

II. Public Facilities Information:

A. Potable Water:		
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	20,826 GPD
Proposed Zoning	Total gallons per day	387,684 GPD
Change in Demand	**Total gallons per day**	increase of 366,858 GPD

B. Wastewater:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	20,826 GPD
Proposed Zoning	Total gallons per day	387,694 GPD
Change in Demand	**Total gallons per day**	increase of 366,868 GPD

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	9,210.72	0	decrease of 9,210.72
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Allapattah Flats K-8	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	10.7 miles	6.1 miles
Current Zoning Enrollment Demand	59.04	25.30
Proposed Zoning Enrollment Demand	0	0
Change in Demand	decrease of 59.04	decrease of 25.30

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	2,547.02 lbs per day
Proposed Zoning	5,039.89 lbs per day
Change in Demand	increase of 2,492.87 lbs per day

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure into an existing FDOT ditch on Kings Highway.

III. Transportation Analysis

G. Traffic
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	756	61 / 80
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Change in Demand	Trips -171	Trips -17 / -2
Impact to Capacity		

12. Name of Owner(s): Patricia Farley
Mailing Address: 8613 SE Banyan Tree Street
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E-mail: michaelleewalsh@gmail.com

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Applicant's Signature Bradley J. Currie (Authorized Agent) 10/27/2020 Date

8602 SE Driftwood Street, Hobe Sound	FL	33455
Address	State	Zip

772-546-5707		
Phone	Fax	E-mail Address

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Patricia Farley	772-546-5707	
Property Owner's Name (Please Print)	Phone	

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Address	State	Zip

		10/27/2020
Property Owner's Signature	Bradley J. Currie (Authorized Agent)	Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 27th day of October, 20 20, by Bradley J. Currie (Authorized Agent) who is personally known to me or has produced _____ as ident

Patricia M. Sesta
Signature of Notary

(seal)

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

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West	ROW: S. Kings Highway (FDOT) West of ROW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)

	Future Land Use	Zoning Classification	Maximum Intensity **Residential: Dwelling Units per Acre** **Other: Square Footage**	Total Acreage	Flood Zone
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	K-8	High
School Name	Allapattah Flats K-8	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	10.7 miles	6.1 miles
Current Zoning/FLU Enrollment Demand	59.04	25.30
****Proposed Zoning/FLU Enrollment Demand**	0	0
****Change in Demand**	decrease of 59.04	decrease of 25.30

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)

Demand Analysis	Maximum
Current Zoning/FLU	2,547.02 lbs per day
****Proposed Zoning/FLU**	5,039.89 lbs per day
***Change in Demand**	increase of 2,492.87 lbs per day

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure into an existing FDOT ditch on Kings Highway.

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	756	61 / 80
****Proposed Zoning/FLU**	585	78 / 78
***Change in Demand**	Trips - 171	Trips - 17 / - 2
Impact to Capacity	Reduction in daily trips	

IV. Project Description

PHASING					
Is this project (phase) part of a larger project? ☐ Yes ☑ No					
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.					
Total Project: Residential Units: N/A	Single Family: N/A		Multifamily: N/A		
Non-residential (square footage): 121,938 sf					
Mixed-use (describe use): N/A					
(If this is a single phase project, name it Phase I – Total)					

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	N/A				
Single-family, attached	N/A				
Multi-family	N/A				
Other (specify)	N/A				

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Storage Units	Phase 1	88,748 sf		08/01/2021	08/01/2023
RV Storage	Phase 1	33,190 sf		08/01/2021	08/01/2023

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

ENGINEERS SURVEYORS ENVIRONMENTAL

PROJECT NARRATIVE & COVER LETTER
Walsh Kings Highway Property
Future Land Use & Rezone Application
October 26, 2020

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of a Future Land Use and Rezone application for an 8.90 +/- acre parcel currently located in St. Lucie County, Florida for a proposed self-storage and RV storage development with associated site improvements. Application for annexation is currently under review by the City of Fort Pierce. The subject parcel is noted below and is located east of S. Kings Highway and north of Crossroads Parkway in Fort Pierce, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located east of S. Kings Highway and north of Crossroads Parkway in St. Lucie County. The parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:
2324-233-0000-000-7	2564 S. Kings Highway	8.90

This parcel is currently in the jurisdiction of St. Lucie County for which an annexation application is currently under review by the City of Fort Pierce. This parcel has an existing Future Land Use designation of Mixed Use (MXD) and is located in the Residential (RS-2) Zoning designation (St. Lucie County). The applicant is requesting approval to change the Future Land Use designation to Commercial and the underlying Zoning designation to Commercial (C-3).

There is 2.311-acre parcel to the northwest of the subject parcel for which there is no property information available. To the northeast is an undeveloped parcel which has a City of Fort Pierce Future Land Use designation of General Commercial (GC) and has a Commercial (C-3) Zoning designation.

To the west of the subject property lies the right-of-way of S Kings Highway, a State owned and maintained road. West of the right-of-way, lies an undeveloped commercial parcel. This parcel has a Fort Pierce Future Land Use designation of General Commercial (CG) and an underlying Zoning designation of Commercial (C-3).

South of the subject parcel is the right-of-way of Crossroads Parkway which is owned and maintained by St. Lucie County. Southwest of the right-of-way is a developed Industrial parcel with a Fort Pierce Future Land Use designation of Industrial and an underlying Zoning designation of Industrial (I-1). The parcel located to the southeast of the subject site, south of the Crossroads Parkway right-of-way has a General Commercial (GC) and an underlying Zoning designation of Commercial (C-3).

To the east of the subject is a developed RV park known as Treasure Coast RV Resort. This development has a Fort Pierce Future Land Use designation of General Commercial (GC) and an underlying Zoning Designation of Commercial (C-3).

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

Engineering Design & Construction, Inc. 10250 SW Village Parkway, Suite 201, Port Saint Lucie, FL 34987 772-462-2455 www.EDC-Inc.com

Patricia Farley
2564 S. Kings Highway
Hobe Sound, FL 33455

AGENT CONSENT FORM

Project Name: Walsh Kings Highway

Parcel ID: 2324-233-0000-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED Patricia Farley, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 19th day of August, 2020, by Patricia Farley (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Notary Signature

Alexis Jan Day
Printed Name of Notary

ALEXIS JAN DAY
NOTARY PUBLIC
STATE OF FLORIDA
NO. GG 304039
MY COMMISSION EXPIRES FEB. 24, 2023
(Notary Seal)

Feb. 24, 2023
My commission expires

Owner's Signature

PATRICIA FARLEY
Owner's Name

8602 SE. DRIFTWOOD St
Street Address

HOBE SOUND, FL. 33455
City, State, Zip

772-546-5707
Telephone / Email

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3447660 OR BOOK 3176 PAGE 228, Recorded 03/05/2010 at 08:53 AM

Prepared by:

Boston National Title and Escrow, LLC
473 NW Prima Vista Blvd.
Port St. Lucie, Florida 34983

File Number: 09-1784

Corrective General Warranty Deed

Made this 16 day of February, 2010 A.D. By **Jack Corley,** whose address is: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455, hereinafter called the grantor, to **Patricia Farley**, whose post office address is: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

The Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Gantor(s)reside thereon.

This Deed is being re-recorded in order to correct the erroneous legal description in that certain Deed recorded 10/21/2009 in Official Record Book 3138, Page 1047, of the Public Records of St. Lucie County, Florida.

Parcel ID Number: **2324-233-0000-000-7**

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, 2009.

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

Signed, sealed and delivered in our presence:

Witness Printed Name Jennifer Vincelio

Witness Printed Name Debbie McCormick

Jack Corley (Seal)
Address: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455

(Seal)
Address:

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 16 day of February, 2010, by Jack Corley, who is/are personally known to me or who has produced FLDR2. as identification.

DEBBIE MCCORMICK
MY COMMISSION # DD 679380
EXPIRES: September 26, 2011
Bonded Thru Notary Public Underwriters

Notary Public
Print Name: Debbie McCormick
My Commission Expires: 9-26-11

Saint Lucie County Property Appraiser
Michelle Franklin CFA
Report generated: Tuesday, May 12, 2020
Parcel Report





Parcel

Parcel ID:	2324-233-0000-000-7
Property ID:	14258
Owner 1:	Patricia Farley
Site Address:	2564 S KINGS HWY

Owner

Owner 1:	Patricia Farley
Owner 2:	
Owner 3:	
Mailing Address:	8613 SE Banyan Tree St Hobe Sound, FL 33455-2908

Overview

Primary Land Use:	0100 - SF Res
District Group:	0002 - Saint Lucie County
Subdivision:	Metes and Bounds
Just/Market Value:	$593,000
Finished Area:	1,074
Acres:	8.9
Total Area:	387,684

Legal Description

Legal Description: 24 35 39 SW 1/4 OF SW 1/4 OF NW 1/4- LESS THAT PART FOR RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 07 03 W 14.82 FT, TH N 89 52 57 E 25 FT TO POB; TH N 00 07 03 W 69.82 FT TO CURVE CONC NE, R OF 25 FT, TH NELY ALG ARC 39.08 FT, TH S 89 41 24 E 368.29 FT, TH S 00 18 36 W 45 FT, TH N 89 41 24 W 392.76 FT TO POB (8.90 AC - 387,684 SF) (OR 3176-228: 3138-1047)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$593,000	$14,500	$578,500	$0	$593,000	$0	$593,000	$0	$0
2018	$592,300	$13,800	$578,500	$0	$592,300	$0	$592,300	$0	$0
2017	$895,400	$5,400	$890,000	$0	$739,640	$0	$739,640	$155,760	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

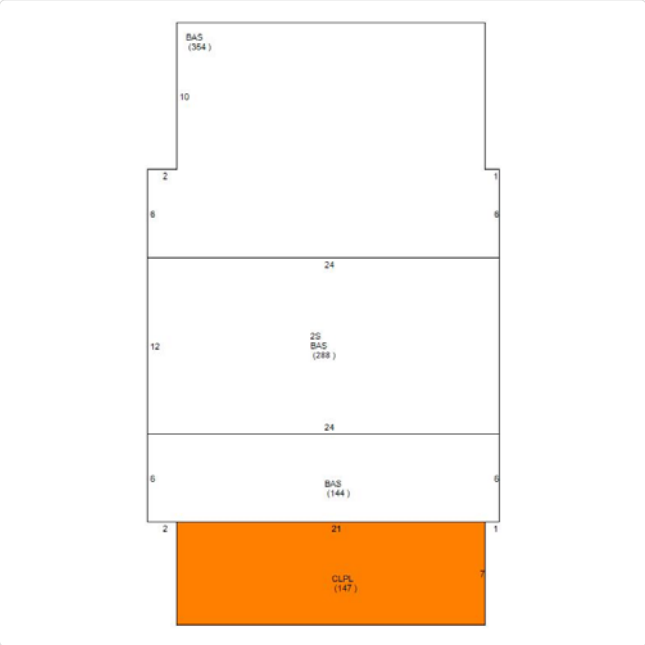
Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2016	8.9	$155.75
County Solid Waste	2009	12	$276.14

Improvements

Building Sequence:	1
Bedrooms:	2
Bathrooms:	1
Building Type:	HD- -
Story Height:	
No of Living Units:	1
Total Finished Area:	1,074
Gross Sketched Area:	1,221
Year Built:	1940
Effective Year:	1940
Primary Roof Cover:	Metal
Primary Roof Structure:	Gable
Primary Wall:	Frm Stucco
A/C %:	0

Building Sketches



Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
	B24	BASE AREA B24	0	600
	UTL	UTILITY ROOM	0	967
1	2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	288	288
1	BAS	BASE AREA	786	786
1	CLPL	Closed Porch Low	0	147

Land Lines

Line Number	Units	Unit Type
1	8.9	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/15/2010	$0	0111	WD	Corley Jack	3176-228	Clerk of Courts
09/01/2009	$100	0130	WD	Corley Jack	3138-1047	Clerk of Courts
06/10/2005	$1,300,000	XX00	WD	Archer John T	2271-1885	Clerk of Courts
02/29/1996	$100	XX01	QC	Archer John T	1002-306	Clerk of Courts
07/05/1995	$0	XX01	PB		964-1115	Clerk of Courts

Photos

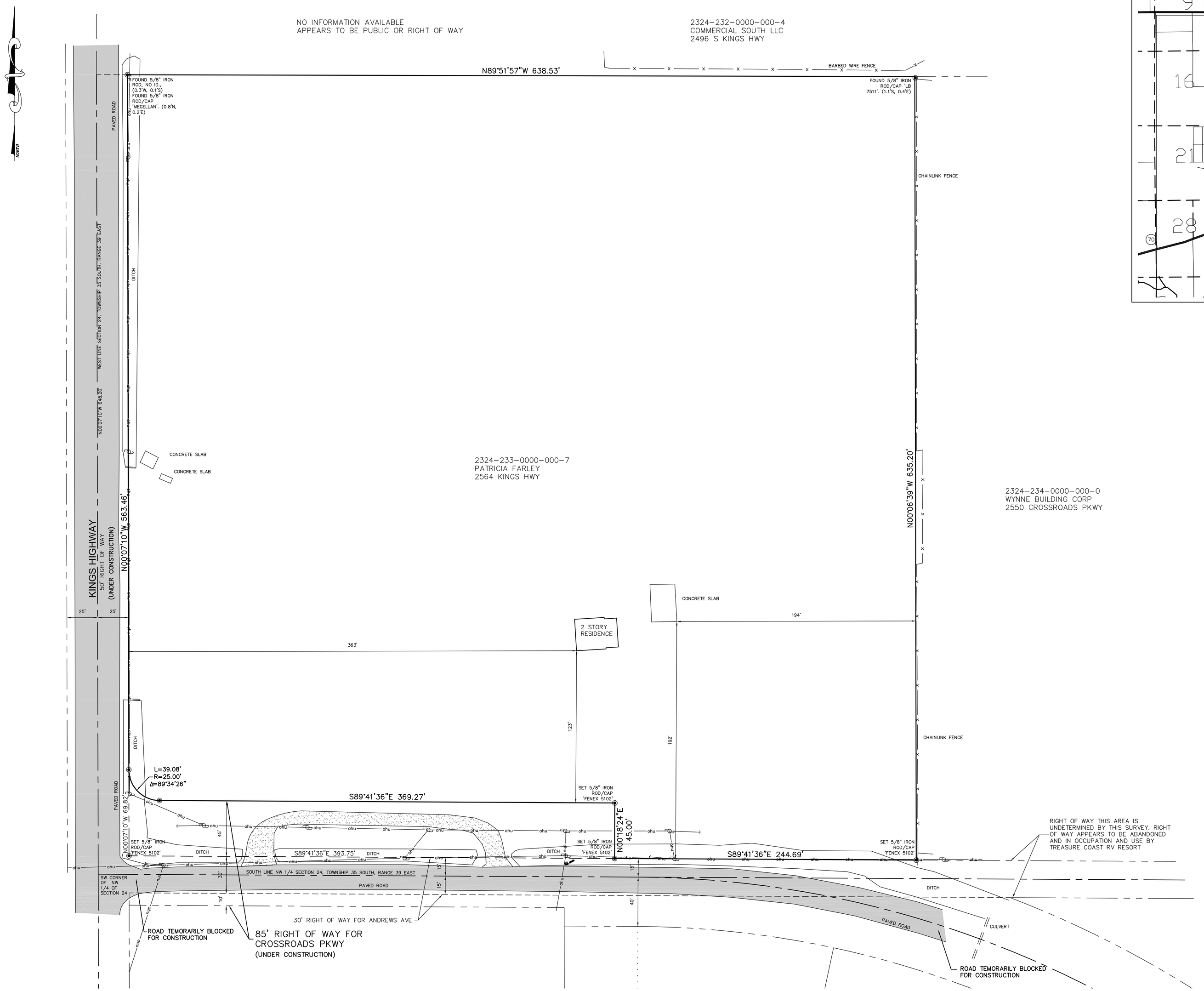


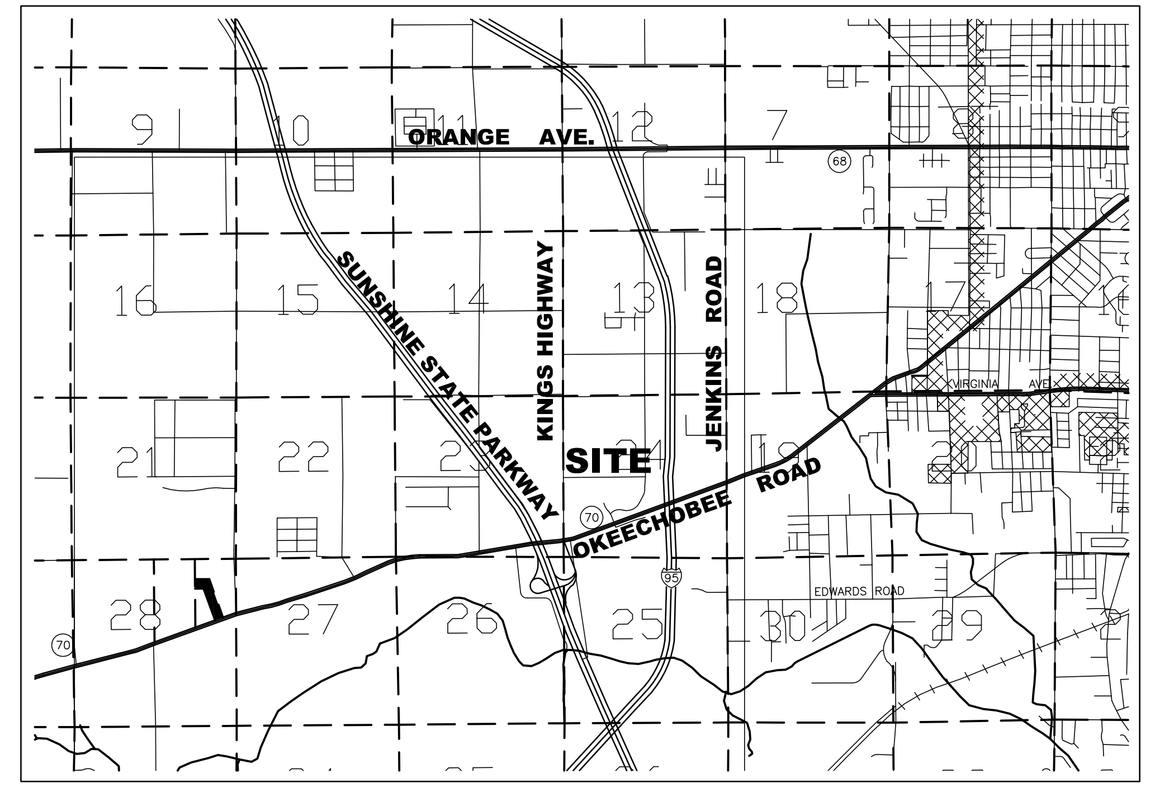


GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.





LOCATION MAP
(NOT OT SCALE)

SURVEYOR'S NOTES:

1. BEARINGS REFER TO STATE PLANE NAD83, FLORIDA EAST ZONE 901 AS REFERENCED ALONG THE WEST LINE OF SECTION 25-35-39.
2.. PROPERTY LIES IN FLOOD ZONE X, FEMA MAP #1211C0167J, 2-16-2012..
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM. THIS SURVEY PREPARED WITHOUT TITLE POLICY.
4. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
5. "○" = POWER POLE; "——>" = GUY WIRE; "-ohu-" = OVERHEAD UTILITIES

AREA NOTES:

GROSS AREA SUBJECT PARCEL:	430,726 SQ.FT.	(9.89 ACRES)
LESS RIGHT OF WAY KINGS/ANDREWS:	25,783 SQ.FT.	(0.59 ACRES)
LESS RIGHT OF WAY CROSSROADS:	17,858 SQ.FT.	(0.41 ACRES)
NET AREA SUBJECT PARCEL:	387,085 SQ.FT.	(8.89 ACRES)

BOUNDARY SURVEY

PARCEL IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 39 EAST

ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

(PER O.R. BOOK 3176, PAGE 228)
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

*NOTE TO LEGAL DESCRIPTION: THIS PARCEL IS ALSO SHOWN AS TRACT 13 ON THE MAP OF BOSTON FLORIDA ATLANTIC COAST LAND CO, PLAT OF SECTION 24, TOWNSHIP 35, RANGE 39, FILED IN PLAT BOOK 3, PAGE 32, ON OCT 6, 1914, ST. LUCIE COUNTY PUBLIC RECORDS

RIGHT OF WAY NOTE:

RIGHT OF WAYS SHOWN ARE TAKEN FROM ST. LUCIE COUNTY TAX MAPS, PLAT OF ST. LUCIE CROSSROADS (PLAT BOOK 30, PAGE 8), FDOT ROADWAY PLANS SLC PROJECT #94010 AND PROPERTY APPRAISER'S ON-LINE PARCELS.

DRAWING DATE: 2/2/2020
FIELD DATE: 1/30/2020
F.B. H5/53
SKETCH NO. 220008_WALSH.dwg

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 EMAIL FENEXCO@BELLSOUTH.NET
LICENSED BUSINESS # 6858

FLORIDA REGISTRATION #5102
CHRISTIAN FENEX

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

Walsh - Kings Highway

Environmental Impact Report

Prepared For:

St Lucie County
Environmental Resource Department

Prepared By:

10250 Village Parkway
Port St. Lucie, FL 34987
772-223-5200

INTRODUCTION

The following environmental impact report has been prepared in accordance with Section 11.02.09(A) (5) of the St. Lucie County Land Development Code. The environmental impact report is required when the thresholds depicted in Section 11.02.09(A) (5) (a) are met. The property is located within Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida. The property is further identified by St. Lucie County Property Appraiser as property identification number 3228-111-0002-000-4. The parcel is located at 2564 South Kings Highway, Fort Pierce, Florida. The overall site acreage of the parcel is ±8.90 acres.

Currently, the site is being prepared with 30,000 square feet (sf) of RV storage and 100,000 sf of flex space upon approval of an annexation request to the City of Fort Pierce, but there is road access to the property via both South Kings Highway and Crossroad Parkway. As part of the building application and annexation process, this property will require and Environmental Impact Report (EIR). See enclosed site plan as prepared by EDC, Inc. as well.

Based on section 11.02.09(A) (5) of the St. Lucie County Land Development Code, the environmental impact report shall completely depict the following:

1. A vegetation and substrate survey including:

a) Extent and acreage of any areas in which vegetation typical of the primary dune extends landward of the Coastal Construction Control Line;

The parcel is located at 2564 South Kings Highway, Fort Pierce, Florida. The overall site acreage of the parcel is ±8.90 acres. No dune areas exist or Coastal Construction Control Lines.

b) Extent and acreage of all marsh and mangrove forest areas, including substrate conditions;

No marsh or mangrove forest areas exist on the parcel. The substrate consists of Riviera fine sand, Floridana sand, and Winder loamy sand; both of which consist of nearly level and poorly drained soil that will tolerate standing water. Water control structures are usually necessary.

c) Extent and acreage of all upland hammock forests; and,

No upland hammock forests or other native Florida uplands exist on the parcel. The upland areas on the property consist of hardwoods and Brazilian pepper in an Abandoned Grove (FLUCCS #224). The parcel also contains minimal cabbage palms and other oaks. The eastern perimeter of the parcel is dominated by Brazilian pepper. The parcel is reflective of the historic use as an agricultural site, apparent by remnant shallow furrows.

Protected trees within the upland area consist of Cabbage Palms and Live Oaks.

Identified uplands carry the following FLUCCS classification:

224 Abandoned Groves: ±8.90 acres total

The vegetation observed in the upland includes:

Live Oak *(Quercus virginiana*)
Cabbage Palm (*Sabal palmetto)*
Brazilian pepper (*Schinus terbinthifolius*)

d) Extent and acreage of all wetlands.

No wetlands exist on the parcel.

2. A statement of jurisdictional control over the environmental area.

The applicant has submitted environmental impact application to the St. Lucie County ERD, and City of Fort Pierce.

3. A statement on when the jurisdictional boundaries were delineated and who delineated the boundaries.

There are no State jurisdictional wetlands are present on the parcel.

4. Indicate the required first floor elevation, and whether all floor elevations will be above this level.

The proposed finished floor elevations will be set at or above the results of the 100-year 3-day storm analysis or predetermined flood elevations as published by FEMA. Whichever elevation is greater will be used to set the primary structure and any additional habitable structures. These elevations will be determined during the detailed design construction plan development process and submitted to all required permitting agencies for review and approval. We estimate finished floor elevations to be somewhere between 2-3 feet above existing property grades.

5. The identification of any area that has experienced overwash of the primary dune.

Not Applicable.

6. The identification of any area subject to breach during storm conditions.

Not Applicable.

7. An assessment of the impacts upon onsite vegetation and wildlife.

The upland areas on the property will be impacted by construction; as the intended use is RV Storage and Flex Space. However, they do not contain critical native habitat or vegetation. Additionally, exotic vegetation will be removed from the site or killed in placed.

No Wildlife was observed on the parcel during the site visit. Due to the nature of the site, impacts to native wildlife will be minimal.

8. An assessment of the impacts upon onsite and off-site natural resources.

There will be overall onsite impacts. The majority of the impacted vegetation will consist of Brazilian pepper and low grasses, native and exotic. Trees qualifying for protection, i.e. Cabbage Palms, Live Oaks, will be mitigated as described in section 123-66 of City of Fort Pierce regulations.

The off-site natural resources affected by the proposed activity are minimal and will not cause fragmentation of natural lands. The immediate area to the east of the property consists of a trailer park HOA, and other commercial buildings to the south. Further north and northeast lies remnant agriculture land.

9. A detailed description of the planned approach to minimize impacts.

The applicant has minimized overall impacts to Preserve Areas through a tree survey. This survey identified and marked off native trees not to be impacted. The remaining impacts on the parcel will mainly be to exotic vegetation and low grasses.

10. A detailed description of the proposed alterations or disturbances being proposed.

The applicant proposes to construct a commercial development, intended for use of RV Storage and Flex Space. This will impact the non-native habitat with typical clearing and grading processes to the property's soil.

11. A detailed description of the proposed mitigation plan to offset impacts.

The applicant will follow the regulation in Section 123-66.d and mitigate for any native tree removed that is greater than 14 inches in diameter at breast height (DBH). Mitigation will also occur for any Cabbage Palms removed that have a clear trunk of 10 feet. Mitigation will occur using replacement trees of the same species, or similar species that have been approved for mitigation. The secondary option is to contribute a fee, calculated per inch of DBH, which varies depending on the type of tree.

12. A plant and animal survey for onsite federal and state protected species.

A preliminary plant and animal survey was conducted by EDC, Inc. in August 2020. No resident listed animal species were observed on the property. No listed plants were observed on the property.

13. A surface water management plan and written assessment including a description of techniques to be used to prevent both the potential degradation of surface water resources and an increase in flood hazard damage.

Stormwater design calculations will be completed per current South Florida Water Management District (SFWMD) design standards as outlined under the SFWMD Basis of Review.

14. A sea turtle protection plan.

A sea turtle protection plan is not applicable to this property.

15. A shoreline stabilization plan.

A shoreline stabilization plan is not applicable for this property.

16. A gopher turtle protection plan.

A gopher tortoise protection plan is not applicable for this property as no burrows were found.

Appendix A
Site Maps

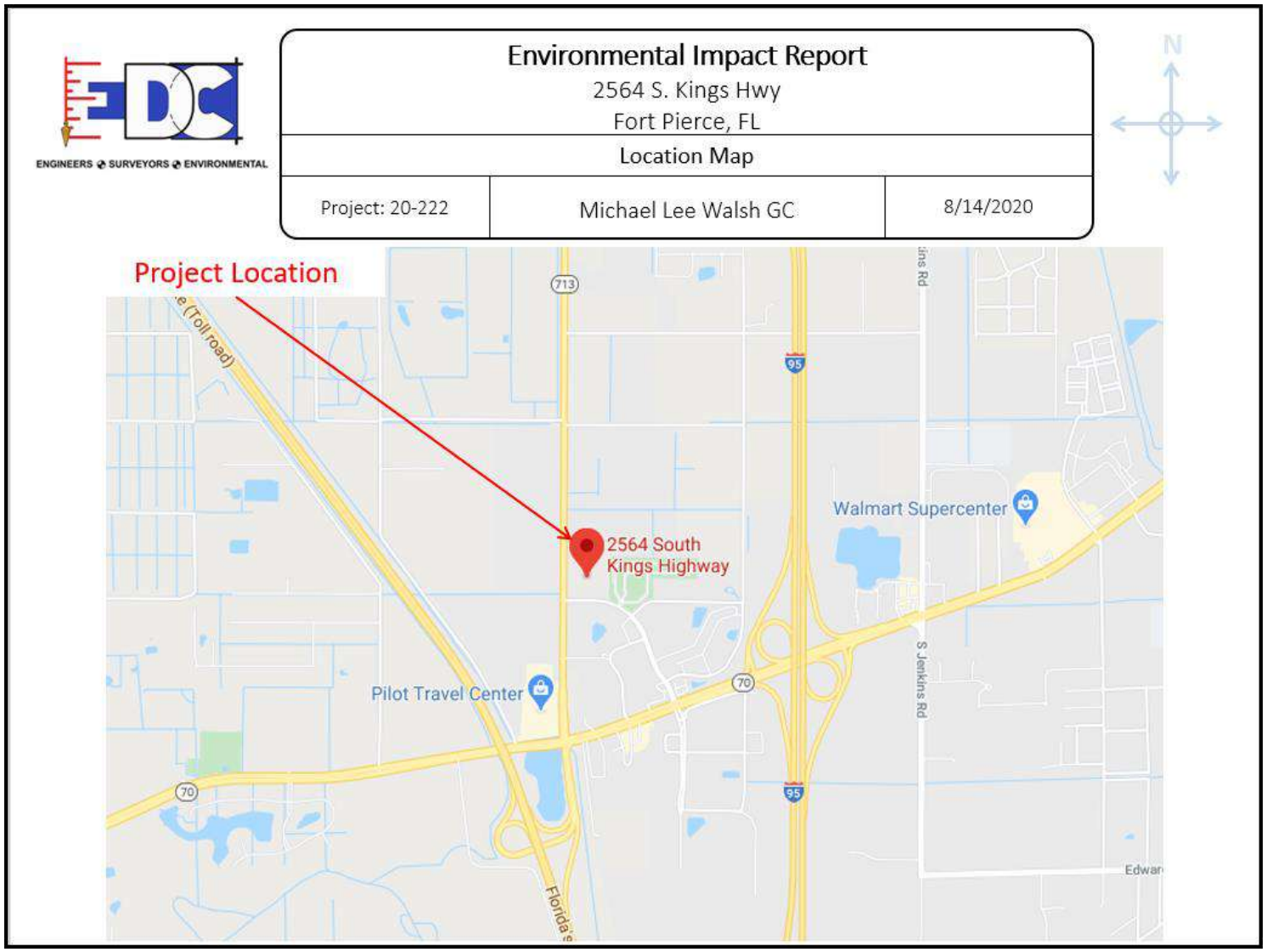


Figure 1. Location Map.

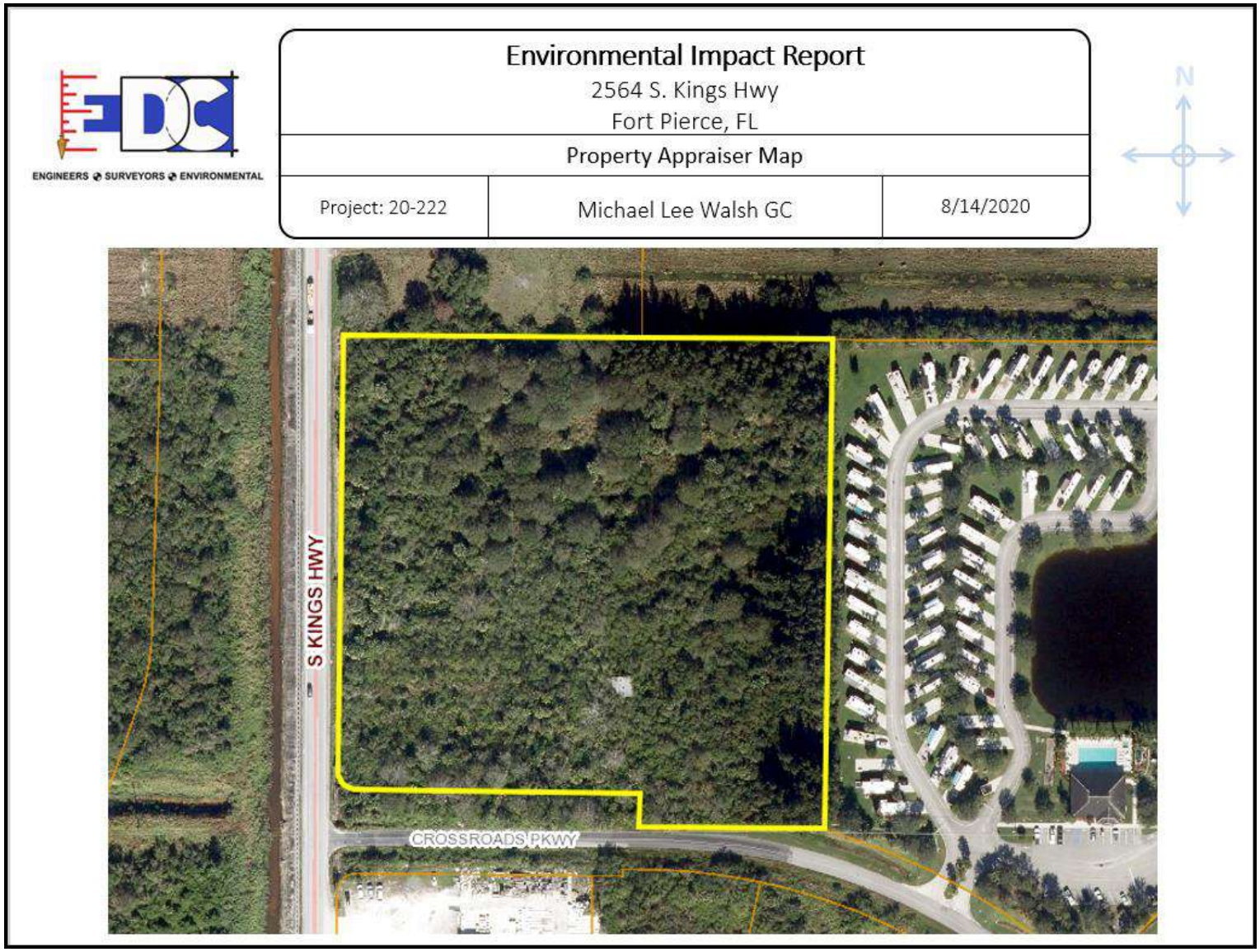


Figure 2. Site Map.

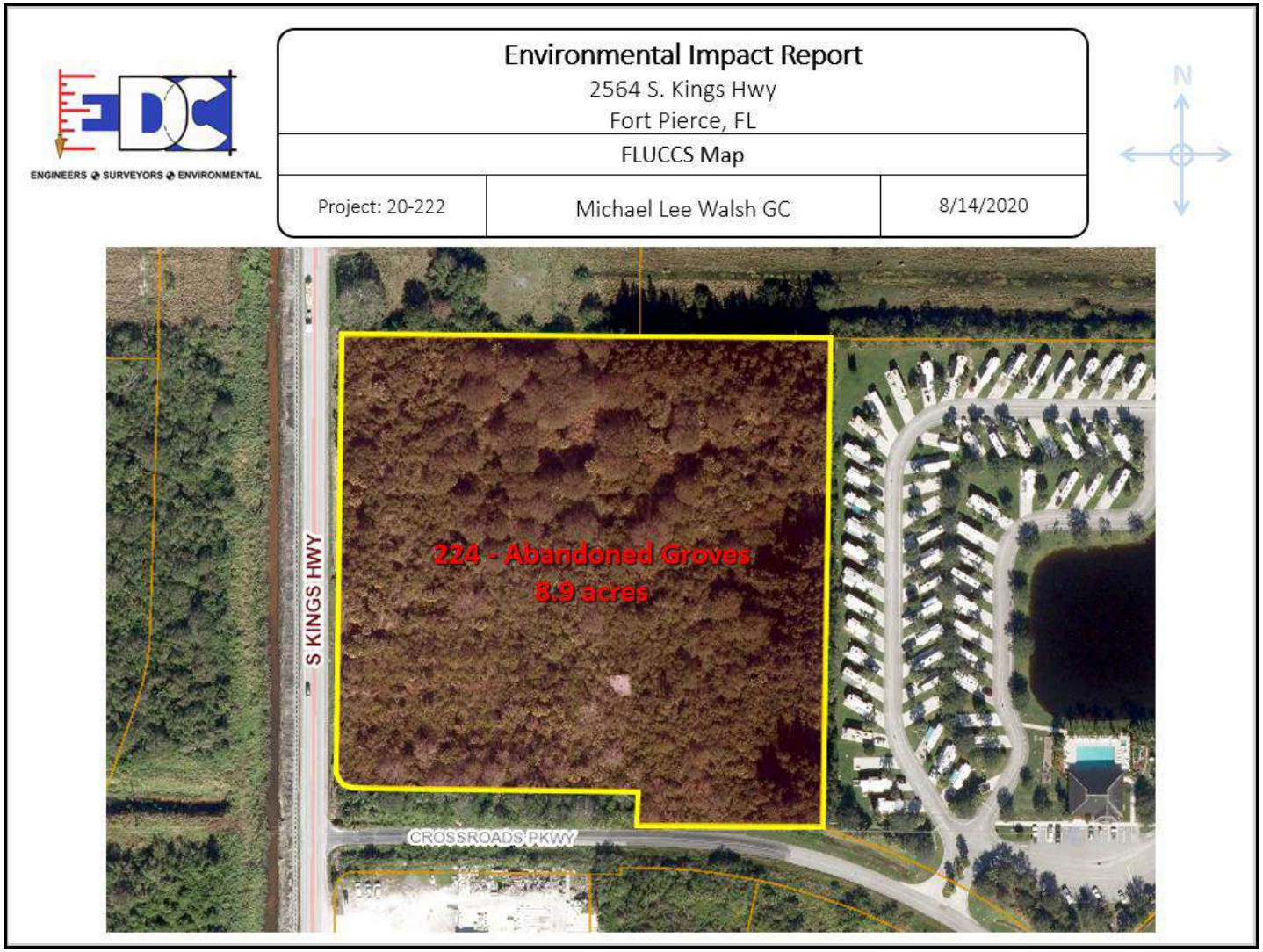


Figure 3. Existing Habitat/FLUCCS Map.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Impact Report

2564 S. Kings Hwy
Fort Pierce, FL

Soil Map

Project: 20-222	Michael Lee Walsh GC	8/14/2020

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38	Riviera fine sand, 0 to 2 percent slopes	2.6	31.5%
55	Winder loamy sand	5.8	68.5%
Totals for Area of Interest		**8.4**	**100.0%**



Figure 4. Soils Map.

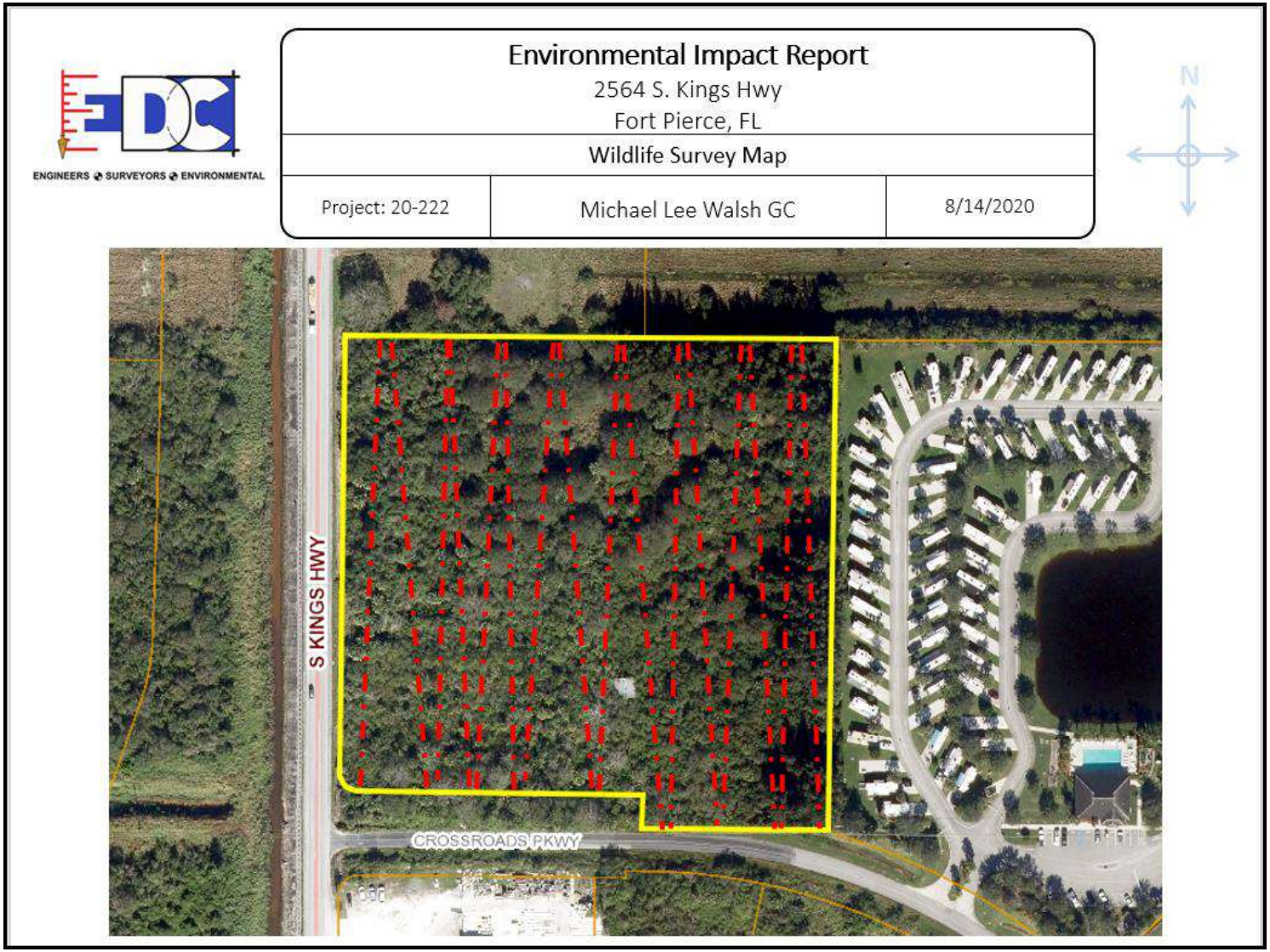


Figure 5. Wildlife Survey Map.

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Walsh Parcel

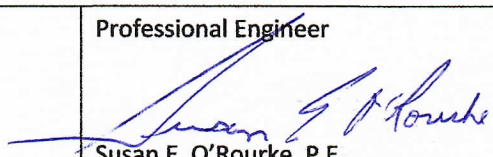
Prepared for:

Ms. Patricia Sesta
EDC, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Prepared by:

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

November 12, 2020

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 11/12/2020 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

November 12, 2020

Ms. Patricia Sesta
EDC, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Re: Walsh Parcel

Dear Ms. Sesta:

O'Rourke Engineering & Planning has completed the analysis of the proposed commercial development located east of Kings Highway and north of Crossroads Parkway in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

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APPENDICES

APPENDIX A: Site Plan

APPENDIX B: St. Lucie County 2019/2020 Level of Service Report and St. Lucie County 2014 Level of Service Report

APPENDIX C: Growth Rate

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed RV Storage commercial development located east of Kings Highway and north of Crossroads Parkway in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the project's impact on the surrounding roadway system.

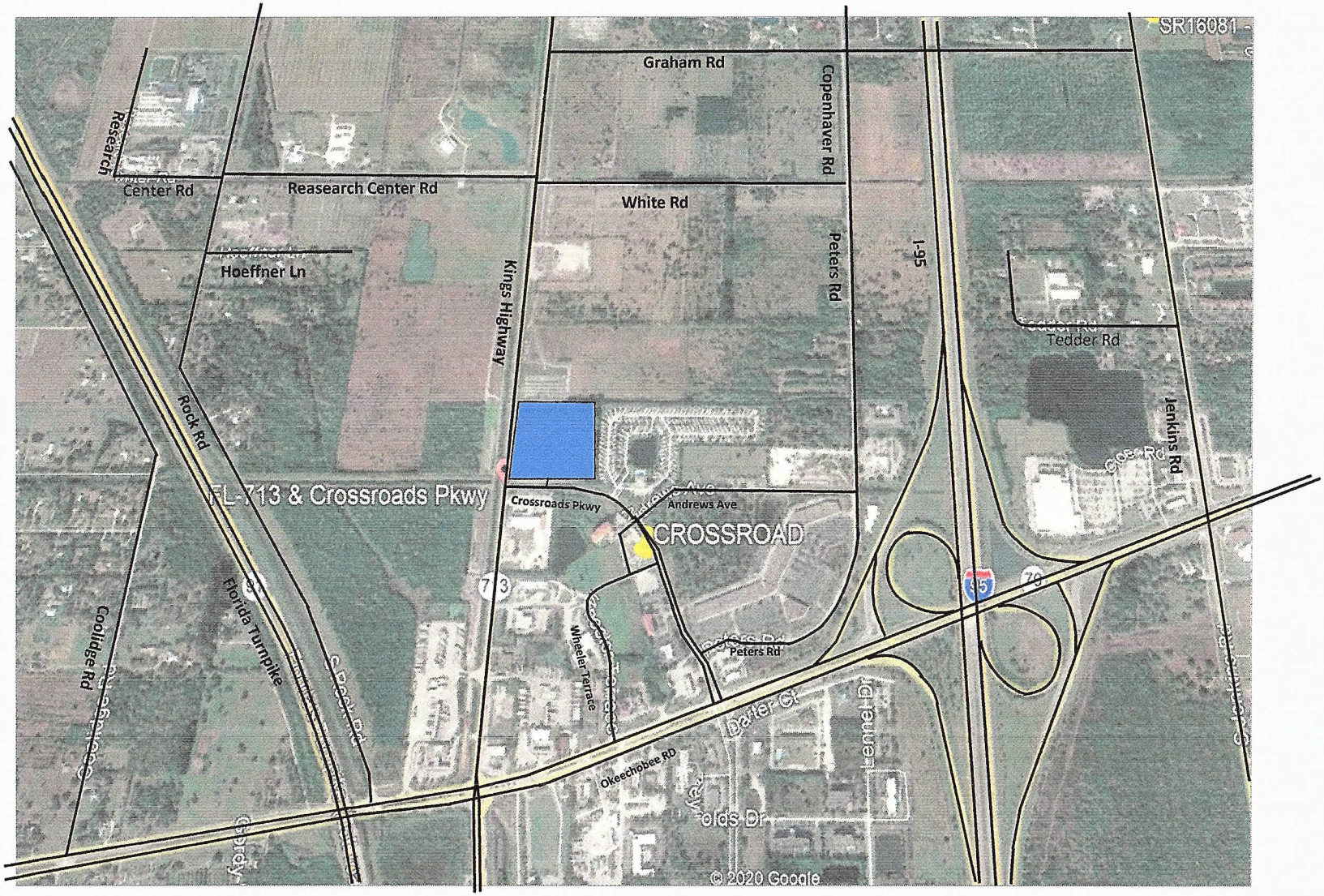
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of buildout cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development located east of Kings Highway and north of Crossroads Parkway located in Ft. Pierce, St. Lucie County, Florida, will consist of a 121,938 square foot RV Storage /Mini Warehouse on approximately 8.8 acres. The site is currently vacant. The project location is shown in **Figure 1**.



NTS Job Number: SR20103.0	O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Date: 10-28-20	Legend = Project Location

Figure 1
Project Location
Walsh

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Crossroads Parkway is a two-lane divided collector road from Okeechobee Road to Andrews Avenue. From Andrews Avenue to Kings Highway it is two-lane undivided.
- Kings Highway is a two-lane principal arterial with a north/south alignment it is included in the St. Lucie County 5-year TIP to be widened to a four-lane divided roadway. The road is currently under construction.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO Traffic Counts and Level of Service Report Fall/Winter 2019/2020 and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The St. Lucie TPO 2019/2020 Level of Service Report was used to establish capacity. This document is included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 10th Edition trip rates were applied to Mini Warehouse. These calculations are shown in **Tables 1a, 1b, and 1c**.

Trip generation reference material are included in the latter half of Appendix B.

As shown, the project will generate 184 net new daily trips. There will be 12 net new AM peak hour trips with 7 entering the project and 5 trips exiting the project. There will be 21 net new PM peak hour trips with 10 trips entering the project and 11 trips exiting the project.

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown, the project is insignificant on the links.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Mini Warehousing	151	121,938	Sft	T = 1.51(X)	50%	50%	92	92	184
TOTALS							**92**	**92**	**184**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

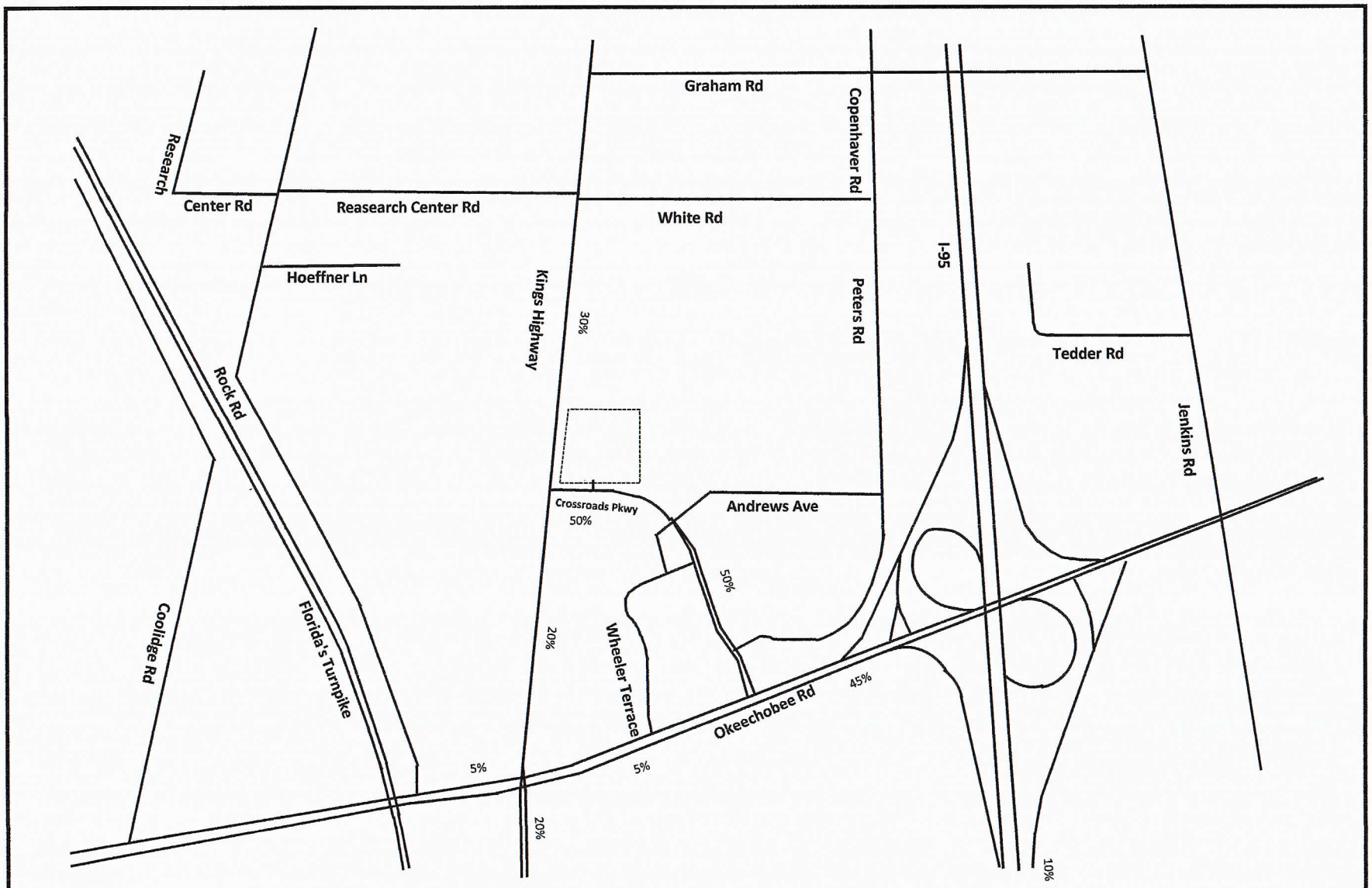
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Mini Warehousing	151	121,938	Sft	T = 0.10(X)	60%	40%	7	5	12
TOTALS							**7**	**5**	**12**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Mini Warehousing	151	121,938	Sft	T = 0.17(X)	47%	53%	10	11	21
TOTALS							**10**	**11**	**21**

Source: ITE 10th Edition Trip Generation Rates



NTS O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Job Number: SR20103.0 | Date: 10-28-20	Legend = Project Location	Figure 2 Percent Assignment Walsh

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	[2]Greater than 3% (1% on Adjacent Links)	[1] Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	830	1	0.12%	20%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	830	1	0.12%	20%
	Crossroads Pkwy	Graham Rd	NB	OUT	NO	660	2	0.30%	30%
	Crossroads Pkwy	Graham Rd	SB	IN	NO	660	2	0.30%	30%
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	790	3	0.38%	50%
	Kings Hwy	Okeechobee Rd	WB	IN	NO	790	4	0.51%	50%
Okeechobee Rd	I - 95	Crossroads Pkwy	EB	OUT	NO	4170	2	0.05%	45%
	I - 95	Crossroads Pkwy	WB	IN	NO	4170	3	0.07%	45%
	Kings Hwy	Crossroads Pkwy	EB	IN	NO	4170	0	0.00%	5%
	Kings Hwy	Crossroads Pkwy	WB	OUT	NO	4170	0	0.00%	5%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	12
Net In:	7
Net Out:	5

7

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	[2]Greater than 3% (1% on Adjacent Links)	[1] Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	830	2	0.24%	20%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	830	2	0.24%	20%
	Crossroads Pkwy	Graham Rd	NB	OUT	NO	660	3	0.45%	30%
	Crossroads Pkwy	Graham Rd	SB	IN	NO	660	3	0.45%	30%
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	790	6	0.76%	50%
	Kings Hwy	Okeechobee Rd	WB	IN	NO	790	5	0.63%	50%
Okeechobee Rd	I - 95	Crossroads Pkwy	EB	OUT	NO	4170	5	0.12%	45%
	I - 95	Crossroads Pkwy	WB	IN	NO	4170	5	0.12%	45%
	Kings Hwy	Crossroads Pkwy	EB	IN	NO	4170	1	0.02%	5%
	Kings Hwy	Crossroads Pkwy	WB	OUT	NO	4170	1	0.02%	5%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	21
Net In:	10
Net Out:	11

OTHER PROJECT TRAFFIC/GROWTH RATE

Traffic volumes on Crossroads Parkway were grown using an area wide 3-year historical growth rate of 18.11%. The growth rate was calculated using available TPO data from 2014 to 2017, at the link of Crossroads Parkway from Kings Highway to Okeechobee Road. The growth rate was applied out 6 years to estimate 2023.

Details of the growth rate calculation are included in **Appendix C**.

LINK ANALYSIS / REVIEW

The adjacent link of Crossroads Parkway from Kings Highway to Okeechobee Road was not significant, but was analyzed further to ensure it will meet concurrency. **Tables 3a and 3b** summarize the results of the link analysis. As shown, the roadway will operate at acceptable levels of service at project buildout.

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	[3]Greater than 3% (1% on Adjacent Links)	AADT 2017	[1] 2017 Peak Hour Directional Volumes	[2] Growth Rate	2023 AM Peak Hour + Growth	2023 Growth Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	2142	108	18.11%	293	293	790	3	296	0.38%	YES	50%
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	WB	IN	NO	2142	108	18.11%	293	293	790	4	297	0.51%	YES	50%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Area Wide Historical Growth

(3) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	12
Net In:	7
Net Out:	5
Years Grown:	6

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	[3]Greater than 3% (1% on Adjacent Links)	AADT 2017	[1] 2017 Peak Hour Directional Volumes	[2] Growth Rate	2023 PM Peak Hour + Growth	2023 Growth Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	2142	107	18.11%	290	290	790	6	296	0.76%	YES	50%
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	WB	IN	NO	2142	107	18.11%	290	290	790	5	295	0.63%	YES	50%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Area Wide Historical Growth

(3) According to the Guidelines prepared by the TPO and modified by the City and County

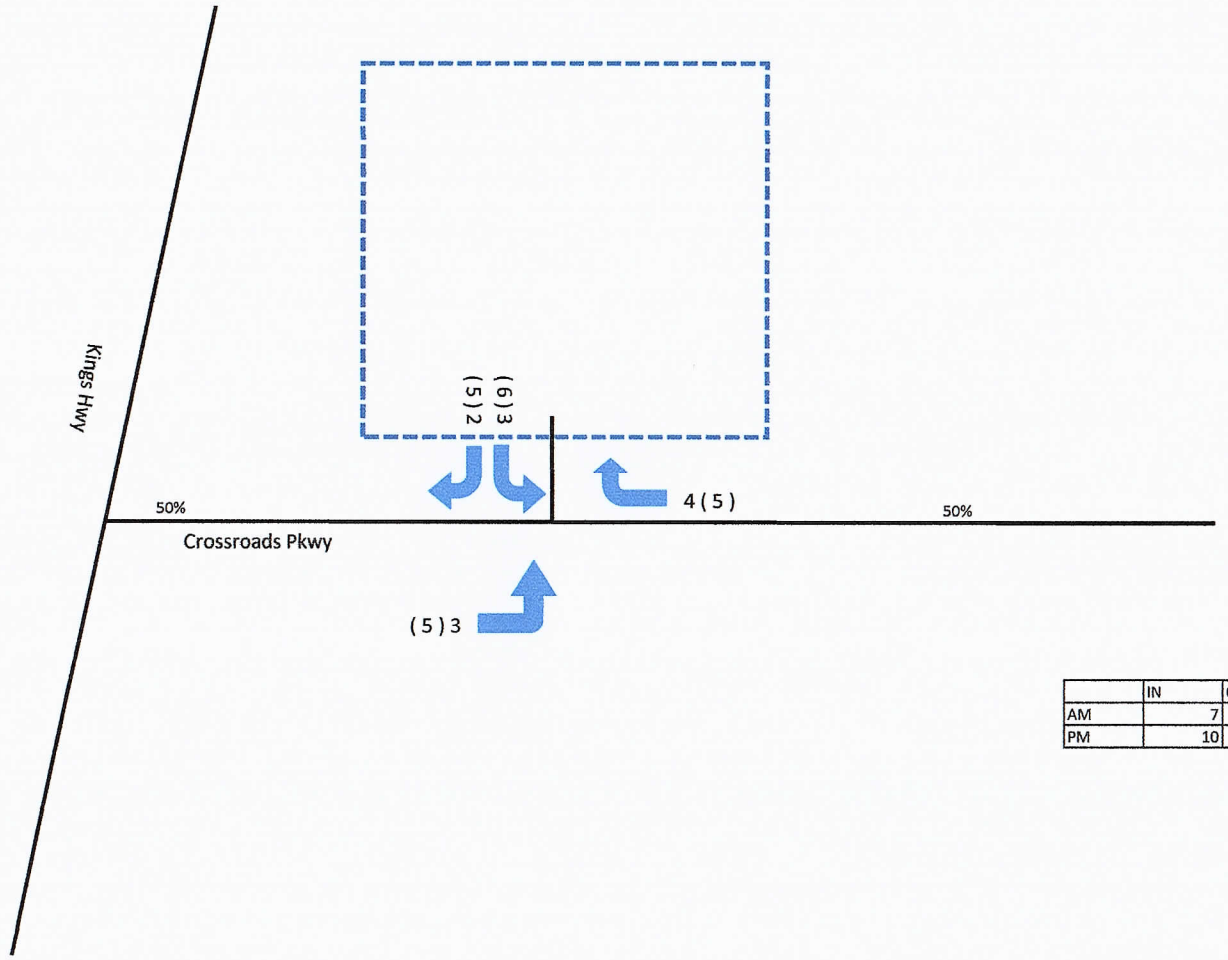
Two-Way:	21
Net In:	10
Net Out:	11
Years Grown:	6

DRIVEWAY ANALYSIS

The project takes access from one full access driveway on Crossroads Parkway. The project volumes are shown on **Figure 3**. No turn lanes are required or recommended.

CONCLUSION

The Walsh Kings Highway RV Storage with 184 daily trips, 12 net AM peak hour trips and 21 net PM peak hour trips will have insignificant impact on the network. All links and intersections operate at acceptable levels of service. Therefore, the project meets the requirements for concurrency.



	IN	OUT
AM	7	5
PM	10	11

NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR20103.0 | Date: 10-28-20

Legend

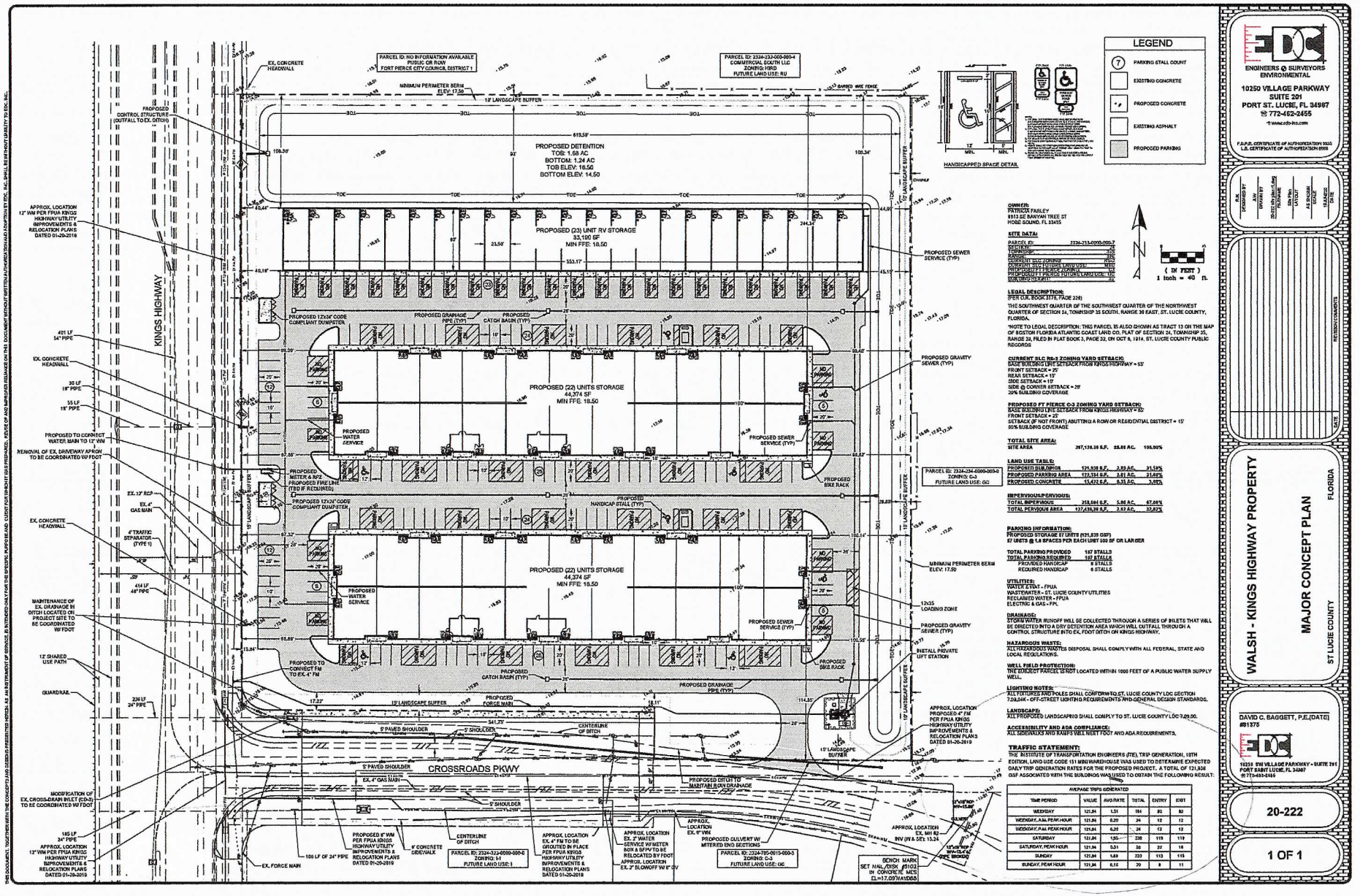
XX (XX) = AM (PM)

= Project Location

Figure 3
Driveway Volumes
Walsh

APPENDIX A

SITE PLAN



ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
F.B.P.E. CERTIFICATE OF AUTHORIZATION 3035
L.B. CERTIFICATE OF AUTHORIZATION 6988

REVISION COMMENTS

WALSH - KINGS HIGHWAY PROPERTY
MAJOR CONCEPT PLAN
ST LUCIE COUNTY FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

20-222

1 OF 1

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Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\Arch\CAD\Walsh20-222 Site Plan 8.14.dwg, Site Plan, 10/27/2020 8:51:39 AM, Jessica, EDC Inc

APPENDIX B

ST. LUCIE COUNTY TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT FALL/WINTER 2019/2020,
ST. LUCIE COUNTY TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT 2014

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	8,300	2019	1,710	535	C	0.695	489	C	0.635
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	16,233	2016	3,170	1,008	C	0.326	865	C	0.280
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	24,500	2020	3,170	1,290	C	0.417	1,244	C	0.403
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	25,000	2020	3,170	1,299	C	0.420	1,395	C	0.451
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	26,500	2019	3,170	1,256	C	0.406	1,307	C	0.423
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	30,500	2019	3,170	1,502	C	0.486	1,556	C	0.504
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	25,000	2020	3,170	1,320	C	0.427	1,384	C	0.448
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	5,400	2016	3,170	348	C	0.118	297	C	0.101
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	6,400	2016	3,170	344	C	0.117	360	C	0.122
CROSSTOWN PKWY	FLORESTA DR to US 1	66	25,500	2019	3,170	1,967	C	0.637	1,723	C	0.558
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,142	2017	790	108	C	0.277	107	C	0.274
DARWIN BLVD	BECKER RD to PAAR DR	235	7,298	2018	630	728	F	1.156	642	F	1.019
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,298	2018	920	728	C	0.837	642	C	0.738
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	13,500	2019	920	673	C	0.774	708	C	0.814
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	8,100	2019	920	633	C	0.728	570	C	0.655
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	8,400	2019	880	512	C	0.617	508	C	0.612
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,800	2017	880	281	C	0.339	294	C	0.354
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,667	2016	600	259	C	0.863	208	C	0.693
DELAWARE AVE	33RD ST to 25TH ST	500	3,118	2017	1,710	207	C	0.269	237	C	0.308
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	3,122	2017	1,220	144	C	0.197	144	C	0.197
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	12,000	2020	790	657	D	0.832	611	D	0.773
DELAWARE AVE	13TH ST to 10TH ST	664	7,402	2017	750	497	D	0.663	411	D	0.548
DELAWARE AVE	10TH ST to 7TH ST	664	7,402	2017	600	497	D	0.828	411	D	0.685
DELAWARE AVE	7TH ST to US 1	665	7,200	2020	750	390	D	0.520	402	D	0.536
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	11,500	2020	830	716	C	0.918	653	C	0.837

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

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Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

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Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,383	2017	750	65	C	0.176	65	C	0.176

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
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St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
CAMEO BLVD	PORT ST LUICE BLVD to CALIFORNIA BLVD	4,600	710	299	C	0.854	286	C	0.817
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	7,633	790	528	D	0.668	448	D	0.567
CAMPBELL RD	PICOS RD to ORANGE AVE	600	510	44	C	0.176	39	C	0.156
CANE SLOUGH RD	US 1 to LENNARD RD	9,178	1,710	510	C	0.662	528	C	0.686
CITRUS AVE	7TH ST to US 1	900	750	129	C	0.349	129	C	0.349
CITRUS AVE	US 1 to 2ND ST	4,020	790	239	C	0.613	244	C	0.626
CITRUS AVE	2ND ST to INDIAN RIVER DR	3,050	510	166	C	0.664	172	C	0.688
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	3,300	1,470	233	C	0.353	209	C	0.317
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	2,600	1,710	162	C	0.210	143	C	0.186
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	4,400	510	233	C	0.932	261	D	0.512
CORTEZ BLVD	35TH ST to 25TH ST	4,300	710	0	B	0.000	0	B	0.000
CORTEZ BLVD	25TH ST to SUNRISE BLVD	2,400	710	159	C	0.454	148	C	0.423
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	6,000	1,710	336	C	0.436	318	C	0.413
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	10,167	3,170	589	C	0.191	559	C	0.181
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	14,333	3,170	899	C	0.291	868	C	0.281
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	12,667	3,170	692	C	0.224	620	C	0.201
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	14,500	3,170	743	C	0.240	677	C	0.219
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	16,667	3,170	779	C	0.252	792	C	0.256
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	10,500	3,170	550	C	0.178	533	C	0.172
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	7,233	3,170	410	C	0.133	406	C	0.131
CROSSTOWN PKWY	SANDIA DR to MANTH LN	5,333	920	269	C	0.309	292	C	0.336
CROSSTOWN PKWY	MANTH LN to FLORESTA DR	4,567	510	259	D	0.508	242	C	0.968
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	1,300	790	81	C	0.208	74	C	0.190
DARWIN BLVD	BECKER RD to PAAR DR	5,080	590	462	C	0.825	407	C	0.727
DARWIN BLVD	PAAR DR to TULIP BLVD	5,080	920	462	C	0.531	407	C	0.468
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	13,000	920	653	C	0.751	667	C	0.767
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	10,000	920	605	C	0.695	544	C	0.625
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,567	840	202	C	0.256	218	C	0.276
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	4,300	840	237	C	0.300	277	C	0.351

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

APPENDIX C

GROWTH RATE

Historical Growth Rate Calculation

Segment	From	To	2014 AADT	2017 AADT	3 Year Historical Growth Rate
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	1,300	2,142	18.11%
		Total	1,300	2,142	18.11%

*Source: St Lucie TPO Traffic Counts and Level of Service Report Fall/Winter 2019/2020

TECHNICAL MEMORANDUM

TO: CITY OF FORT PIERCE BUILDING DEPARTMENT

FROM: ANTHONY A. ADAMS, B.S.

SUBJECT: 20-222 Walsh – Kings Highway

DATE: SEPTEMBER 30, 2020

Historical Report

Due to the presence of a residential structure erected in 1940, this property required research to find if there were any cultural resources of historical significance. This parcel was cross-checked with the Florida State Historical Preservation Office and with St Lucie County Planner, Kori Benton, to search for records that would verify the potential existence of historically significant findings. This research and report are required by City of Fort Pierce. Attached, is correspondence from State Historical Preservation Office staff confirming there are no cultural resources at the subject property.

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

September 30, 2020

Florida Master Site File

Tony Adams
Sr. Biologist |Certified Arborist | Environmental
Engineering Design and Construction
10250 Village Parkway
Port St. Lucie FL 34987
O: 772 223 5200 ext. 108

In response to your request of September 30, 2020, the Florida Master Site File lists no cultural resources recorded at following address:

2564 S. Kings Highway, Fort Pierce, Florida 34945

The Parcel ID# for the property is 2324-233-00000-000-7

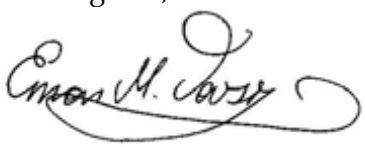
When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

#

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Kind Regards,



Eman M. Vovsi, Ph.D.
Sr. Data Base Analyst
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

December 17, 2020 *Via: Electronic Mail*

Brandon Creagan, LEED Green Associate
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34954

Re: 2564 S. Kings Highway – Zoning & Future Land Use
TRC Response to Comments
TRC Project # 20-02000004

Dear Brandon:

On behalf of our client, please find the attached response to comments received on December 16, 2020 for a project known as Zoning & Future Land Use – 2564 S. Kings Highway. Each comment is identified below followed by a response in ***bold italics***.

Planning Department

1. It is staffs understanding that there will be subsequent applications filed for Concurrency Review, Design Review, and Development Review soon for this site.

RESPONSE: Acknowledged.

2. As this project is along both a Florida Department of Transportation Road and County Road the Traffic Study would be reviewed by the County and their third-party reviewer. The County has indicated that this review would take place at the Development Review stage as they have elected to reserve all comments during that stage of the project.

RESPONSE: Acknowledged.

3. Provide the Legal Description in word form so that it can be added to the Ordinances.

RESPONSE: Please see attached legal description in word format.

FPUA Department

FPUA W/WW Engineering: Approved as noted;
The Water/ Wastewater Engineering Department has reviewed the Rezoning application package for 2564 Kings Highway and there is no objection to this change. However, at present FPUA's water and sewer services are not available to serve this property.

RESPONSE: Acknowledged.

Public Works / Engineering Department

1. 2564 Kings Hwy: The County will review and provide comments with a site plan application. It was requested previously that the needed ROW be dedicated on Crossroads Parkway. Please advise if it is appropriate to detail at the rezone or the site plan. Is there intent for the City to assume the future responsibility of the 1/4 of a mile that is County to adjoin with the City's section for this local roadway?

RESPONSE: These concerns will be addressed during the development review process and will need to be discussed between the City and County.

We feel the attached adequately addresses staff comments and respectfully request approval of application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Patricia Sesta
Planner

cc: Michael Walsh

Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2020-12-17_B_Creagan_2564_S_Kings_Walsh_FLU_Zoning_Rsp2Cmts_20-298.docx

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Future Land Use Map Amendment (Small Scale) - 2564 South Kings Highway

NOTICES PROVIDED PURSUANT TO: Florida State Statute 163.3187 & 166.041 (3)(a)

NOTICE BY NEWSPAPER: 2-28-2021

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 3/3/2021

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

RECEIVED
MAR 08 2021
City Attorney

CITY OF FORT PIERCE LEGALS
100 NORTH US 1
FORT PIERCE FL 34950
ATTN

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.

2/28/2021

Subscribed and sworn to before on the 28th of February, 2021

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires: August 6, 2021

Publication Cost: $315.00
Ad No: GCI0598205
Customer No: 334166
PO#: PUBLIC NOTICE

PUBLIC NOTICE
CITY OF FORT PIERCE
CITY COMMISSION

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3187 & 166.041 F.S., the City Commission, of the City of Fort Pierce will on Monday, March 15, 2021 at 4:30 p.m. and Monday, April 5, 2021 at 6:00 p.m. hold Public Hearings at their meeting on the enactment of the proposed Ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida.

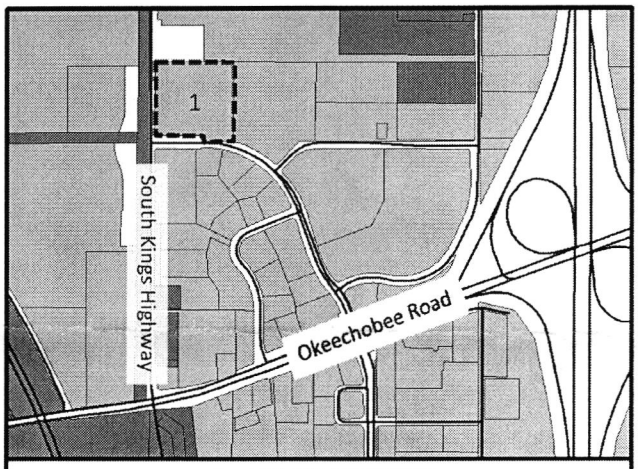
ORDINANCE 21-005 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF A PARCEL GENERALLY LOCATED AT OR NEAR 2564 S. KINGS HIGHWAY FROM CITY OF FORT PIERCE MIXED USE (MXD) TO CITY OF FORT PIERCE GENERAL COMMERCIAL (GC); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Legal description of the parcel is as follows:

(PER O.R. BOOK 3176, PAGE 228)
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

*NOTE TO LEGAL DESCRIPTION: THIS PARCEL IS ALSO SHOWN AS TRACT 13 ON THE MAP OF BOSTON FLORIDA ATLANTIC COAST LAND CO, PLAT OF SECTION 24, TOWNSHIP 35, RANGE 39, FILED IN PLAT BOOK 3, PAGE 32, ON OCT 6, 1914, ST. LUCIE COUNTY PUBLIC RECORDS

Parcel ID: 2324-233-0000-000-7



Parcels ID 1: 2324-233-0000-000-7
Mixed Use (MXD) to General Commercial (GC) 8.90 +/- Acres

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 ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk

Publish: 2/28/2021

TR-GCI0598205-01

City Commission Regular Meeting - 4:30 pm **12. g.**

Meeting Date: 03/15/2021

Re: Zoning Atlas Map Amendment - Walsh Kings Highway - 2564 South Kings Highway

---

SUBJECT:

Quasi-Judicial Hearing - Ordinance 21-006 rezoning a property located at 2564 South Kings Highway from Residential Single Family, 2 du/ac (E-2) to General Commercial (C-3). FIRST READING

SUMMARY:

- In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting review and approval of a Future Land Use Map Amendment from Mixed Use (MXD) to General Commercial (GC) with a compatible change to the Zoning Atlas (Rezoning) from Residential Single Family, 2 du/ac (E-2) to General Commercial (C-3).
- The applicant is seeking Future Land Use and Zoning approvals to construct a self storage facility
- The Planning Board at their meeting on February 9, 2021 voted 7-0 to recommend approval of the Zoning Atlas Map Amendment as presented.

RECOMMENDATION:

Approval

ALTERNATIVES:

Disapproval

RESPONSIBLE STAFF:

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 21-006
Staff Presentation
Staff Packet
Applicant Packet

Public Notification Certification
Affadavit of Notification & Mailing

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2021 12:19 PM

Form Started By: Brandon Creagan
Started On: 03/03/2021 05:32 PM
Final Approval Date: 03/09/2021

ORDINANCE NO. 21-006

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING A PARCEL GENERALLY LOCATED AT OR NEAR 2564 SOUTH KINGS HIGHWAY FROM CITY OF FORT PIERCE RESIDENTIAL SINGLE FAMILY 2 UNITS PER ACRE, E-2 TO CITY OF FORT PIERCE GENERAL COMMERCIAL, C-3; 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 2564 South Kings Highway within the City of Fort Pierce, Florida, representing approximately 8.90 acres of land; and

WHEREAS, the owner/applicant seeks rezoning of the subject property located at or near 2564 South Kings Highway from Residential Single Family 2 Units Per Acre (E-2) to General Commercial (C-3); 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 will 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 9, 2021 meeting, voted 7 to 0 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: 2324-233-0000-000-7

From and after the effective date hereof, the following properties legally described as:

(PER O.R. BOOK 3176, PAGE 228)

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

*NOTE TO LEGAL DESCRIPTION: THIS PARCEL IS ALSO SHOWN AS TRACT 13 ON THE MAP OF BOSTON FLORIDA ATLANTIC COAST LAND CO, PLAT OF SECTION 24, TOWNSHIP 35, RANGE 39, FILED IN PLAT BOOK 3, PAGE 32, ON OCT 6, 1914, ST. LUCIE COUNTY PUBLIC RECORDS

said properties being generally located at or near 2564 South Kings Highway in Fort Pierce, Florida shall be, and the Zoning Designation is hereby changed from Residential Single Family 2 Units Per Acre (E-2) to General Commercial (C-3), as depicted on Exhibit “A” and Exhibit “B”, attached hereto and incorporated herein.

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

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

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

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 21-006 was duly advertised by title only in the St. Lucie News Tribune on Sunday, February 28, 2021 and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on March 15, 2021; and was duly introduced, read by title only, and passed on second and final reading April 5, 2021, 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 5th day of April, 2021.

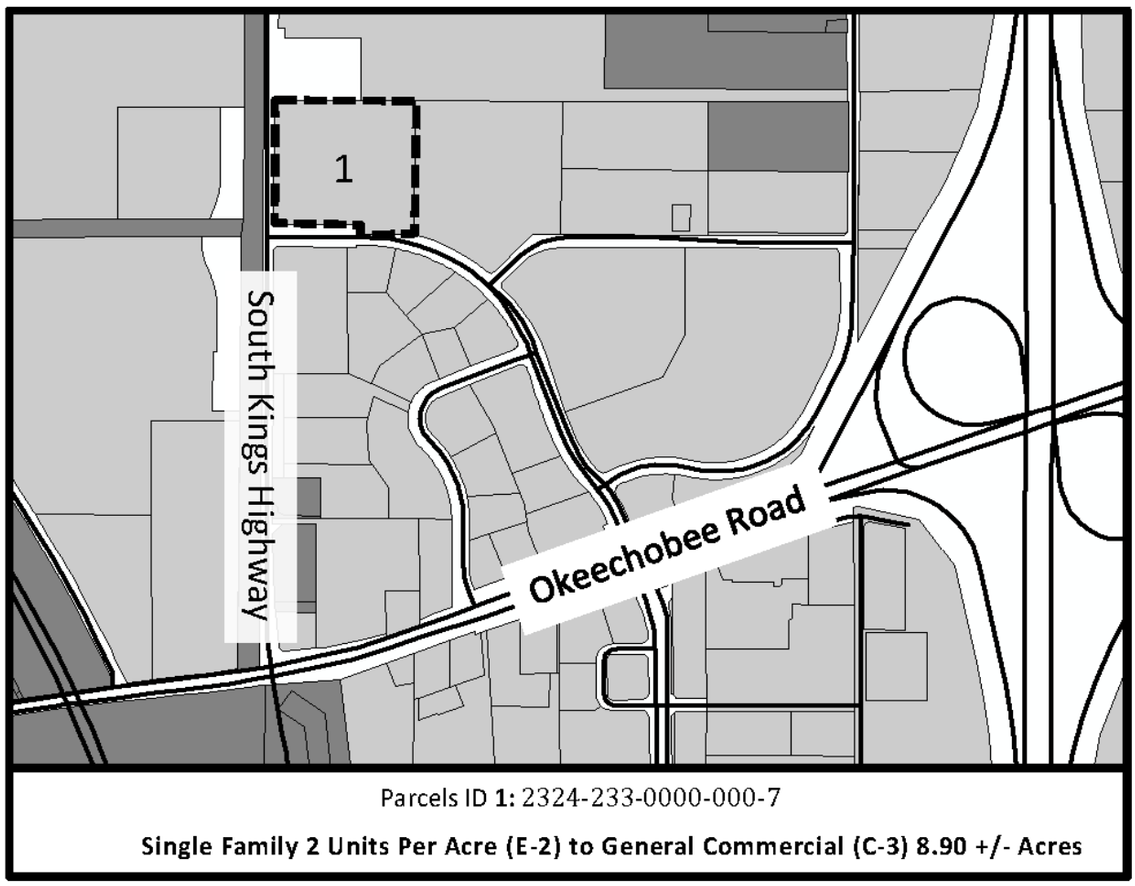
_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

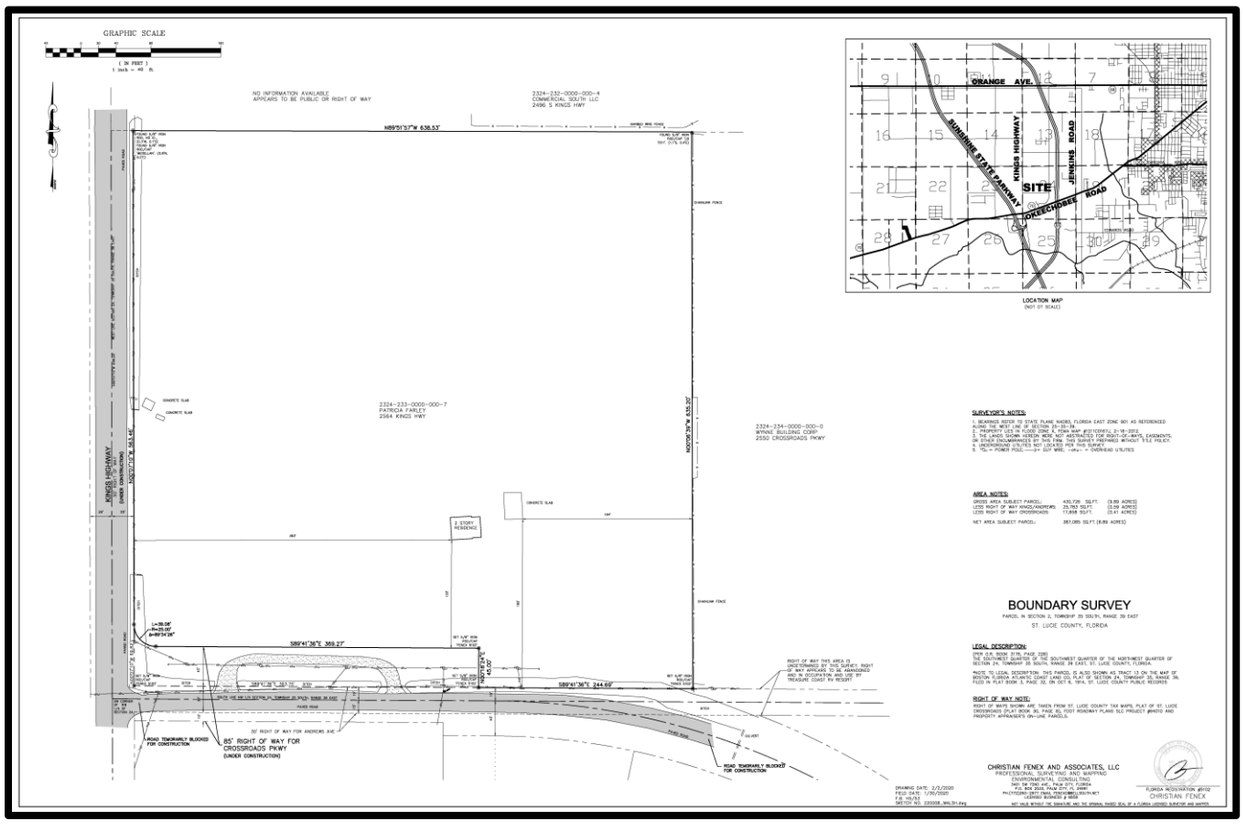
Exhibit A
Proposed Zoning Atlas Map Amendment
C-3, General Commercial



Parcels ID **1:** 2324-233-0000-000-7

Single Family 2 Units Per Acre (E-2) to General Commercial (C-3) 8.90 +/- Acres

Exhibit B
Sketch and Legal Description



Parcel IDs: 2324-233-0000-000-7

From and after the effective date hereof, the following properties legally described as:

(PER O.R. BOOK 3176, PAGE 228)

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

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Future Land Use Map Amendment
Zoning Atlas Map Amendment



2564 S. Kings Highway

Aerial Map


Subject Site
S KINGS HWY
CROSSROADS PKWY
WHEELER TER
FORT PIERCE
Florida
Future Land Use & Zoning Atlas Map Amendment
2564 South Kings Highway
Aerial Map
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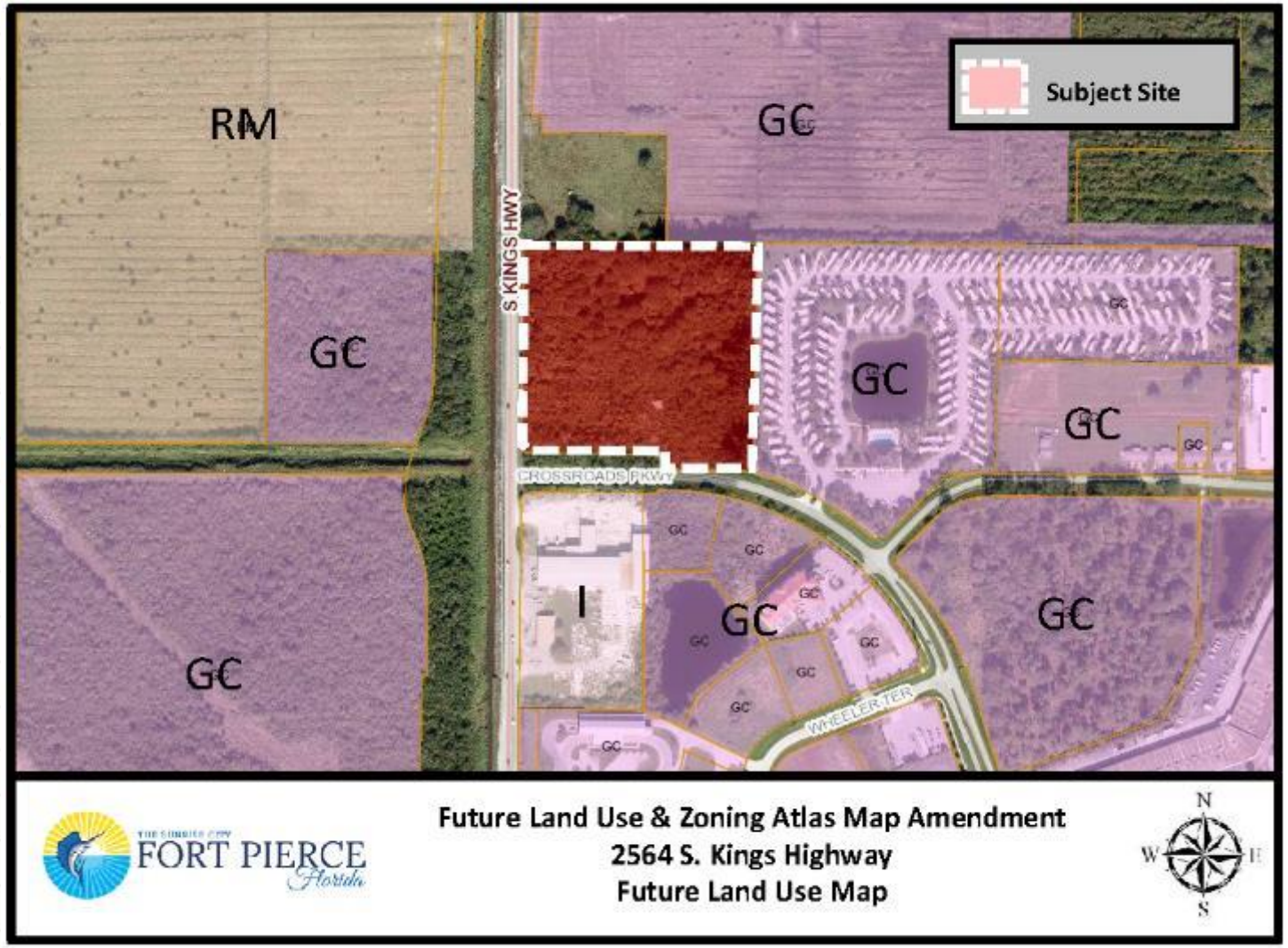
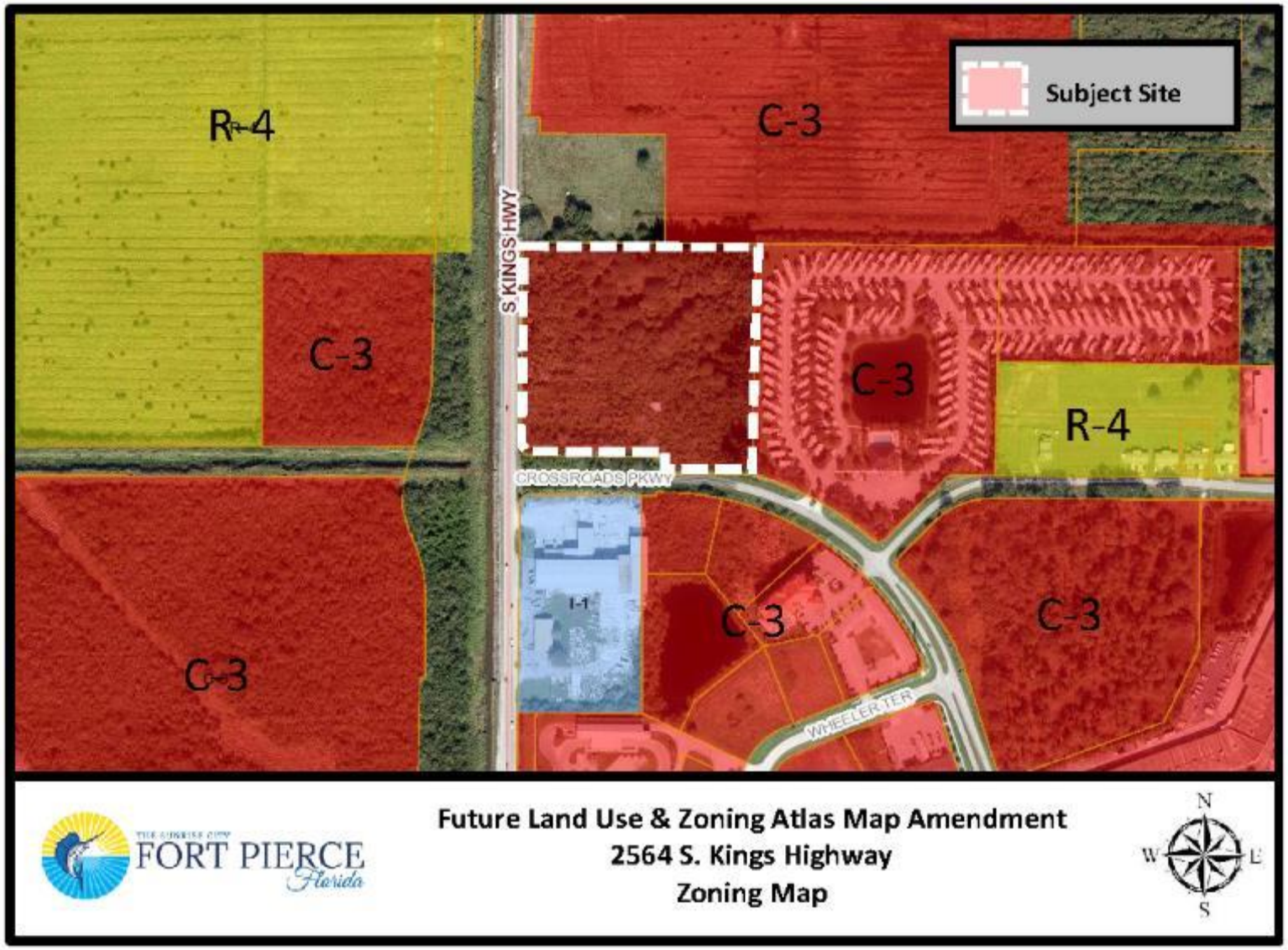
Future Land Use Map



Mixed Use (MXD) to General Commercial (GC)

Zoning Map



Zoning: Single Family, 2 du/ac (E-2) to General Commercial (C-3)

Request

Future Land Use change for a parcel from Mixed Use (MXD) to General Commercial (GC)

Zoning change for a parcel from Single Family, 2 du/ac (E-2) to General Commercial (C-3)

- Staff recommends **Approval** of the request
  - ❑ Consistent with surrounding Future Land Uses and Zoning
  - ❑ Consistent with Section 125-136 of City Code & the Comprehensive Plan
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare
  - ❑ The Planning Board/Local Planning Agency voted 7-0 to recommend approval of both requests

Future Land Use Map Amendment

Possible actions of the City Commission:

- APPROVE the proposed Future Land Use Map Amendment
  - Staff recommends APPROVAL of the request as presented.
  - The Local Planning Agency voted 7-0 to recommend approval of the request as presented.
- DISAPPROVE the proposed Future Land Use Map Amendment

Zoning Atlas Map Amendment

Possible actions of the City Commission:

- APPROVE the proposed Zoning Atlas Map Amendment
  - Staff recommends APPROVAL of the request as presented.
  - The Planning Board voted 7-0 to recommend approval of the request as presented
- DISAPPROVAL the proposed Zoning Atlas Map Amendment

Future Land Use Map Amendment
Zoning Atlas Map Amendment

2564 S. Kings Highway

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, MCRP, LEED Green Associate, Planner
RE:	**Application for Future Land Use Map Amendment** **Application for Zoning Atlas Map Amendment** **Walsh Kings Highway – 2564 South Kings Highway**
BOARD DATE:	March 15, 2021

STAFF REPORT

Property Owner	Patricia Farley 8602 SE Driftwood Street Hobe Sound, FL 33455
Representative:	Engineering, Design, & Construction Inc. 2980 South 25th Street Fort Pierce, Florida 34981
Requested Action:	Approval to change the Future Land Use of a parcel from Mixed Use (MXD) to General Commercial (GC) Approval to Rezone three (3) parcels from Single Family, 2 du/acre (E-2) to General Commercial (C-3)
Site Location:	2564 South Kings Highway
Parcel IDs:	2324-233-0000-000-7
Existing Use:	Vacant
Parcel Size:	8.90 acres
Current Future Land Use:	Mixed Use (MXD)
Current Zoning:	Single Family, 2 du/acre (RS-2)

Proposed Future Land Use: General Commercial (GC)

Proposed Zoning: General Commercial (C-3)

	North	East	South	West
Surrounding FLU:	GC	GC	GC/I	GC/RM
Surrounding Zoning:	C-3	C-3	C-3/I-1	C-3/R-4

Staff Analysis:

Request

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting review and approval of a Future Land Use Map Amendment from Mixed Use (MXD) to General Commercial (GC) with a compatible change to the Zoning Atlas (Rezoning) from Single Family, two (2) du/acre (E-2) to General Commercial (C-3) to develop the site for a future RV storage and personal storage development. The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for development of the site.

Future Land Use and Zoning Designation Comparison

The subject site currently has a Future Land Use of Mixed Use (MXD). The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two of the following general land uses:

- Residential (single-family and/or multifamily);
- Commercial—General and/or Neighborhood;
- Commercial—Town Center;
- Hotel (minimum 100 units);
- Office Uses—Professional and/or medical;
- Industrial;
- Institutional.

The applicant is seeking a Future Land Use of General Commercial (GC) to be consistent with the development that will be proposed on the site. Due to the proposed development not containing at least two (2) different uses as required in the Mixed-Use category described above, the parcel cannot maintain the Mixed-Use Future Land Use as it would not be compatible with the Comprehensive Plan. The GC designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include

multifamily residential, intensive/general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks/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 percent of the total floor area of the General Commercial future land use designation.

As the area is surrounded by land use that is either General Commercial (GC), Medium Density Residential (RM), or Industrial (I), the requested General Commercial land use is compatible with its surrounding uses. Currently, there are no direct conflicts with the subject request. Staff has indicated that proper attention to future development in the proximity is necessary to properly plan for increased traffic and subsequent impacts to the level of service standard.

The traffic study concluded that the change in land use can be accommodated with the current funded long-range transportation network and the proposed daily trips will not have a significant impact on the transportation network. At the time of submittal of a development proposal for the subject site, the applicant will be required to submit for review and approval of a subsequent traffic study that analyzes the traffic impacts of the proposed development and layout of the site plan. Kings Highway from Orange Avenue to Okeechobee Road is currently undergoing a planned Department of Transportation reconstruction that includes road widening, intersection improvements, and drainage improvements.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the proposed applications:

(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 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 not out of character for the area and is similar to surrounding land uses and zoning designations. The current zoning of Single Family, 2 du/acre (RS-2) is not compatible with the surrounding area as this zoning category is suitable for areas with single family estates or other residentially zoned areas and not for areas that are commercial or industrial centers.

The Fort Pierce Utilities Authority (FPUA) does not have an objection to the requested change, however, notes that at present, water and sewer services are not available to serve the property. The applicant will be required to coordinate with FPUA at the Development Review application stage to bring water and sewer services to the site.

Planning Board
The Planning Board acting as the Local Planning Agency voted 7-0 to recommend approval of the Future Land Use Map Amendment as requested.

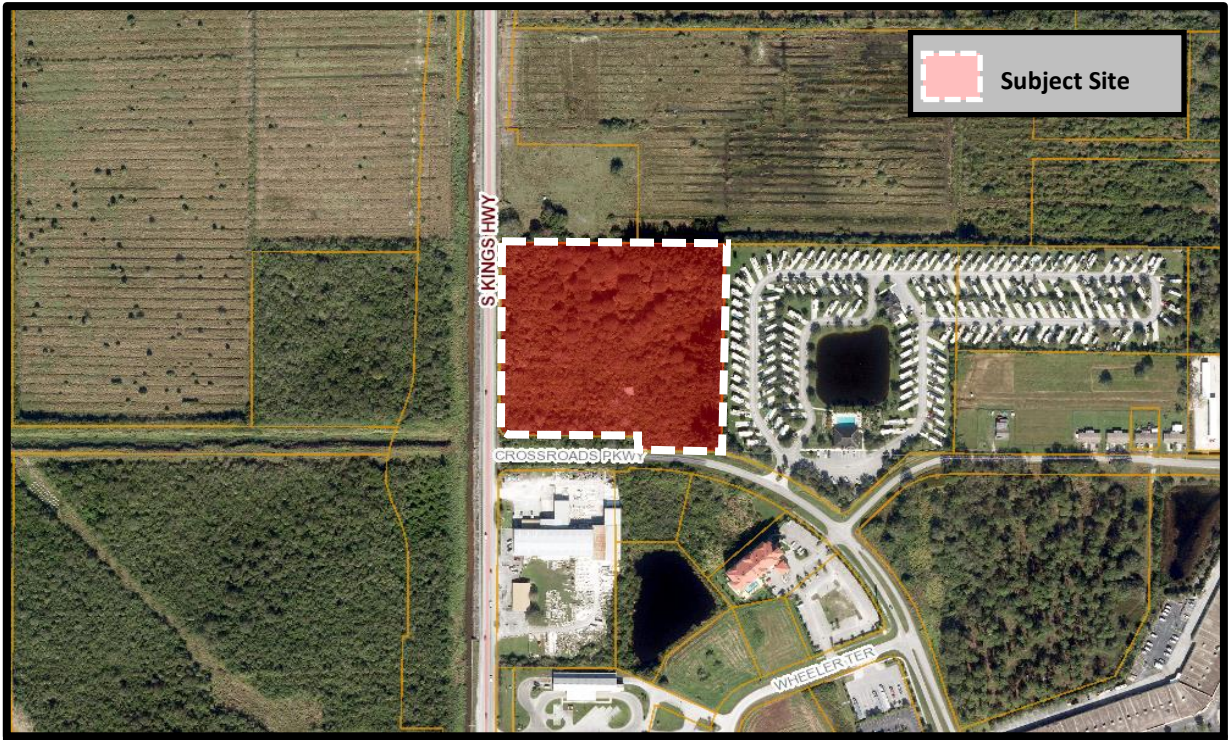
The Planning Board at their meeting on February 9, 2021 voted 7-0 to recommend approval of the Zoning Atlas Map Amendment as requested.

Public Notification
12 letters were sent out to property owners within 500 feet of the subject property for the Zoning Atlas Map Amendment

Technical Review Committee
All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

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** of the request.

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** of the request.



THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use & Zoning Atlas Map Amendment
2564 South Kings Highway
Aerial Map

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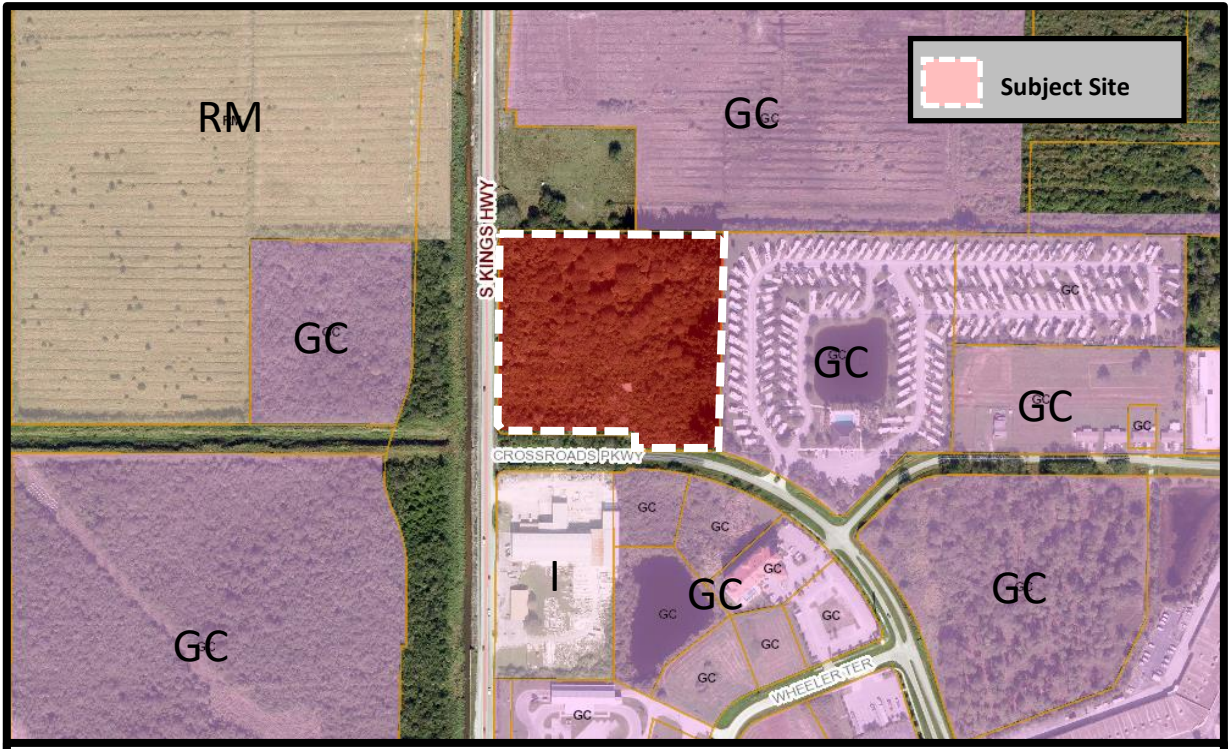

THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use & Zoning Atlas Map Amendment
2564 S. Kings Highway
Future Land Use Map

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THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use & Zoning Atlas Map Amendment
2564 S. Kings Highway
Zoning Map

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

December 16, 2020

Brad Currie
10250 SW Village Parkway
Port St. Lucie, FL 34987

Subject: **Zoning & Future Land Use – 2564 S. Kings Highway**
Technical Review Project # 20-06000004

Fort Pierce Planning:

1. It is staffs understanding that there will be subsequent applications filed for Concurrency Review, Design Review, and Development Review soon for this site.
2. As this project is along both a Florida Department of Transportation Road and County Road the Traffic Study would be reviewed by the County and their third party reviewer. The County has indicated that this review would take place at the Development Review stage as they have elected to reserve all comments during that stage of the project.
3. Provide the Legal Description in word form so that it can be added to the Ordinances.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate

Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
DEC 15 2020
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Walsh Kings Highway Rezoning & FLUA – 2564 Kings Highway
TRC No. 20-06000004

DATE : December 15, 2020

This is to advise you that we have completed the review of the resubmittal of the following documents as received by this office on December 4, 2020:

- [x] Rezoning/FLU Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Rezoning/FLU Approval
- [ ] Building Permit
- [ ] C/O

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

- [ ] See engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\W\Walsh Kings Highway\Rezoning\Submittal No. 1 - 120420\Rezoning-FLUA Approval - 121020.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.17.20
Property Address: Rezoning & Future Land Use Map Amendment - Walsh Kings Highway - 2564 Kings Highway

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/9/202_____

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

Technical Review Committee Meeting

October 15, 2020

TECHNICAL REVIEW PROJECT # 20-06000004

Rezoning and Future Land Use – Walsh Kings Highway – 2564 S. Kings Highway

Comments

FPUA W/WW Engineering: Approved as noted: The Water/ Wastewater Engineering Department has reviewed the Rezoning application package for 2564 Kings Highway and there is no objection to this change. However, at present FPUA's water and sewer services are not available to serve this property.

FPUA Electric & Gas Engineering: Approved, no comment

SLC Public Works/Engineering

3564 S. Kings Highway

1. 2564 Kings Hwy: The County will review and provide comments with a site plan application. It was requested previously that the needed ROW be dedicated on Crossroads Parkway. Please advise if it is appropriate to detail at the rezone or the site plan. Is there intent for the City to assume the future responsibility of the 1/4 of a mile that is County to adjoin with the City's section for this local roadway?

Technical Review Committee meeting

December 17th, 2020

Case # 20-06000004

Planner: Brandon Creagan

Future Land Use, Rezoning

2564 Kings Highway, Ft. Pierce (Walsh Kings Highway Storage Unit)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

☑ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☑ Warranty Deed & Legal Description
- ☑ St. Lucie County Property Record Card
- ☑ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☑ Current Survey
- ☑ Environmental Study
- ☑ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- ☑ Drainage Analysis
- ☑ Historical Report
- ☑ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 2564 S. Kings Highway, Fort Pierce, FL
2. Property Tax ID(s): 2324-233-0000-000-7
3. Total Acreage: 8.90 ac.
4. Existing Future Land Use Designation: MXD (SLC)
5. Existing Zoning Classification: RS-2 (SLC)
6. Proposed Zoning Classification: C-3 (Fort Pierce)
7. Other applications being submitted concurrent with this application, if any:
   Annexation, Rezone, Conditional Use, Site Plan
8. Describe the existing uses, improvements and structures on the amendment lands:
   Undeveloped
9. Are there any identified or possible historical structures on the amendment lands? No (See Historical Report)
10. The reason for making this request:
    Assignment of City of Fort Pierce Future Land Use Designation upon annexation to "Commercial"

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	NE: FDOT ROW NW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)
South	ROW: Crossroads Parkway (SLC) SW: Developed (FA Precast) SE: Undeveloped Commercial	SW: Industrial (Fort Pierce) SE: GC (Fort Pierce)	SW: I-1 (Fort Pierce) SE: C-3 (Fort Pierce)
East	Developed Mobile Home Park	GC (Fort Pierce)	C-3 (Fort Pierce)
West	ROW: S. Kings Highway (FDOT) West of ROW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD (SLC)	RS-2 (SLC)	9 du / acre	8.90	X
Proposed	Commercial (Fort Pierce)	C-3 (Fort Pierce)	FAR 1.0	8.90	N/A

II. Public Facilities Information:

A. Potable Water:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	20,826 GPD
Proposed Zoning	Total gallons per day	387,684 GPD
Change in Demand	**Total gallons per day**	increase of 366,858 GPD

B. Wastewater:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	20,826 GPD
Proposed Zoning	Total gallons per day	387,684 GPD
Change in Demand	**Total gallons per day**	increase of 366,858 GPD

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	9,210.72	0	decrease of 9,210.72
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Allapattah Flats K-8	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	10.7 miles	6.1 miles
Current Zoning Enrollment Demand	59.04	25.30
Proposed Zoning Enrollment Demand	0	0
Change in Demand	decrease of 59.04	decrease of 25.30

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	2,547.02 lbs per day
Proposed Zoning	5,039.89 lbs per day
Change in Demand	increase of 2,492.87 lbs per day

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure into an existing FDOT ditch on Kings Highway.

G. Transportation Analysis:
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	756	61 / 80
Proposed Zoning	585	78 / 78
Change in Demand	Trips - 171	Trips - 17 / - 2
Impact to Capacity	Reduction in daily trips	

12. Name of Owner(s): Patricia Farley
Mailing Address: 8613 SE Banyan Tree Street
City Hobe Sound State FL Zip 33455
Phone # 772-546-5707
E-mail:

13. Name of Applicant: Michael Lee Walsh GC
Mailing Address: 15216 SW Palm Oak Avenue
City Indiantown State FL Zip 34956
Phone # 561-758-5619 Fax #
E-mail: michaelleewalsh@gmail.com

14. Name of Representative: Brad Currie, AICP, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature (Authorized Agent) Date 10/27/2020

8602 SE Driftwood Street, Hobe Sound, FL 33455
Address State FL 33455 Zip

772-546-5707
Phone Fax E-mail Address

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

Patricia Farley 772-546-5707
Property Owner's Name (Please Print) Phone
8602 SE Driftwood Street Hobe Sound, FL 33455
Address State Zip

(Authorized Agent)
Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 27th day of October, 20 20, by Bradley J. Currie (Authorized Agent) who is personally known to me or has produced _____ as identification.

Patricia M. Sesta
Signature of Notary

(seal) Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

OFFICE USE:		
DATE RECEIVED:_____	Signed:_____	
File Number:_____	Check No: _____	Receipt No: _____
TRC Review:_____	Planning Board Review: _____	City Commission: _____
Ordinance No:_____	Date Approved: _____	

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

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In addition to a complete application, packets shall include:

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- ☑ St. Lucie County Property Record Card
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- ☑ Current Survey
- ☑ Environmental Study
- ☑ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- ☑ Drainage Analysis
- ☑ Historical Report
- ☑ 1 CD of all documents submitted in PDF
- ☐ Other_____

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2. Property Tax ID(s): 2324-233-0000-000-7
3. Total Acreage: 8.90 ac.
4. Existing Future Land Use Designation: MXD (SLC)
5. Existing Zoning Classification: RS-2 (SLC)
6. Proposed Zoning Classification: C-3 (Fort Pierce
7. Other applications being submitted concurrent with this application, if any: Annexation, FLU Amendment, Conditional Use and Site Plan

8. Describe the existing uses, improvements and structures on the amendment lands: Undeveloped

9. Are there any identified or possible historical structures on the amendment lands? No (See Historical Rpt

10. The reason for making this request: Assignment of City of Fort Pierce Zoning Designation upon annexation to Commercial (C-3).

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	NE: FDOT ROW NW: Undeveloped Commercial	CG (Fort Pierce)	C-3 (Fort Pierce)
South	ROW: Crosstown Pkwy (SLC) SW: Developed (FA Precast) SE: Undeveloped Commercial	SW: Industrial (Fort Pierce) SE: GC (Fort Pierce)	SW: I-1 (Fort Pierce) SE: C-3 (Fort Pierce
East	Developed Mobile Home Park	CG (Fort Pierce)	C-3 (Fort Pierce)
West	ROW: S. Kings Hwy (FDOT) West of ROW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
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Proposed	Commercial (Fort Pierce)	C-3 (Fort Pierce)	FAR 1.0	8.90	N/A

II. Public Facilities Information:

A. Potable Water:		
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot	
Demand Analysis	Maximum	
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Proposed Zoning	Total gallons per day	387,684 GPD
Change in Demand	**Total gallons per day**	increase of 366,858 GPD

B. Wastewater:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	20,826 GPD
Proposed Zoning	Total gallons per day	387,694 GPD
Change in Demand	**Total gallons per day**	increase of 366,868 GPD

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	9,210.72	0	decrease of 9,210.72
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

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Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Allapattah Flats K-8	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	10.7 miles	6.1 miles
Current Zoning Enrollment Demand	59.04	25.30
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E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
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F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure into an existing FDOT ditch on Kings Highway.

III. Transportation Analysis

G. Traffic
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	756	61 / 80
Proposed Zoning	585	78 / 78
Change in Demand	Trips -171	Trips -17 / -2
Impact to Capacity		

12. Name of Owner(s): Patricia Farley
Mailing Address: 8613 SE Banyan Tree Street
City Hobe Sound State FL Zip 33455
Phone # 772-546-5707
E-mail:

13. Name of Applicant: Michael Lee Walsh GC
Mailing Address: 15216 SW Palm Oak Avenue
City Indiantown State FL Zip 34956
Phone # 561-758-5619 Fax #
E-mail: michaelleewalsh@gmail.com

14. Name of Representative: Brad Currie, AICP, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201,
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

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I certify that: (Check One)

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☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature Bradley J. Currie (Authorized Agent) 10/27/2020 Date

8602 SE Driftwood Street, Hobe Sound	FL	33455
Address	State	Zip

772-546-5707		
Phone	Fax	E-mail Address

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

Patricia Farley	772-546-5707	
Property Owner's Name (Please Print)	Phone	

8602 SE Driftwood Street, Hobe Sound	FL	33455
Address	State	Zip

		10/27/2020
Property Owner's Signature	Bradley J. Currie (Authorized Agent)	Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 27th day of October, 20 20, by Bradley J. Currie (Authorized Agent) who is personally known to me or has produced _____ as ident

Patricia M. Sesta
Signature of Notary

(seal)

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	NE: FDOT ROW NW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)
South	ROW: Crossroads Parkway (SLC) SW: Developed (FA Precast) SE: Undeveloped Commercial	SW: Industrial (Fort Pierce) SE: GC (Fort Pierce)	SW: I-1 (Fort Pierce) SE: C-3 (Fort Pierce)
East	Developed Mobile Home Park	GC (Fort Pierce)	C-3 (Fort Pierce)
West	ROW: S. Kings Highway (FDOT) West of ROW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)

	Future Land Use	Zoning Classification	Maximum Intensity **Residential: Dwelling Units per Acre** **Other: Square Footage**	Total Acreage	Flood Zone
Current	MXD (SLC)	RS-2 (SLC)	9 du / acre	8.90	X
****Proposed**	Commercial (Fort Pierce)	C-3 (Fort Pierce)	FAR 1.0	8.90	N/A

II. Public Facilities Information:

A. Potable Water:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning/FLU	Total gallons per day	20,826 GPD
**Proposed Zoning/FLU	Total gallons per day	387,684 GPD
**Change in Demand	Total gallons per day	increase of 366,858 GPD

B. Wastewater:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning/FLU	Total gallons per day	20,826 GPD
**Proposed Zoning/FLU	Total gallons per day	387,684 GPD
**Change in Demand	Total gallons per day	increase of 366,858 GPD

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	9,210.72	0	decrease of 9,210.72
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Allapattah Flats K-8	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	10.7 miles	6.1 miles
Current Zoning/FLU Enrollment Demand	59.04	25.30
****Proposed Zoning/FLU Enrollment Demand**	0	0
****Change in Demand**	decrease of 59.04	decrease of 25.30

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)

Demand Analysis	Maximum
Current Zoning/FLU	2,547.02 lbs per day
****Proposed Zoning/FLU**	5,039.89 lbs per day
***Change in Demand**	increase of 2,492.87 lbs per day

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure into an existing FDOT ditch on Kings Highway.

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	756	61 / 80
****Proposed Zoning/FLU**	585	78 / 78
***Change in Demand**	Trips - 171	Trips - 17 / - 2
Impact to Capacity	Reduction in daily trips	

IV. Project Description

PHASING					
Is this project (phase) part of a larger project? ☐ Yes ☑ No					
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.					
Total Project: Residential Units: N/A	Single Family: N/A		Multifamily: N/A		
Non-residential (square footage): 121,938 sf					
Mixed-use (describe use): N/A					
(If this is a single phase project, name it Phase I – Total)					

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	N/A				
Single-family, attached	N/A				
Multi-family	N/A				
Other (specify)	N/A				

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Storage Units	Phase 1	88,748 sf		08/01/2021	08/01/2023
RV Storage	Phase 1	33,190 sf		08/01/2021	08/01/2023

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

ENGINEERS SURVEYORS ENVIRONMENTAL

PROJECT NARRATIVE & COVER LETTER
Walsh Kings Highway Property
Future Land Use & Rezone Application
October 26, 2020

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of a Future Land Use and Rezone application for an 8.90 +/- acre parcel currently located in St. Lucie County, Florida for a proposed self-storage and RV storage development with associated site improvements. Application for annexation is currently under review by the City of Fort Pierce. The subject parcel is noted below and is located east of S. Kings Highway and north of Crossroads Parkway in Fort Pierce, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located east of S. Kings Highway and north of Crossroads Parkway in St. Lucie County. The parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:
2324-233-0000-000-7	2564 S. Kings Highway	8.90

This parcel is currently in the jurisdiction of St. Lucie County for which an annexation application is currently under review by the City of Fort Pierce. This parcel has an existing Future Land Use designation of Mixed Use (MXD) and is located in the Residential (RS-2) Zoning designation (St. Lucie County). The applicant is requesting approval to change the Future Land Use designation to Commercial and the underlying Zoning designation to Commercial (C-3).

There is 2.311-acre parcel to the northwest of the subject parcel for which there is no property information available. To the northeast is an undeveloped parcel which has a City of Fort Pierce Future Land Use designation of General Commercial (GC) and has a Commercial (C-3) Zoning designation.

To the west of the subject property lies the right-of-way of S Kings Highway, a State owned and maintained road. West of the right-of-way, lies an undeveloped commercial parcel. This parcel has a Fort Pierce Future Land Use designation of General Commercial (CG) and an underlying Zoning designation of Commercial (C-3).

South of the subject parcel is the right-of-way of Crossroads Parkway which is owned and maintained by St. Lucie County. Southwest of the right-of-way is a developed Industrial parcel with a Fort Pierce Future Land Use designation of Industrial and an underlying Zoning designation of Industrial (I-1). The parcel located to the southeast of the subject site, south of the Crossroads Parkway right-of-way has a General Commercial (GC) and an underlying Zoning designation of Commercial (C-3).

To the east of the subject is a developed RV park known as Treasure Coast RV Resort. This development has a Fort Pierce Future Land Use designation of General Commercial (GC) and an underlying Zoning Designation of Commercial (C-3).

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

Engineering Design & Construction, Inc. 10250 SW Village Parkway, Suite 201, Port Saint Lucie, FL 34987 772-462-2455 www.EDC-Inc.com

Patricia Farley
2564 S. Kings Highway
Hobe Sound, FL 33455

AGENT CONSENT FORM

Project Name: Walsh Kings Highway

Parcel ID: 2324-233-0000-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED Patricia Farley, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 19th day of August, 2020, by Patricia Farley (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Notary Signature

Alexis Jan Day
Printed Name of Notary

ALEXIS JAN DAY
NOTARY PUBLIC
STATE OF FLORIDA
NO. GG 304039
MY COMMISSION EXPIRES FEB. 24, 2023
(Notary Seal)

Feb. 24, 2023
My commission expires

Owner's Signature

PATRICIA FARLEY
Owner's Name

8602 SE. DRIFTWOOD St
Street Address

HOBE SOUND, FL. 33455
City, State, Zip

772-546-5707
Telephone / Email

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3447660 OR BOOK 3176 PAGE 228, Recorded 03/05/2010 at 08:53 AM

Prepared by:

Boston National Title and Escrow, LLC
473 NW Prima Vista Blvd.
Port St. Lucie, Florida 34983

File Number: 09-1784

Corrective General Warranty Deed

Made this 16 day of February, 2010 A.D. By **Jack Corley,** whose address is: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455, hereinafter called the grantor, to **Patricia Farley**, whose post office address is: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

The Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Gantor(s)reside thereon.

This Deed is being re-recorded in order to correct the erroneous legal description in that certain Deed recorded 10/21/2009 in Official Record Book 3138, Page 1047, of the Public Records of St. Lucie County, Florida.

Parcel ID Number: **2324-233-0000-000-7**

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, 2009.

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

Signed, sealed and delivered in our presence:

Witness Printed Name Jennifer Vincelio

Witness Printed Name Debbie McCormick

Jack Corley (Seal)
Address: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455

(Seal)
Address:

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 16 day of February, 2010, by Jack Corley, who is/are personally known to me or who has produced FLDR2. as identification.

DEBBIE MCCORMICK
MY COMMISSION # DD 679380
EXPIRES: September 26, 2011
Bonded Thru Notary Public Underwriters

Notary Public
Print Name: Debbie McCormick
My Commission Expires: 9-26-11

Saint Lucie County Property Appraiser
Michelle Franklin CFA
Report generated: Tuesday, May 12, 2020
Parcel Report





Parcel

Parcel ID:	2324-233-0000-000-7
Property ID:	14258
Owner 1:	Patricia Farley
Site Address:	2564 S KINGS HWY

Owner

Owner 1:	Patricia Farley
Owner 2:	
Owner 3:	
Mailing Address:	8613 SE Banyan Tree St Hobe Sound, FL 33455-2908

Overview

Primary Land Use:	0100 - SF Res
District Group:	0002 - Saint Lucie County
Subdivision:	Metes and Bounds
Just/Market Value:	$593,000
Finished Area:	1,074
Acres:	8.9
Total Area:	387,684

Legal Description

Legal Description: 24 35 39 SW 1/4 OF SW 1/4 OF NW 1/4- LESS THAT PART FOR RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 07 03 W 14.82 FT, TH N 89 52 57 E 25 FT TO POB; TH N 00 07 03 W 69.82 FT TO CURVE CONC NE, R OF 25 FT, TH NELY ALG ARC 39.08 FT, TH S 89 41 24 E 368.29 FT, TH S 00 18 36 W 45 FT, TH N 89 41 24 W 392.76 FT TO POB (8.90 AC - 387,684 SF) (OR 3176-228: 3138-1047)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$593,000	$14,500	$578,500	$0	$593,000	$0	$593,000	$0	$0
2018	$592,300	$13,800	$578,500	$0	$592,300	$0	$592,300	$0	$0
2017	$895,400	$5,400	$890,000	$0	$739,640	$0	$739,640	$155,760	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

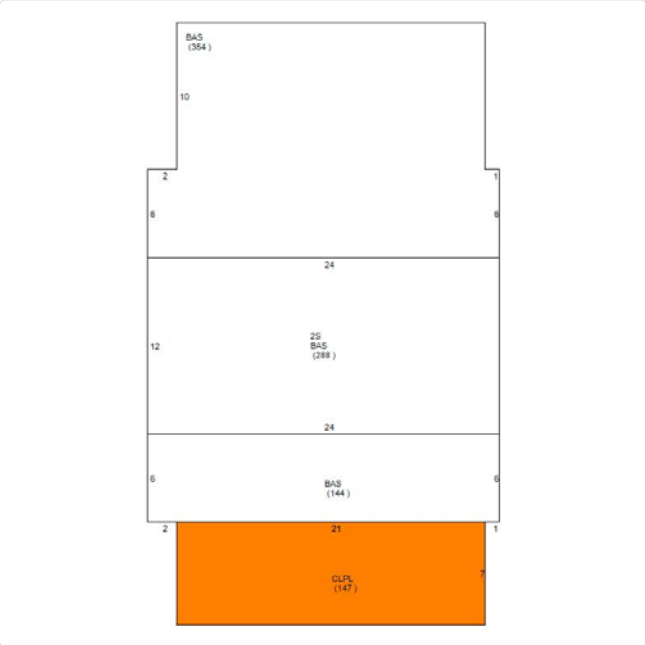
Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2016	8.9	$155.75
County Solid Waste	2009	12	$276.14

Improvements

Building Sequence:	1
Bedrooms:	2
Bathrooms:	1
Building Type:	HD- -
Story Height:	
No of Living Units:	1
Total Finished Area:	1,074
Gross Sketched Area:	1,221
Year Built:	1940
Effective Year:	1940
Primary Roof Cover:	Metal
Primary Roof Structure:	Gable
Primary Wall:	Frm Stucco
A/C %:	0

Building Sketches



Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
	B24	BASE AREA B24	0	600
	UTL	UTILITY ROOM	0	967
1	2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	288	288
1	BAS	BASE AREA	786	786
1	CLPL	Closed Porch Low	0	147

Land Lines

Line Number	Units	Unit Type
1	8.9	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/15/2010	$0	0111	WD	Corley Jack	3176-228	Clerk of Courts
09/01/2009	$100	0130	WD	Corley Jack	3138-1047	Clerk of Courts
06/10/2005	$1,300,000	XX00	WD	Archer John T	2271-1885	Clerk of Courts
02/29/1996	$100	XX01	QC	Archer John T	1002-306	Clerk of Courts
07/05/1995	$0	XX01	PB		964-1115	Clerk of Courts

Photos

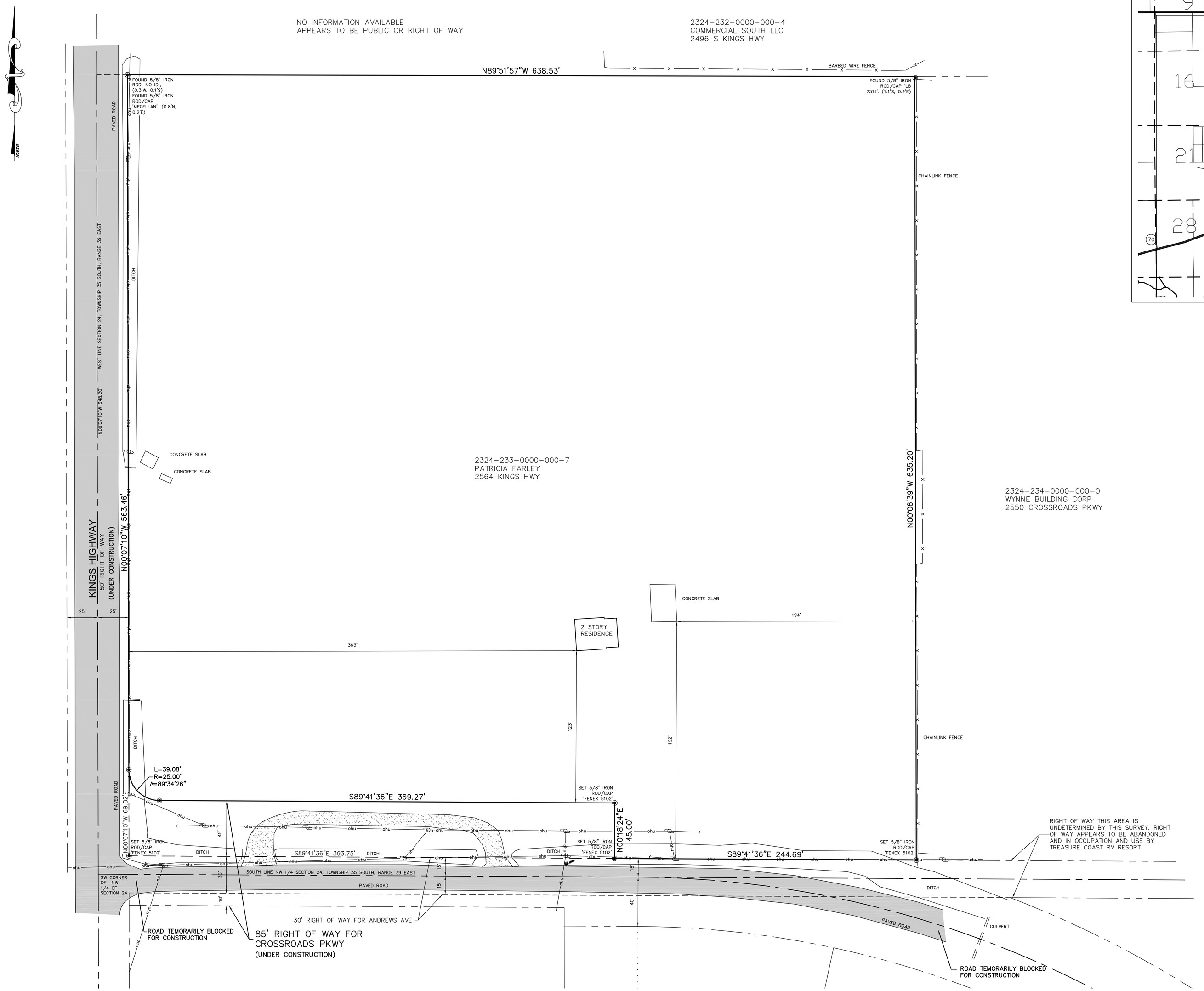


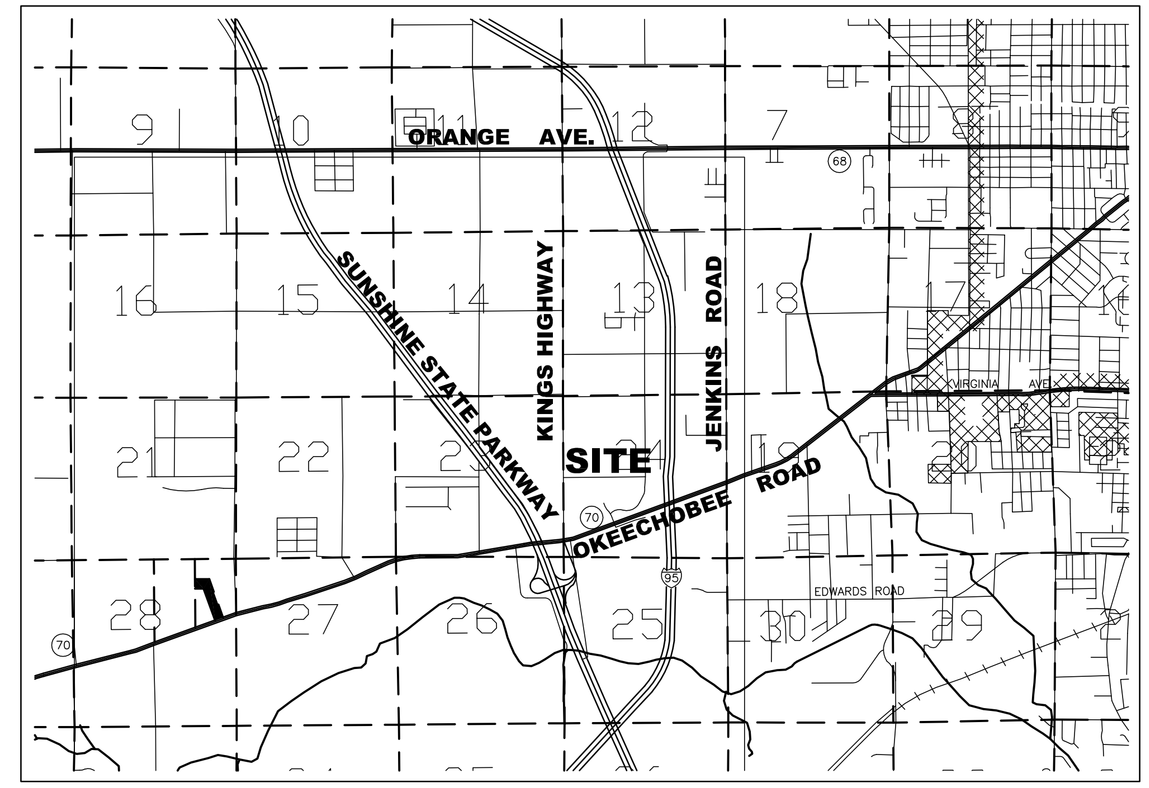


GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.





LOCATION MAP
(NOT OT SCALE)

SURVEYOR'S NOTES:

1. BEARINGS REFER TO STATE PLANE NAD83, FLORIDA EAST ZONE 901 AS REFERENCED ALONG THE WEST LINE OF SECTION 25-35-39.
2.. PROPERTY LIES IN FLOOD ZONE X, FEMA MAP #1211C0167J, 2-16-2012..
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM. THIS SURVEY PREPARED WITHOUT TITLE POLICY.
4. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
5. "○" = POWER POLE; "——>" = GUY WIRE; "-ohu-" = OVERHEAD UTILITIES

AREA NOTES:

GROSS AREA SUBJECT PARCEL:	430,726 SQ.FT.	(9.89 ACRES)
LESS RIGHT OF WAY KINGS/ANDREWS:	25,783 SQ.FT.	(0.59 ACRES)
LESS RIGHT OF WAY CROSSROADS:	17,858 SQ.FT.	(0.41 ACRES)
NET AREA SUBJECT PARCEL:	387,085 SQ.FT.	(8.89 ACRES)

BOUNDARY SURVEY

PARCEL IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 39 EAST

ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

(PER O.R. BOOK 3176, PAGE 228)
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

*NOTE TO LEGAL DESCRIPTION: THIS PARCEL IS ALSO SHOWN AS TRACT 13 ON THE MAP OF BOSTON FLORIDA ATLANTIC COAST LAND CO, PLAT OF SECTION 24, TOWNSHIP 35, RANGE 39, FILED IN PLAT BOOK 3, PAGE 32, ON OCT 6, 1914, ST. LUCIE COUNTY PUBLIC RECORDS

RIGHT OF WAY NOTE:

RIGHT OF WAYS SHOWN ARE TAKEN FROM ST. LUCIE COUNTY TAX MAPS, PLAT OF ST. LUCIE CROSSROADS (PLAT BOOK 30, PAGE 8), FDOT ROADWAY PLANS SLC PROJECT #94010 AND PROPERTY APPRAISER'S ON-LINE PARCELS.

DRAWING DATE: 2/2/2020
FIELD DATE: 1/30/2020
F.B. H5/53
SKETCH NO. 220008_WALSH.dwg

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 EMAIL FENEXCO@BELLSOUTH.NET
LICENSED BUSINESS # 6858

FLORIDA REGISTRATION #5102
CHRISTIAN FENEX

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

Walsh - Kings Highway

Environmental Impact Report

Prepared For:

St Lucie County
Environmental Resource Department

Prepared By:

10250 Village Parkway
Port St. Lucie, FL 34987
772-223-5200

INTRODUCTION

The following environmental impact report has been prepared in accordance with Section 11.02.09(A) (5) of the St. Lucie County Land Development Code. The environmental impact report is required when the thresholds depicted in Section 11.02.09(A) (5) (a) are met. The property is located within Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida. The property is further identified by St. Lucie County Property Appraiser as property identification number 3228-111-0002-000-4. The parcel is located at 2564 South Kings Highway, Fort Pierce, Florida. The overall site acreage of the parcel is ±8.90 acres.

Currently, the site is being prepared with 30,000 square feet (sf) of RV storage and 100,000 sf of flex space upon approval of an annexation request to the City of Fort Pierce, but there is road access to the property via both South Kings Highway and Crossroad Parkway. As part of the building application and annexation process, this property will require and Environmental Impact Report (EIR). See enclosed site plan as prepared by EDC, Inc. as well.

Based on section 11.02.09(A) (5) of the St. Lucie County Land Development Code, the environmental impact report shall completely depict the following:

1. A vegetation and substrate survey including:

a) Extent and acreage of any areas in which vegetation typical of the primary dune extends landward of the Coastal Construction Control Line;

The parcel is located at 2564 South Kings Highway, Fort Pierce, Florida. The overall site acreage of the parcel is ±8.90 acres. No dune areas exist or Coastal Construction Control Lines.

b) Extent and acreage of all marsh and mangrove forest areas, including substrate conditions;

No marsh or mangrove forest areas exist on the parcel. The substrate consists of Riviera fine sand, Floridana sand, and Winder loamy sand; both of which consist of nearly level and poorly drained soil that will tolerate standing water. Water control structures are usually necessary.

c) Extent and acreage of all upland hammock forests; and,

No upland hammock forests or other native Florida uplands exist on the parcel. The upland areas on the property consist of hardwoods and Brazilian pepper in an Abandoned Grove (FLUCCS #224). The parcel also contains minimal cabbage palms and other oaks. The eastern perimeter of the parcel is dominated by Brazilian pepper. The parcel is reflective of the historic use as an agricultural site, apparent by remnant shallow furrows.

Protected trees within the upland area consist of Cabbage Palms and Live Oaks.

Identified uplands carry the following FLUCCS classification:

224 Abandoned Groves: ±8.90 acres total

The vegetation observed in the upland includes:

Live Oak *(Quercus virginiana*)
Cabbage Palm (*Sabal palmetto)*
Brazilian pepper (*Schinus terbinthifolius*)

d) Extent and acreage of all wetlands.

No wetlands exist on the parcel.

2. A statement of jurisdictional control over the environmental area.

The applicant has submitted environmental impact application to the St. Lucie County ERD, and City of Fort Pierce.

3. A statement on when the jurisdictional boundaries were delineated and who delineated the boundaries.

There are no State jurisdictional wetlands are present on the parcel.

4. Indicate the required first floor elevation, and whether all floor elevations will be above this level.

The proposed finished floor elevations will be set at or above the results of the 100-year 3-day storm analysis or predetermined flood elevations as published by FEMA. Whichever elevation is greater will be used to set the primary structure and any additional habitable structures. These elevations will be determined during the detailed design construction plan development process and submitted to all required permitting agencies for review and approval. We estimate finished floor elevations to be somewhere between 2-3 feet above existing property grades.

5. The identification of any area that has experienced overwash of the primary dune.

Not Applicable.

6. The identification of any area subject to breach during storm conditions.

Not Applicable.

7. An assessment of the impacts upon onsite vegetation and wildlife.

The upland areas on the property will be impacted by construction; as the intended use is RV Storage and Flex Space. However, they do not contain critical native habitat or vegetation. Additionally, exotic vegetation will be removed from the site or killed in placed.

No Wildlife was observed on the parcel during the site visit. Due to the nature of the site, impacts to native wildlife will be minimal.

8. An assessment of the impacts upon onsite and off-site natural resources.

There will be overall onsite impacts. The majority of the impacted vegetation will consist of Brazilian pepper and low grasses, native and exotic. Trees qualifying for protection, i.e. Cabbage Palms, Live Oaks, will be mitigated as described in section 123-66 of City of Fort Pierce regulations.

The off-site natural resources affected by the proposed activity are minimal and will not cause fragmentation of natural lands. The immediate area to the east of the property consists of a trailer park HOA, and other commercial buildings to the south. Further north and northeast lies remnant agriculture land.

9. A detailed description of the planned approach to minimize impacts.

The applicant has minimized overall impacts to Preserve Areas through a tree survey. This survey identified and marked off native trees not to be impacted. The remaining impacts on the parcel will mainly be to exotic vegetation and low grasses.

10. A detailed description of the proposed alterations or disturbances being proposed.

The applicant proposes to construct a commercial development, intended for use of RV Storage and Flex Space. This will impact the non-native habitat with typical clearing and grading processes to the property's soil.

11. A detailed description of the proposed mitigation plan to offset impacts.

The applicant will follow the regulation in Section 123-66.d and mitigate for any native tree removed that is greater than 14 inches in diameter at breast height (DBH). Mitigation will also occur for any Cabbage Palms removed that have a clear trunk of 10 feet. Mitigation will occur using replacement trees of the same species, or similar species that have been approved for mitigation. The secondary option is to contribute a fee, calculated per inch of DBH, which varies depending on the type of tree.

12. A plant and animal survey for onsite federal and state protected species.

A preliminary plant and animal survey was conducted by EDC, Inc. in August 2020. No resident listed animal species were observed on the property. No listed plants were observed on the property.

13. A surface water management plan and written assessment including a description of techniques to be used to prevent both the potential degradation of surface water resources and an increase in flood hazard damage.

Stormwater design calculations will be completed per current South Florida Water Management District (SFWMD) design standards as outlined under the SFWMD Basis of Review.

14. A sea turtle protection plan.

A sea turtle protection plan is not applicable to this property.

15. A shoreline stabilization plan.

A shoreline stabilization plan is not applicable for this property.

16. A gopher turtle protection plan.

A gopher tortoise protection plan is not applicable for this property as no burrows were found.

Appendix A
Site Maps

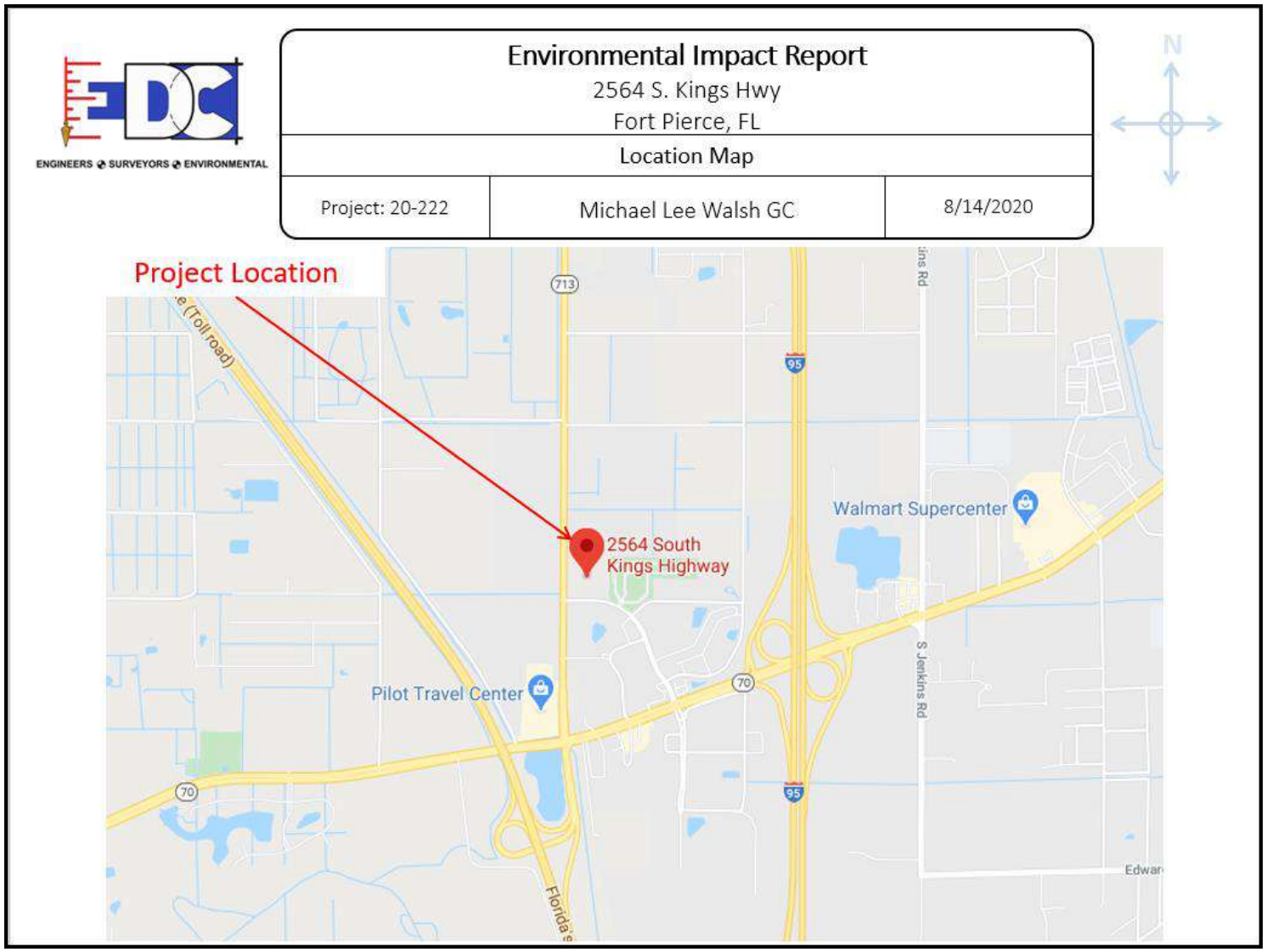


Figure 1. Location Map.

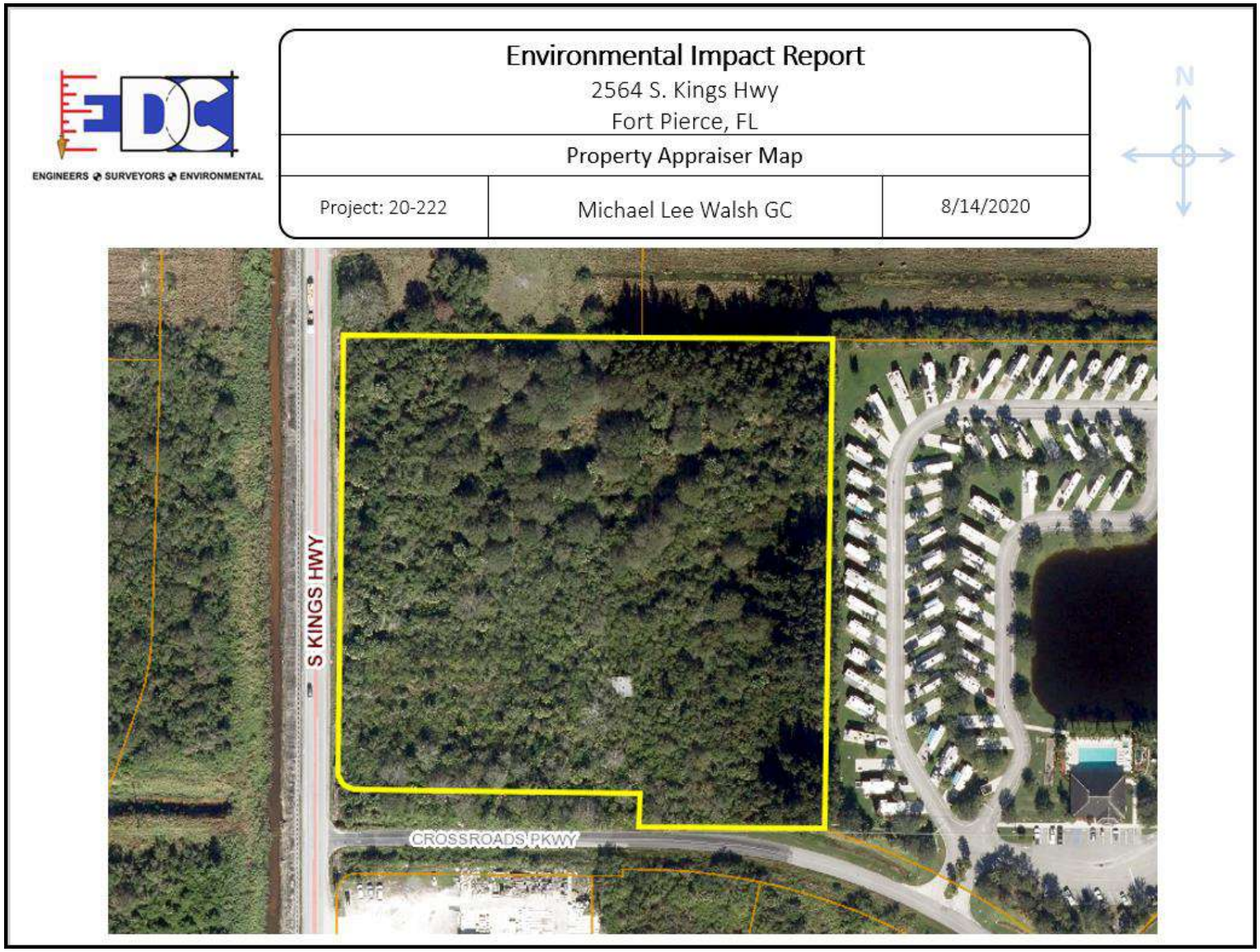


Figure 2. Site Map.

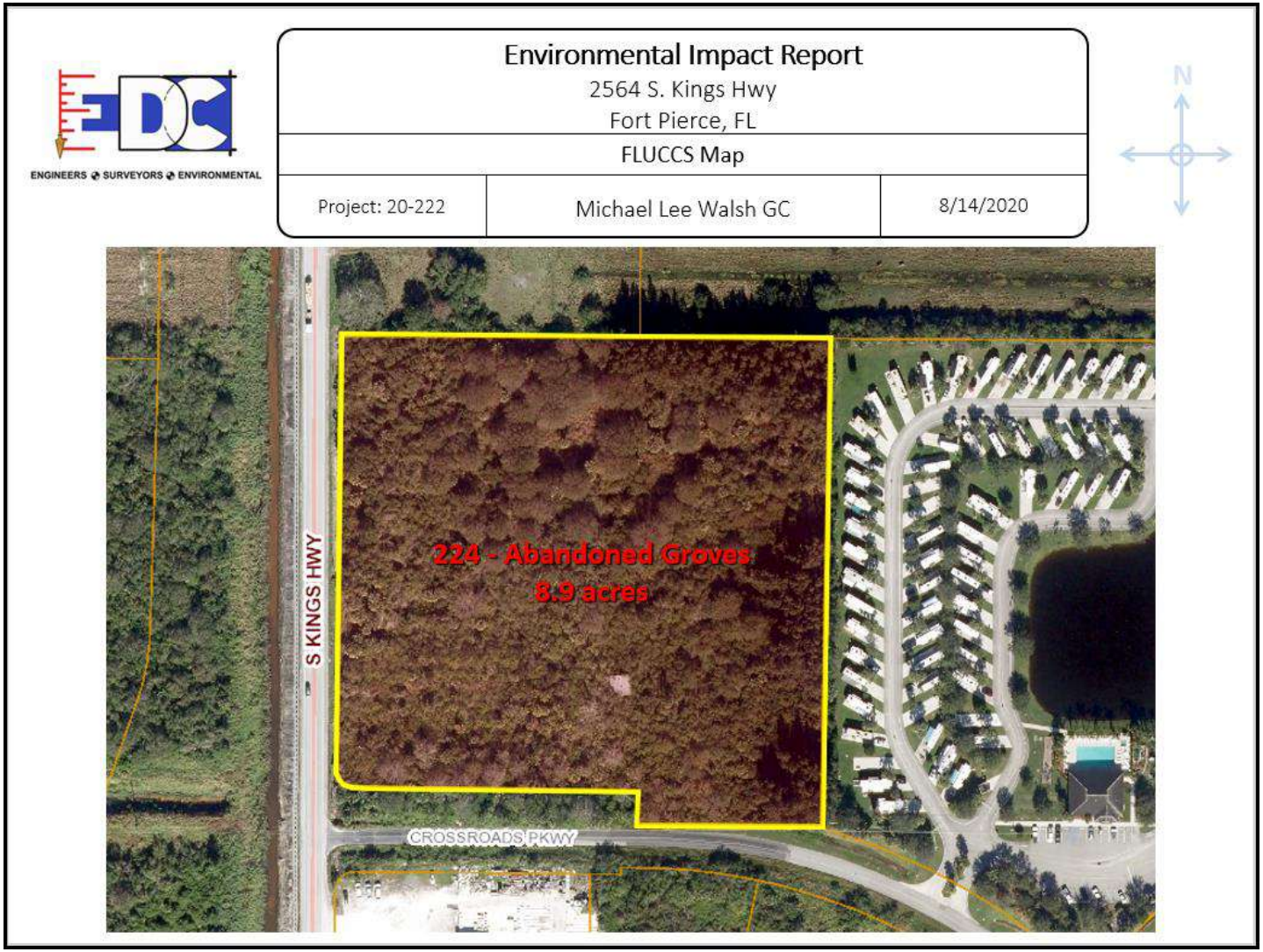


Figure 3. Existing Habitat/FLUCCS Map.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Impact Report

2564 S. Kings Hwy
Fort Pierce, FL

Soil Map

Project: 20-222	Michael Lee Walsh GC	8/14/2020

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38	Riviera fine sand, 0 to 2 percent slopes	2.6	31.5%
55	Winder loamy sand	5.8	68.5%
Totals for Area of Interest		**8.4**	**100.0%**



Figure 4. Soils Map.

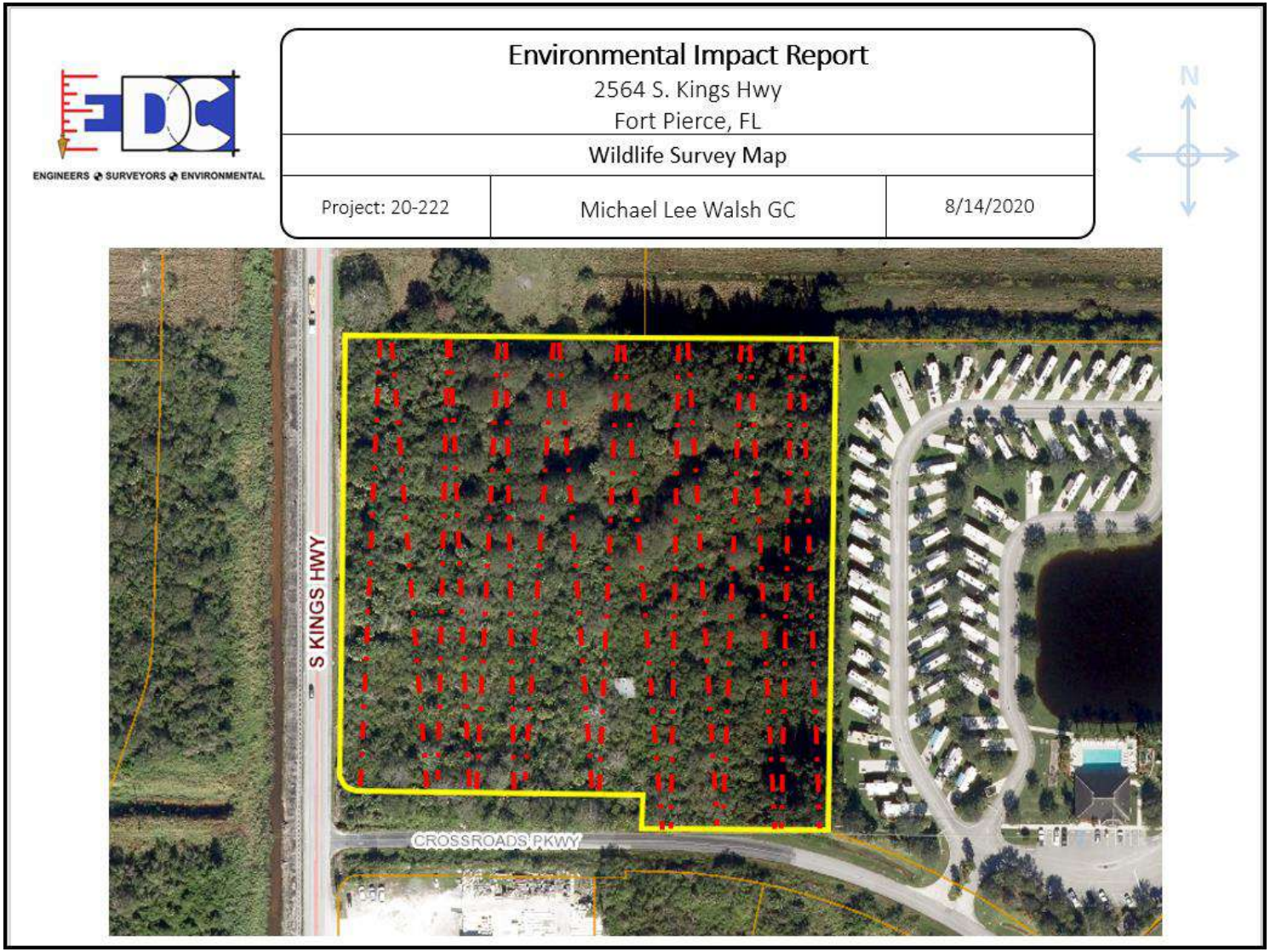


Figure 5. Wildlife Survey Map.

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Walsh Parcel

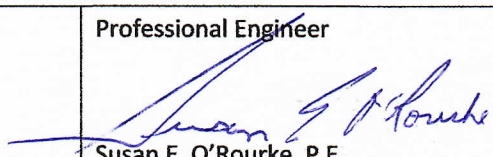
Prepared for:

Ms. Patricia Sesta
EDC, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Prepared by:

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

November 12, 2020

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 11/12/2020 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

November 12, 2020

Ms. Patricia Sesta
EDC, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Re: Walsh Parcel

Dear Ms. Sesta:

O'Rourke Engineering & Planning has completed the analysis of the proposed commercial development located east of Kings Highway and north of Crossroads Parkway in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

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INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed RV Storage commercial development located east of Kings Highway and north of Crossroads Parkway in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the project's impact on the surrounding roadway system.

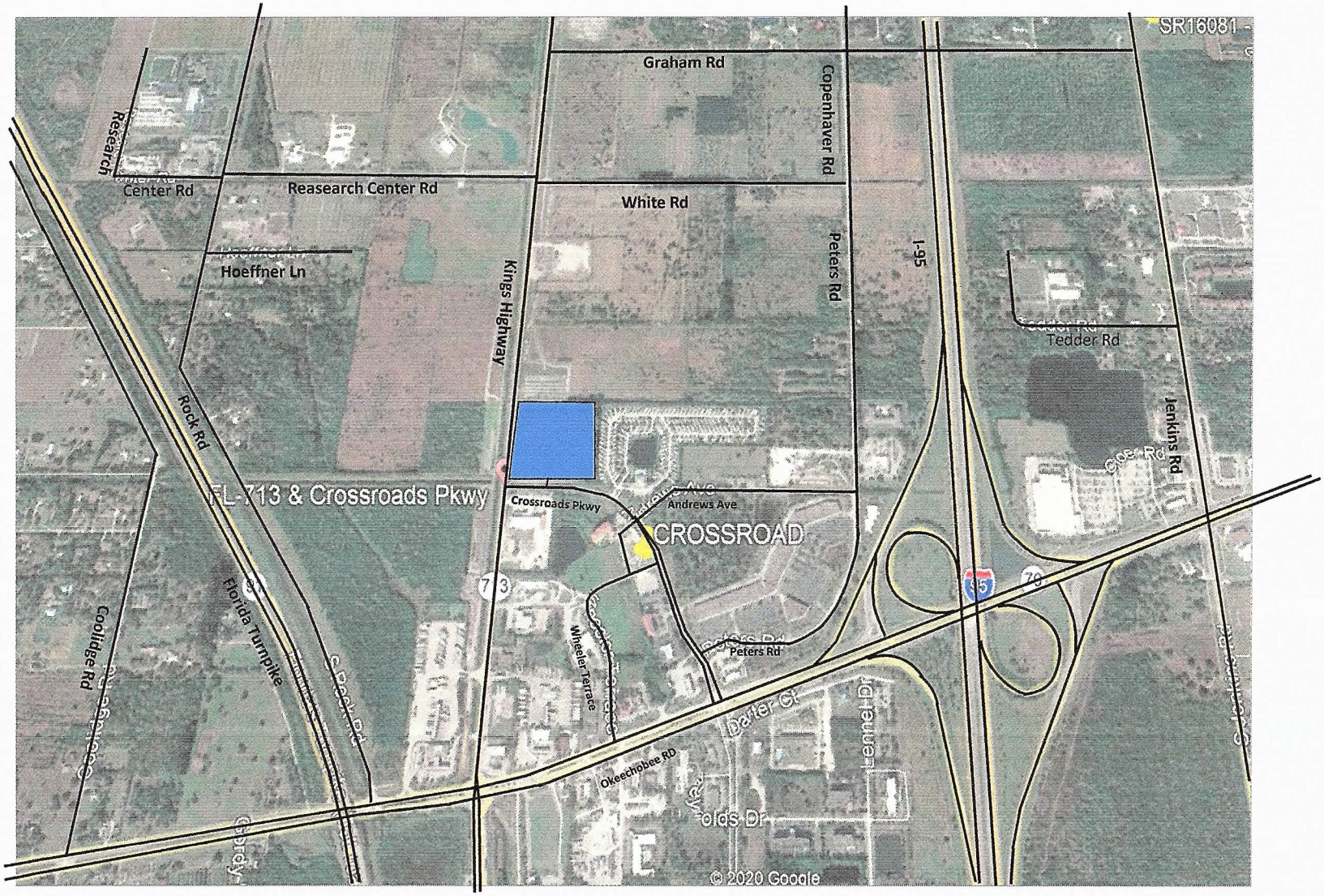
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of buildout cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development located east of Kings Highway and north of Crossroads Parkway located in Ft. Pierce, St. Lucie County, Florida, will consist of a 121,938 square foot RV Storage /Mini Warehouse on approximately 8.8 acres. The site is currently vacant. The project location is shown in **Figure 1**.



NTS Job Number: SR20103.0	O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Date: 10-28-20	Legend = Project Location

Figure 1
Project Location
Walsh

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Crossroads Parkway is a two-lane divided collector road from Okeechobee Road to Andrews Avenue. From Andrews Avenue to Kings Highway it is two-lane undivided.
- Kings Highway is a two-lane principal arterial with a north/south alignment it is included in the St. Lucie County 5-year TIP to be widened to a four-lane divided roadway. The road is currently under construction.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO Traffic Counts and Level of Service Report Fall/Winter 2019/2020 and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The St. Lucie TPO 2019/2020 Level of Service Report was used to establish capacity. This document is included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 10th Edition trip rates were applied to Mini Warehouse. These calculations are shown in **Tables 1a, 1b, and 1c**.

Trip generation reference material are included in the latter half of Appendix B.

As shown, the project will generate 184 net new daily trips. There will be 12 net new AM peak hour trips with 7 entering the project and 5 trips exiting the project. There will be 21 net new PM peak hour trips with 10 trips entering the project and 11 trips exiting the project.

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown, the project is insignificant on the links.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Mini Warehousing	151	121,938	Sft	T = 1.51(X)	50%	50%	92	92	184
TOTALS							**92**	**92**	**184**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

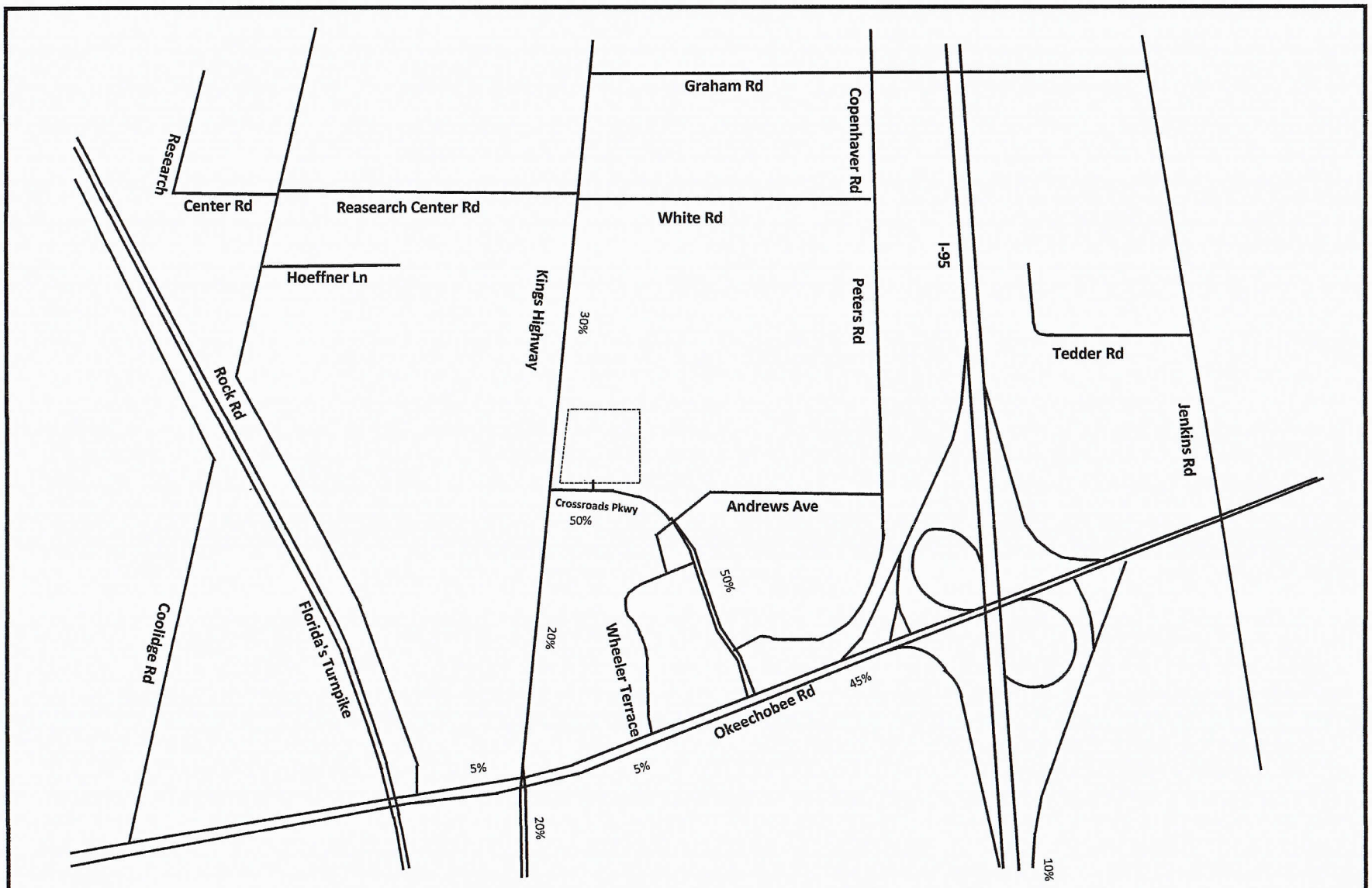
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Mini Warehousing	151	121,938	Sft	T = 0.10(X)	60%	40%	7	5	12
TOTALS							**7**	**5**	**12**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Mini Warehousing	151	121,938	Sft	T = 0.17(X)	47%	53%	10	11	21
TOTALS							**10**	**11**	**21**

Source: ITE 10th Edition Trip Generation Rates



NTS O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Job Number: SR20103.0 | Date: 10-28-20	Legend = Project Location	Figure 2 Percent Assignment Walsh

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	[2]Greater than 3% (1% on Adjacent Links)	[1] Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	830	1	0.12%	20%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	830	1	0.12%	20%
	Crossroads Pkwy	Graham Rd	NB	OUT	NO	660	2	0.30%	30%
	Crossroads Pkwy	Graham Rd	SB	IN	NO	660	2	0.30%	30%
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	790	3	0.38%	50%
	Kings Hwy	Okeechobee Rd	WB	IN	NO	790	4	0.51%	50%
Okeechobee Rd	I - 95	Crossroads Pkwy	EB	OUT	NO	4170	2	0.05%	45%
	I - 95	Crossroads Pkwy	WB	IN	NO	4170	3	0.07%	45%
	Kings Hwy	Crossroads Pkwy	EB	IN	NO	4170	0	0.00%	5%
	Kings Hwy	Crossroads Pkwy	WB	OUT	NO	4170	0	0.00%	5%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	12
Net In:	7
Net Out:	5

7

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	[2]Greater than 3% (1% on Adjacent Links)	[1] Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	830	2	0.24%	20%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	830	2	0.24%	20%
	Crossroads Pkwy	Graham Rd	NB	OUT	NO	660	3	0.45%	30%
	Crossroads Pkwy	Graham Rd	SB	IN	NO	660	3	0.45%	30%
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	790	6	0.76%	50%
	Kings Hwy	Okeechobee Rd	WB	IN	NO	790	5	0.63%	50%
Okeechobee Rd	I - 95	Crossroads Pkwy	EB	OUT	NO	4170	5	0.12%	45%
	I - 95	Crossroads Pkwy	WB	IN	NO	4170	5	0.12%	45%
	Kings Hwy	Crossroads Pkwy	EB	IN	NO	4170	1	0.02%	5%
	Kings Hwy	Crossroads Pkwy	WB	OUT	NO	4170	1	0.02%	5%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	21
Net In:	10
Net Out:	11

OTHER PROJECT TRAFFIC/GROWTH RATE

Traffic volumes on Crossroads Parkway were grown using an area wide 3-year historical growth rate of 18.11%. The growth rate was calculated using available TPO data from 2014 to 2017, at the link of Crossroads Parkway from Kings Highway to Okeechobee Road. The growth rate was applied out 6 years to estimate 2023.

Details of the growth rate calculation are included in **Appendix C**.

LINK ANALYSIS / REVIEW

The adjacent link of Crossroads Parkway from Kings Highway to Okeechobee Road was not significant, but was analyzed further to ensure it will meet concurrency. **Tables 3a and 3b** summarize the results of the link analysis. As shown, the roadway will operate at acceptable levels of service at project buildout.

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	[3]Greater than 3% (1% on Adjacent Links)	AADT 2017	[1] 2017 Peak Hour Directional Volumes	[2] Growth Rate	2023 AM Peak Hour + Growth	2023 Growth Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	2142	108	18.11%	293	293	790	3	296	0.38%	YES	50%
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	WB	IN	NO	2142	108	18.11%	293	293	790	4	297	0.51%	YES	50%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Area Wide Historical Growth

(3) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	12
Net In:	7
Net Out:	5
Years Grown:	6

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	[3]Greater than 3% (1% on Adjacent Links)	AADT 2017	[1] 2017 Peak Hour Directional Volumes	[2] Growth Rate	2023 PM Peak Hour + Growth	2023 Growth Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	2142	107	18.11%	290	290	790	6	296	0.76%	YES	50%
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	WB	IN	NO	2142	107	18.11%	290	290	790	5	295	0.63%	YES	50%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Area Wide Historical Growth

(3) According to the Guidelines prepared by the TPO and modified by the City and County

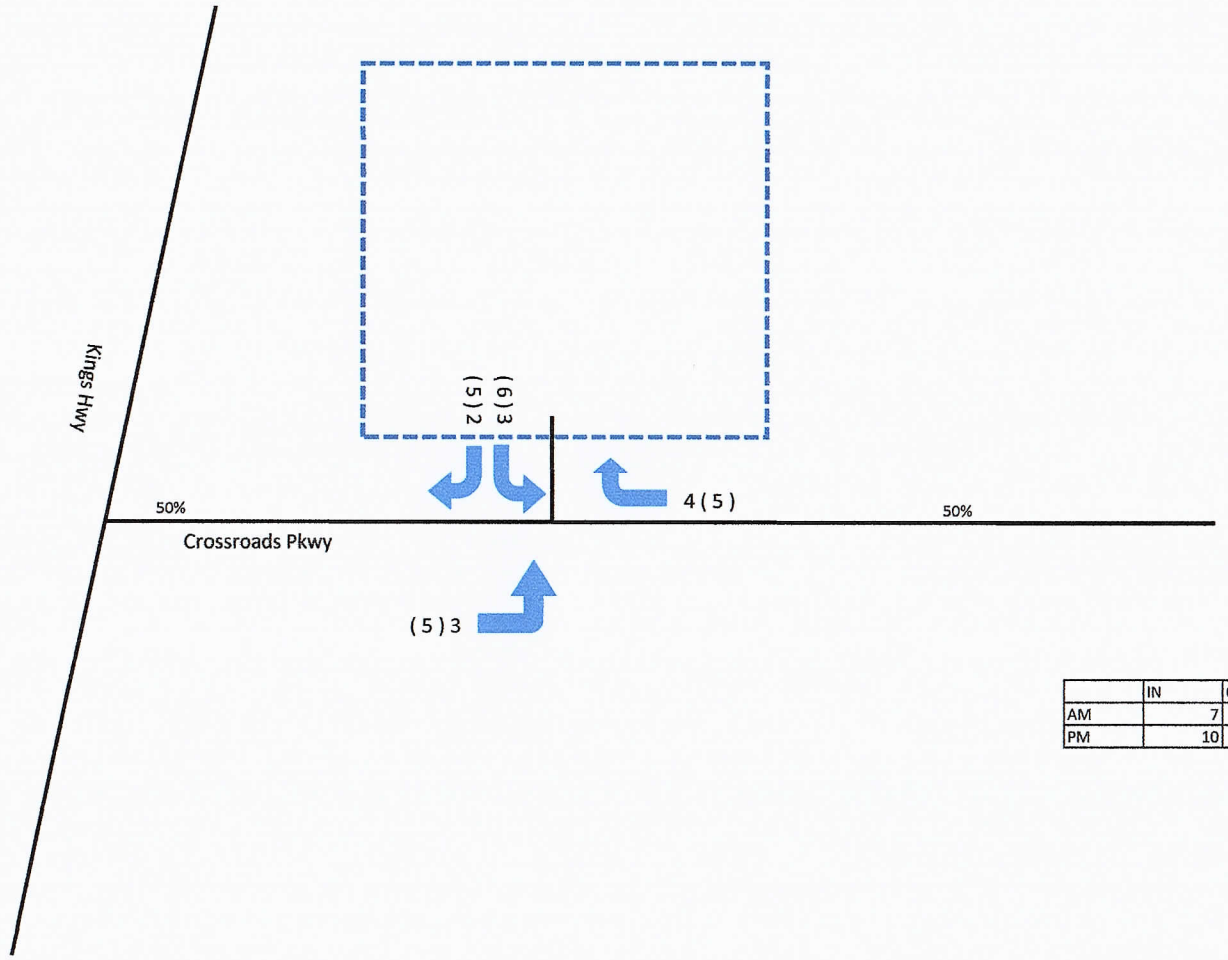
Two-Way:	21
Net In:	10
Net Out:	11
Years Grown:	6

DRIVEWAY ANALYSIS

The project takes access from one full access driveway on Crossroads Parkway. The project volumes are shown on **Figure 3**. No turn lanes are required or recommended.

CONCLUSION

The Walsh Kings Highway RV Storage with 184 daily trips, 12 net AM peak hour trips and 21 net PM peak hour trips will have insignificant impact on the network. All links and intersections operate at acceptable levels of service. Therefore, the project meets the requirements for concurrency.



	IN	OUT
AM	7	5
PM	10	11

NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR20103.0 | Date: 10-28-20

Legend

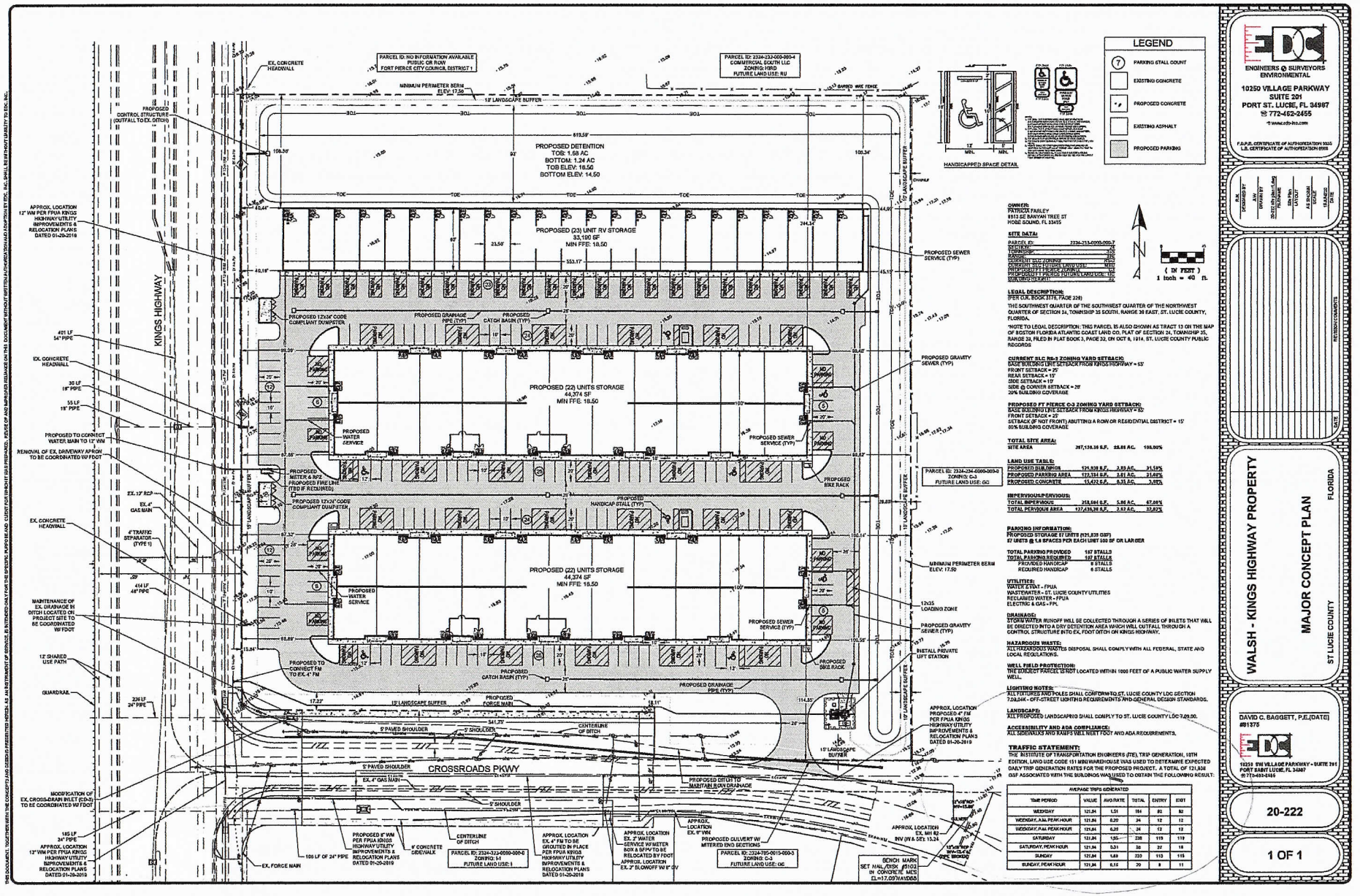
XX (XX) = AM (PM)

= Project Location

Figure 3
Driveway Volumes
Walsh

APPENDIX A

SITE PLAN



ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
F.B.P.E. CERTIFICATE OF AUTHORIZATION 3035
L.B. CERTIFICATE OF AUTHORIZATION 6988

REVISION COMMENTS

WALSH - KINGS HIGHWAY PROPERTY
MAJOR CONCEPT PLAN
ST LUCIE COUNTY FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

20-222

1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\Arch\CAD\Walsh20-222 Site Plan 8.14.dwg, Site Plan, 10/27/2020 8:51:39 AM, Jessica, EDC Inc

APPENDIX B

ST. LUCIE COUNTY TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT FALL/WINTER 2019/2020,
ST. LUCIE COUNTY TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT 2014

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	8,300	2019	1,710	535	C	0.695	489	C	0.635
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	16,233	2016	3,170	1,008	C	0.326	865	C	0.280
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	24,500	2020	3,170	1,290	C	0.417	1,244	C	0.403
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	25,000	2020	3,170	1,299	C	0.420	1,395	C	0.451
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	26,500	2019	3,170	1,256	C	0.406	1,307	C	0.423
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	30,500	2019	3,170	1,502	C	0.486	1,556	C	0.504
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	25,000	2020	3,170	1,320	C	0.427	1,384	C	0.448
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	5,400	2016	3,170	348	C	0.118	297	C	0.101
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	6,400	2016	3,170	344	C	0.117	360	C	0.122
CROSSTOWN PKWY	FLORESTA DR to US 1	66	25,500	2019	3,170	1,967	C	0.637	1,723	C	0.558
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,142	2017	790	108	C	0.277	107	C	0.274
DARWIN BLVD	BECKER RD to PAAR DR	235	7,298	2018	630	728	F	1.156	642	F	1.019
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,298	2018	920	728	C	0.837	642	C	0.738
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	13,500	2019	920	673	C	0.774	708	C	0.814
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	8,100	2019	920	633	C	0.728	570	C	0.655
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	8,400	2019	880	512	C	0.617	508	C	0.612
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,800	2017	880	281	C	0.339	294	C	0.354
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,667	2016	600	259	C	0.863	208	C	0.693
DELAWARE AVE	33RD ST to 25TH ST	500	3,118	2017	1,710	207	C	0.269	237	C	0.308
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	3,122	2017	1,220	144	C	0.197	144	C	0.197
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	12,000	2020	790	657	D	0.832	611	D	0.773
DELAWARE AVE	13TH ST to 10TH ST	664	7,402	2017	750	497	D	0.663	411	D	0.548
DELAWARE AVE	10TH ST to 7TH ST	664	7,402	2017	600	497	D	0.828	411	D	0.685
DELAWARE AVE	7TH ST to US 1	665	7,200	2020	750	390	D	0.520	402	D	0.536
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	11,500	2020	830	716	C	0.918	653	C	0.837

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,383	2017	750	65	C	0.176	65	C	0.176

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
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St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
CAMEO BLVD	PORT ST LUICE BLVD to CALIFORNIA BLVD	4,600	710	299	C	0.854	286	C	0.817
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	7,633	790	528	D	0.668	448	D	0.567
CAMPBELL RD	PICOS RD to ORANGE AVE	600	510	44	C	0.176	39	C	0.156
CANE SLOUGH RD	US 1 to LENNARD RD	9,178	1,710	510	C	0.662	528	C	0.686
CITRUS AVE	7TH ST to US 1	900	750	129	C	0.349	129	C	0.349
CITRUS AVE	US 1 to 2ND ST	4,020	790	239	C	0.613	244	C	0.626
CITRUS AVE	2ND ST to INDIAN RIVER DR	3,050	510	166	C	0.664	172	C	0.688
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	3,300	1,470	233	C	0.353	209	C	0.317
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	2,600	1,710	162	C	0.210	143	C	0.186
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	4,400	510	233	C	0.932	261	D	0.512
CORTEZ BLVD	35TH ST to 25TH ST	4,300	710	0	B	0.000	0	B	0.000
CORTEZ BLVD	25TH ST to SUNRISE BLVD	2,400	710	159	C	0.454	148	C	0.423
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	6,000	1,710	336	C	0.436	318	C	0.413
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	10,167	3,170	589	C	0.191	559	C	0.181
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	14,333	3,170	899	C	0.291	868	C	0.281
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	12,667	3,170	692	C	0.224	620	C	0.201
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	14,500	3,170	743	C	0.240	677	C	0.219
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	16,667	3,170	779	C	0.252	792	C	0.256
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	10,500	3,170	550	C	0.178	533	C	0.172
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	7,233	3,170	410	C	0.133	406	C	0.131
CROSSTOWN PKWY	SANDIA DR to MANTH LN	5,333	920	269	C	0.309	292	C	0.336
CROSSTOWN PKWY	MANTH LN to FLORESTA DR	4,567	510	259	D	0.508	242	C	0.968
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	1,300	790	81	C	0.208	74	C	0.190
DARWIN BLVD	BECKER RD to PAAR DR	5,080	590	462	C	0.825	407	C	0.727
DARWIN BLVD	PAAR DR to TULIP BLVD	5,080	920	462	C	0.531	407	C	0.468
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	13,000	920	653	C	0.751	667	C	0.767
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	10,000	920	605	C	0.695	544	C	0.625
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,567	840	202	C	0.256	218	C	0.276
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	4,300	840	237	C	0.300	277	C	0.351

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

APPENDIX C

GROWTH RATE

Historical Growth Rate Calculation

Segment	From	To	2014 AADT	2017 AADT	3 Year Historical Growth Rate
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	1,300	2,142	18.11%
		Total	1,300	2,142	18.11%

*Source: St Lucie TPO Traffic Counts and Level of Service Report Fall/Winter 2019/2020

TECHNICAL MEMORANDUM

TO: CITY OF FORT PIERCE BUILDING DEPARTMENT

FROM: ANTHONY A. ADAMS, B.S.

SUBJECT: 20-222 Walsh – Kings Highway

DATE: SEPTEMBER 30, 2020

Historical Report

Due to the presence of a residential structure erected in 1940, this property required research to find if there were any cultural resources of historical significance. This parcel was cross-checked with the Florida State Historical Preservation Office and with St Lucie County Planner, Kori Benton, to search for records that would verify the potential existence of historically significant findings. This research and report are required by City of Fort Pierce. Attached, is correspondence from State Historical Preservation Office staff confirming there are no cultural resources at the subject property.

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

September 30, 2020

Florida Master Site File

Tony Adams
Sr. Biologist |Certified Arborist | Environmental
Engineering Design and Construction
10250 Village Parkway
Port St. Lucie FL 34987
O: 772 223 5200 ext. 108

In response to your request of September 30, 2020, the Florida Master Site File lists no cultural resources recorded at following address:

2564 S. Kings Highway, Fort Pierce, Florida 34945

The Parcel ID# for the property is 2324-233-00000-000-7

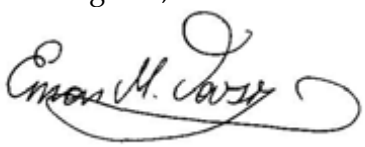
When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

#

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Kind Regards,



Eman M. Vovsi, Ph.D.
Sr. Data Base Analyst
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

December 17, 2020 *Via: Electronic Mail*

Brandon Creagan, LEED Green Associate
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34954

Re: 2564 S. Kings Highway – Zoning & Future Land Use
TRC Response to Comments
TRC Project # 20-02000004

Dear Brandon:

On behalf of our client, please find the attached response to comments received on December 16, 2020 for a project known as Zoning & Future Land Use – 2564 S. Kings Highway. Each comment is identified below followed by a response in ***bold italics***.

Planning Department

1. It is staffs understanding that there will be subsequent applications filed for Concurrency Review, Design Review, and Development Review soon for this site.

RESPONSE: Acknowledged.

2. As this project is along both a Florida Department of Transportation Road and County Road the Traffic Study would be reviewed by the County and their third-party reviewer. The County has indicated that this review would take place at the Development Review stage as they have elected to reserve all comments during that stage of the project.

RESPONSE: Acknowledged.

3. Provide the Legal Description in word form so that it can be added to the Ordinances.

RESPONSE: Please see attached legal description in word format.

FPUA Department

FPUA W/WW Engineering: Approved as noted;
The Water/ Wastewater Engineering Department has reviewed the Rezoning application package for 2564 Kings Highway and there is no objection to this change. However, at present FPUA's water and sewer services are not available to serve this property.

RESPONSE: Acknowledged.

Public Works / Engineering Department

1. 2564 Kings Hwy: The County will review and provide comments with a site plan application. It was requested previously that the needed ROW be dedicated on Crossroads Parkway. Please advise if it is appropriate to detail at the rezone or the site plan. Is there intent for the City to assume the future responsibility of the 1/4 of a mile that is County to adjoin with the City's section for this local roadway?

RESPONSE: These concerns will be addressed during the development review process and will need to be discussed between the City and County.

We feel the attached adequately addresses staff comments and respectfully request approval of application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Patricia Sesta
Planner

cc: Michael Walsh

Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2020-12-17_B_Creagan_2564_S_Kings_Walsh_FLU_Zoning_Rsp2Cmts_20-298.docx

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Zoning Atlas Map Amendment - 2564 South Kings Highway

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 2-28-2021

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: [signature] **DATE:** 3/3/2021

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: Zoning Atlas Map Amendment - 2364 South Kings Highway

Staff Name: Brandon C. Creagan

Staff Signature: [signature]

Date Mailed: 3-3-21

Number of Mailed Letters: 12

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

March 3, 2021

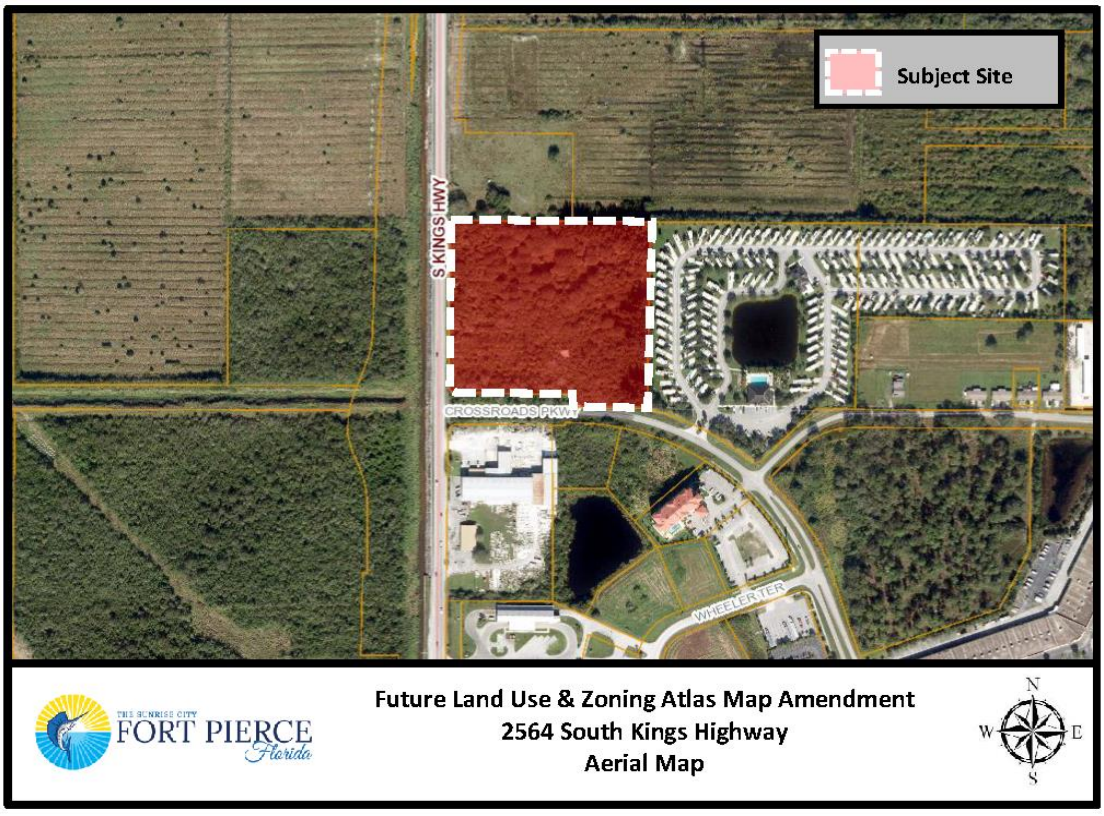
Dear Property Owner(s):

The property owner, Patricia Farley, is requesting approval of a **Zoning Atlas Map Amendment** to rezone a property from Residential Single Family, 2 dwelling units per acre (E-2) to General Commercial (C-3) at **2564 South Kings Highway** Fort Pierce, FL. A subsequent Future Land Use Map Amendment application has been filed to change the Future Land Use to General Commercial (GC) from Mixed Use (MXD) as well. The Parcel ID is 2324-233-0000-000-7.

Legal Description: 24 35 39 W 455.58 FT OF E 1118.54 FT OF N 1/2 OF S 1/2 OF NW 1/4 AND W 1088.54 FT OF E 1118.54 FT OF S 264.18 FT OF S 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 OF SEC (10.29 AC) (OR 1798-2252)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **March 15, 2021,** which begins at **4:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Zoning Atlas Map Amendment**. Any Public Comment on these Public Hearing items, if not being offered in person, must 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. Additionally, the 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.

If you have any questions, please contact the City Planning Department at 772-467-3737.



Kings Highway Development LLC 1
PO Box 540669
Lake Worth, FL 33454-0669

Aqua Technologies Group Inc 2
1306 McCollum Street
Los Angeles, CA 90026-2322

Charles L Lafevers Jr 3
6155 33rd Street
Vero Beach, FL 32966-6445

NSLRWCD 4
14666 Orange Avenue
Fort Pierce, FL 34945-4511

Kings Highway Commercial South LLC 5
18860 Loxahatchee River Road
Jupiter, FL 33458-2440

Patricia Farley 6
8613 SE Banyan Tree Street
Hobe Sound, FL 33455-2908

Wynne Building Corp 7
8000 S US Highway 1, Suite 402
Port St Lucie, FL 34952-2338

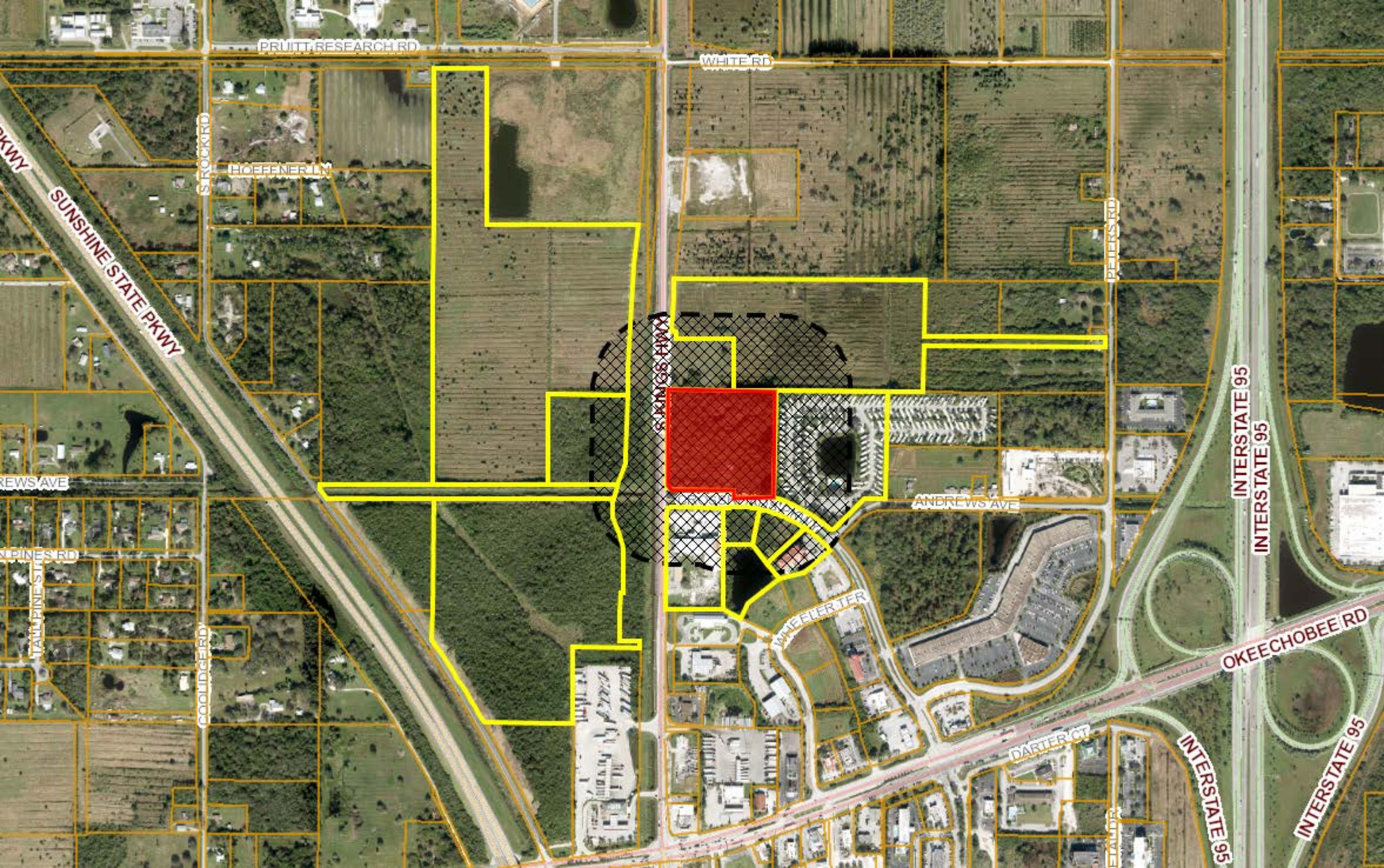
SFW Group LLC 8
2640 S Kings Highway
Fort Pierce, FL 34945-2646

Eye Tax Funding Inc 9
1305 Little Harbour Lane
Vero Beach, FL 32963-2501

Deva Matha Investment Group 10
3224 S US Hwy 1, #200
Fort Pierce, FL 34982

TOTAL TRUCK REPAIR LLC 11
6465 183rd Trail N
Loxahatchee, FL 33470-2109

B Anders Nyquist (TR) 12
1805 19th Place, Suite 100
Vero Beach, FL 32960-0405


PRUITT RESEARCH RD
WHITE RD
S ROCK RD
HOEFENER LN
SUNSHINE STATE PKWY
S KINGS HWY
PETERS RD
ANDREWS AVE
INTERSTATE 95
INTERSTATE 95
INTERSTATE 95
OKEECHOBEE RD
DARTER CT
COOLIDGE RD

City Commission Regular Meeting - 4:30 pm **12. h.**

Meeting Date: 03/15/2021

Re: Text Amendment - Alcoholic Beverage Sales

SUBJECT:

Legislative Hearing - Ordinance 21-007 Text Amendment of Chapter 4 and Chapter 125 to amend the minimum distance requirements for the consumption of alcoholic beverages on or off-premises and to make properties with C-6 Zoning eligible to obtain an alcoholic beverage license. FIRST READING

SUMMARY:

Text Amendment - Chapter 4 & Chapter 125 - Alcoholic Beverage Sales

RECOMMENDATION:

Approval.

ALTERNATIVES:

Approval, with changes.
Disapproval.

RESPONSIBLE STAFF:

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee
Peter Sweeney, City Attorney

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report
Proposed Text Amendment
Draft Ordinance
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2021 11:59 AM

Form Started By: Rebeca Guerra Started On: 03/02/2021 07:37 PM
Final Approval Date: 03/09/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
FROM:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director
RE:	Text Amendment – Distance Requirements for Alcoholic Beverage Sales & Marine Commercial (C-6) Zoning District Alcohol Sales
MEETING DATE:	March 15, 2021

STAFF REPORT

Text Amendment
Distance Requirements for Alcoholic Beverage Sales
&
C-6 Zoning District Alcohol Sales

The City of Fort Pierce, through Chapter 4 - Alcoholic Beverages of the City's Code of Ordinances, has established minimum distance requirements for the consumption of alcoholic beverages on or off-premises. As part of these requirements, restaurants, bar/lounges, nightclubs, liquor stores, and grocery stores are identified in order to determine eligibility for obtaining licensing for alcoholic beverage sale and/or consumption. The minimum distances delineated within Section 4-6 of the Code range from 500 feet to 1,600 feet. There are no distance requirements, however, between liquor stores and grocery stores and another licensed establishment. As part of the discussion for this item, Staff researched 3 counties and 11 cities to ascertain what distance requirements, if any, neighboring municipalities have for the consumption of alcoholic beverages on or off-premises. The research found that there is no uniform standard for the regulation of this use, nor is there a consistent manner in which municipalities look at surrounding uses.

A study of existing alcoholic establishments within the City of Fort Pierce revealed that the majority of licenses issued are along major arterial roadways, namely US Highway 1, Orange Avenue, Okeechobee Road, Avenue D, and 25th Street. Similar studies of existing schools and churches show that these uses are more spread out, and thus, do not reflect the same manner of clustering along major arterial roadways. The Planning Department, after review with the City Commission at its last Conference Agenda, has drafted changes to Chapter 4 proposing changes to the minimum distances required between establishments with alcoholic beverage licenses and other religious/educational/business entities. Additionally, Staff is proposing to add properties with Marine Commercial (C-6) zoning to the list of zoning districts in Section 125-401 which may be eligible to obtain an alcoholic beverage license.

The Technical Review Committee voted to recommend approval of the proposed Text Amendment on January 21, 2021. On February 9, 2021, the Planning Board also recommended approval of the proposed Amendment. Staff is therefore recommending APPROVAL of the proposed Text Amendment to Chapters 4 and 125.

Section 4-6. - Areas for sale of alcoholic beverages — Distance restrictions established for consumption on- or off-premises.

(a) Minimum requirements. Establishments located in the zoning districts outlined in Section 125-401 shall meet the minimum distance requirements identified in Table 1.

MINIMUM DISTANCE REQUIREMENTS FOR CONSUMPTION ON- OR OFF-PREMISES

	CONSUME	RELIGIOUS INST.	SCHOOL	OTHER LIC. ESTABLISHMENT
RESTAURANT	On-premises	~~1,600 feet~~ N/A	~~1,600 feet~~ N/A	~~1,600 feet~~ N/A
BAR/LOUNGE	On-premises	~~1,600~~ 1,000 feet	~~1,600~~ 1,000 feet	~~1,600 feet~~ N/A
NIGHTCLUB	On-premises	~~1,600~~ 1,000 feet	~~1,600~~ 1,000 feet	~~1,600 feet~~ N/A
LIQUOR STORE	Off-premises	500 feet	500 feet	N/A
GROCERY	Off-premises	500 feet	500 feet	N/A

(b) *Exceptions.* Hotels or motels with 100 rooms or more and restaurants with a minimum seating capacity of 200 and containing a minimum of 4,000 square feet shall not be subject to distant restrictions.

(c) *Distance restrictions established for consumption on- or off-premises.* Distance restrictions as established in this chapter for consumption on- or off-premises shall not apply to properties identified in the Downtown Business and Entertainment Overlay District and properties fronting US Highway-1, Okeechobee Road, and Orange Avenue (with the exception of those in the Peacock Arts District).

(d) *Subsequent establishment of religious institution or school.* Whenever a vendor of alcoholic beverages has procured a license certificate permitting the sale of alcoholic beverages and thereafter a religious institution or school shall be established within 500 feet of the vendor of alcoholic beverages, the establishment of the religious institution or school shall not be cause for the discontinuance or classification as a non-conforming use of the business as a vendor of alcoholic beverages.

Section 125-401. - Areas for sale of alcoholic beverages—Designated.

Except as otherwise provided by law, it shall be unlawful for any person to sell, manufacture or distribute any intoxicating or alcoholic beverages, as defined in section 4-1, by retail for consumption on the premises or in sealed containers for consumption off the premises within the city, except in the following zone areas, where consistent with the applicable provisions of this chapter:

(1) Areas zoned R-4, Medium Density Residential.

(2) Areas zoned R-5, High Density Residential.

(3) Areas zoned C-1, Office Commercial.

(4) Areas zoned C-2, Neighborhood Commercial.

(5) Areas zoned C-3, General Commercial.

(6) Areas zoned C-4, Central Commercial.

(7) Areas zoned C-5, Tourist Commercial.

(8) Areas zoned C-6, Marine Commercial.

(~~8~~9) Areas zoned I-1, Light Industrial.

(~~9~~10) Areas zoned I-2, Marine Industrial.

(1~~0~~1) Areas zoned OS-1, General and Recreational Open Space.

(1~~1~~2) Areas zoned PUD, Planned Unit Development.

(1~~2~~3) Areas zoned PUR, Planned Unit Redevelopment.

ORDINANCE NO. 21-07

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, PART II, CODE OF ORDINANCES; SUBPART A, GENERAL ORDINANCES; CHAPTER 4, ALCOHOLIC BEVERAGES; SECTION 4-6 AREAS FOR SALE OF ALCOHOLIC BEVERAGES - DISTANCE RESTRICTIONS ESTABLISHED FOR CONSUMPTION ON- OR OFF-PREMISES TO REDUCE OR ELIMINATE MINIMUM DISTANCE REQUIREMENTS FOR RESTAURANTS, BAR/LOUNGES, AND NIGHTCLUBS, ELIMINATING DISTANCE RESTRICTIONS FOR PROPERTIES FRONTING CERTAIN ROADWAYS, AND PROVIDING FOR THE SUBSEQUENT ESTABLISHMENT OF RELIGIOUS INSTITUTIONS OR SCHOOLS WITHIN 500 FEET OF AN EXISTING LICENSED VENDOR OF ALCOHOLIC BEVERAGES; AMENDING CHAPTER 125, SUBSECTION 125-401 AREAS FOR SALE OF ALCOHOLIC BEVERAGES - DESIGNATED, TO ALLOW FOR PROPERTIES IN THE MARINE COMMERCIAL ZONE (C-6) TO SELL ALCOHOLIC BEVERAGES; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 4 has been amended from time to time since it was first formally adopted on 1960; and

WHEREAS, Chapter 125 has been amended from time to time since it was first formally adopted on June 15, 1981, under Ordinance H-186 originally as Chapter 22; and

WHEREAS, the City of Fort Pierce delineates minimum distance requirements for the consumption on-premises and off-premises for restaurants, bar/lounges, nightclubs, liquor stores, and grocery stores; and

WHEREAS, the City of Fort Pierce Planning Board held a public meeting on February 9, 2021, to consider the land development code amendment and recommended approval of the amendment, with modifications, by a vote of X to X; and

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

SECTION 1. Section 4-6 is hereby amended so that the same shall read as follows: Section 4-6. - Areas for sale of alcoholic beverages — Distance restrictions established for consumption on- or off-premises.

(a) Minimum requirements. Establishments located in the zoning districts outlined in Section 125-401 shall meet the minimum distance requirements identified in Table 1.

Minimum Distance Requirements for Consumption On- or Off-Premises				
	Consume	Church	School	Other Licensed Establishment
Restaurant	On-premises	~~1,600 feet~~ N/A	~~1,600 feet~~ N/A	~~1,600 feet~~ N/A
Bar/lounge	On-premises	~~1,600~~ 1,000 feet	~~1,600~~ 1,000 feet	~~1,600 feet~~ N/A
Nightclub	On-premises	~~1,600~~ 1,000 feet	~~1,600~~ 1,000 feet	~~1,600 feet~~ N/A
Liquor store	Off-premises	500 feet	500 feet	N/A
Grocery	Off-premises	500 feet	500 feet	N/A

(b) Exceptions. Hotels or motels with 100 rooms or more and restaurants with a minimum seating capacity of 200 and containing a minimum of 4,000 square feet shall not be subject to distant restrictions.

(c) Distance restrictions established for consumption on- or off-premises. Distance restrictions as established in this chapter for consumption on- or off-premises shall not apply to properties identified in the Downtown Business and Entertainment Overlay District and properties fronting US Highway-1, Okeechobee Road, and Orange Avenue (with the exception of those in the Peacock Arts District).

(d) Subsequent establishment of religious institution or school. Whenever a vendor of alcoholic beverages has procured a license certificate permitting the sale of alcoholic beverages and thereafter a religious institution or school has been established within 500 feet of the vendor of alcoholic beverages, the establishment of the religious institution or school shall not be cause for the discontinuance or classification as a non-conforming use of the business as a vendor of alcoholic beverages.

SECTION 2. Section 125-401 is hereby amended so that the same shall read as follows:

Sec. 125-401. - Areas for sale of alcoholic beverages—Designated.

Except as otherwise provided by law, it shall be unlawful for any person to sell, manufacture or distribute any intoxicating or alcoholic beverages, as defined in section 4-1, by retail for consumption on the premises or in sealed containers for consumption off the premises within the city, except in the following zone areas, where consistent with the applicable provisions of this chapter:

(1) Areas zoned R-4, Medium Density Residential.
(2) Areas zoned R-5, High Density Residential.
(3) Areas zoned C-1, Office Commercial.
(4) Areas zoned C-2, Neighborhood Commercial.
(5) Areas zoned C-3, General Commercial.
(6) Areas zoned C-4, Central Commercial.
(7) Areas zoned C-5, Tourist Commercial.
(8) Areas zoned C-6, Marine Commercial.
(~~8~~9) Areas zoned I-1, Light Industrial.
(~~9~~10) Areas zoned I-2, Marine Industrial.
(10~~1~~) Areas zoned OS-1, General and Recreational Open Space.
(City commission approval required for alcohol consumption in parks. See chapter 12)
(11~~2~~) Areas zoned PUD, Planned Unit Development.
(12~~3~~) Areas zoned PUR, Planned Unit Redevelopment.

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. 21-07 was duly advertised by title only in the St. Lucie News Tribune on Sunday, February 28, 2021, and on Sunday, March 14, 2021; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on March 15, 2021; and was duly introduced, read by title only, and passed on second and final reading April 5, 2021, 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 5th day of April, 2021.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____

Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Text Amendment For Alcoholic Beverage Sales

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37 & Section 166.041(3)(a) Florida State Statute

NOTICE BY NEWSPAPER: 2/28/21 & 3/14/21

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Rebeca A. Guerra **TITLE:** Assistant Planning Director

SIGNATURE: **DATE:** 3/2/2021

City Commission Regular Meeting - 4:30 pm **12. i.**

Meeting Date: 03/15/2021

Re: Text Amendment - Chapter 125: Residential Construction

SUBJECT:

Legislative Hearing - Ordinance 21-008 Text Amendment of Chapter 125 to facilitate the construction of duplexes on nonconforming lots as well as clarify and correct the maximum density allowed in certain zoning districts. FIRST READING

SUMMARY:

Text Amendment - Chapter 125 - Residential Construction - The request seeks to modify three (3) sections of Chapter 125 in order to facilitate the construction of duplexes on nonconforming lots as well as clarify and correct the maximum density allowed in certain zoning districts in a manner consistent with the maximum densities permitted in the City's Comprehensive Plan as listed within their respective Future Land Use designations.

RECOMMENDATION:

Approval.

ALTERNATIVES:

Approval, with changes.
Disapproval.

RESPONSIBLE STAFF:

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee
Peter Sweeney, City Attorney

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report
Proposed Text Amendment
Draft Ordinance
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2021 12:00 PM
City Manager	Nick Mimms	03/10/2021 03:58 PM

Form Started By: Rebeca Guerra Started On: 03/02/2021 07:51 PM

Final Approval Date: 03/10/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
FROM:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director
RE:	Text Amendment – Chapter 125: Residential Construction & Nonconforming Lots
MEETING DATE:	March 15, 2021

STAFF REPORT

Text Amendment
Chapter 125: Residential Construction & Nonconforming Lots

The above-referenced Text Amendment is being submitted for the Board's review. The request seeks to modify three (3) sections of Chapter 125 in order to facilitate the construction of duplexes on nonconforming lots as well as clarify and correct the maximum density allowed in certain zoning districts in a manner consistent with the maximum densities permitted in the City's Comprehensive Plan as listed within their respective Future Land Use designations.

Section 125-70 is proposing to add "duplexes" to the list of dwelling types which may be afforded the ability to develop on legal nonconforming lots in spite of the lot not having the acreage to meet the minimum lot size required for its respective zoning district.

Section 125-193 is seeking to specify the overall net density permitted in the Single-Family Moderate Density Zone (R-3) and as well as clarify the overreaching residential purpose of the zone itself consistent with the City's Comprehensive Plan.

Section 125-243 is correcting the maximum gross density which may be allowed by the City Commission for innovative developments in the Single-Family Moderate Density Zone (R-3), Medium Density Zone (R-4), and the High Density Zone (R-5) consistent with the City's Comprehensive Plan.

The Technical Review Committee voted to recommend approval of the proposed Text Amendment on January 21, 2021. On February 9, 2021, the Planning Board also recommended approval of the proposed Amendment. Staff is therefore recommending APPROVAL of the proposed Text Amendment to Chapter 125.

Section. 125-70. - Nonconforming lots.

If, at the effective date of adoption or amendment of the ordinance from which this chapter is derived, a lot of record exists which could be lawfully used for some purpose and the lot is no longer permissible for any use under the terms of this chapter relating to lot size, and if the entire contiguous land holdings in single ownership have not decreased, other than due to eminent domain proceedings, since the lot became nonconforming, and if the use satisfies other requirements of this chapter, then such lot:

(1) If located in an E-1, R-1, R-2, R-3, R-4, R-4A or R-5 district may be used for a single-family dwelling, or a duplex, if approved with a Conditional Use in the R-3 or R-5 districts or if permitted by right in the R-4 or R-4A districts, ~~except~~ but not a mobile home; provided, however, that this section shall not apply to any such lots which immediately adjoin other such lots and which are under common ownership and capable of being replatted so as to create one or more lots which may be used for some purpose after the effective date of adoption or amendment of the ordinance from which this chapter is derived; or

(2) If located in a nonresidential district may be used for any use allowed in the district.

Section. 125-193. - Single-family moderate density zone (R-3).

(a) *Purpose.* The major purpose of this zoning district is to provide for residential areas ~~of single-family dwellings~~ with an average net density in conventional developments of approximately six units per acre. Innovative residential developments, however, may have higher net densities not exceeding eight units per acre. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities. Public water and sewer service should be available.

Section. 125-243. - Innovative residential developments.

(e) *Residential densities.* Densities will not exceed the level which the city commission determines is appropriate due to natural features of the area, public facility and service needs and capacities, transportation needs and capacities and compatibility with nearby development. ~~Unless~~ If it determines that density bonuses should be allowed in accordance with the following criteria, the maximum gross density allowed ~~shall~~ may be ~~five~~ up to eight units per acre in an R-3 zone, ~~ten~~ twelve units per acre in an R-4 zone and ~~15~~ eighteen units per acre in an R-5 zone. Density bonuses awarded for the following criteria are cumulative:

ORDINANCE NO. 21-08

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, PART II - CODE OF ORDINANCES, SUBPART B LAND DEVELOPMENT ORDINANCES, CHAPTER 125 - ZONING, SECTION 125-70 - NONCONFORMING LOTS, TO ALLOW FOR DUPLEXES TO BE CONSTRUCTED; AMENDING CHAPTER 125, SUBSECTION 125-193(A) SINGLE-FAMILY MODERATE DENSITY ZONE (R-3), TO PROVIDE CLARIFICATION AS TO THE RESIDENTIAL PURPOSE OF THE ZONE AS WELL AS THE DENSITIES PERMITTED CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN, AMENDING SUBSECTION 125-243(E) TO PROVIDE FOR CLARIFICATION OF DENSITIES PERMITTED CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 125 has been amended from time to time since it was first formally adopted on June 15, 1981, under Ordinance H-186 originally as Chapter 22; and

WHEREAS, the City of Fort Pierce seeks to regulate existing lots, structures, uses of land or structures, and characteristics of uses which were lawful before the Zoning Code was passed or amended, but which violate provisions of the Code or future amendments; and

WHEREAS, the City of Fort Pierce Planning Board held a public meeting on February 9, 2021, to consider the land development code amendment and recommended approval of the amendment, with modifications, by a vote of X to X; and

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

SECTION 1. Section 125-70(1) is hereby amended so that the same shall read as follows:

Sec. 125-70(1). – Nonconforming lots.

If, at the effective date of adoption or amendment of the ordinance from which this chapter is derived, a lot of record exists which could be lawfully used for some purpose and the lot is no longer permissible for any use under the terms of this chapter relating to lot size, and if the entire contiguous land holdings in single ownership have not decreased, other than due to eminent domain proceedings, since the lot became nonconforming, and if the use satisfies other requirements of this chapter, then such lot:

(1) If located in an E-1, R-1, R-2, R-3, R-4, R-4A or R-5 district may be used for a single-family dwelling, or a duplex, if approved with a Conditional Use in the R-3 or R-5 districts or if permitted by right in the R-4 or R-4A districts, ~~except~~ but not a mobile home; provided, however, that this section shall not apply to any such lots which immediately adjoin other such lots and which are under common ownership and capable of being replatted so as to create one or more lots which may be used for some purpose after the effective date of adoption or amendment of the ordinance from which this chapter is derived; or

SECTION 2. Section 125-193(a) is hereby amended so that the same shall read as follows:

Sec. 125-193. - Single-family moderate density zone (R-3).

(a) Purpose. The major purpose of this zoning district is to provide for residential areas ~~of single-family dwellings~~ with an average net density in conventional developments of approximately six units per acre. Innovative residential developments, however, may have higher net densities not exceeding eight units per acre. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities. Public water and sewer service should be available.

SECTION 3. Section 125-243(e) is hereby amended so that the same shall read as follows:

Sec. 125-243. - Innovative residential developments.

(e) Residential densities. Densities will not exceed the level which the city commission determines is appropriate due to natural features of the area, public facility and service needs and capacities, transportation needs and capacities and compatibility with nearby development. ~~Unless~~ If it determines that density bonuses should be allowed in accordance with the following criteria, the maximum gross density allowed ~~shall~~ may be ~~five~~ up to eight units per acre in an R-3 zone, ~~ten~~ twelve units per acre in an R-4 zone and ~~15~~ eighteen units per acre in an R-5 zone. Density bonuses awarded for the following criteria are cumulative:

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 thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 6. 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. 21-08 was duly advertised by title only in the St. Lucie News Tribune on Sunday, February 28, 2021, and on Sunday, March 14, 2021; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on March 15, 2021; and was duly introduced, read by title only, and passed on second and final reading April 5, 2021, 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 5th day of April, 2021.

_____

Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____

Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Text Amendment For Residential Construction

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37 & Section 166.041(3)(a) Florida State Statute

NOTICE BY NEWSPAPER: 2/28/21 & 3/14/21

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Rebeca A. Guerra **TITLE:** Assistant Planning Director

SIGNATURE: **DATE:** 3/2/2021

City Commission Regular Meeting - 4:30 pm **12. j.**

Meeting Date: 03/15/2021

Re: Ordinance No.21-009, Amending the 2020-2021 Budget

Submitted For: Johnna Morris, Finance Director, Finance Department

SUBJECT:

Legislative Hearing - Ordinance No. 21-009 - Final Budget Amendment of the General Fund 2019-2020 Budget. FIRST READING

SUMMARY:

The General Fund budget is being amended to adjust budgeted revenues and expenditues to the final actual figures.

RECOMMENDATION:

City Commission approve the budget amendment ordinance.

ALTERNATIVES:

Staff will proceed as directed by the City Commission

RESPONSIBLE STAFF:

Finance Director

COORDINATED WITH:

City Clerk fo Advertising

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2020

OTHER INFORMATION:

See attached schedules for fiscal impact.

Attachments

21-009

FY'20 General Fund Final Budget Amendment

FY'20 General Fund Budget Amendment Explanations

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	03/09/2021 06:05 PM
City Manager	Nick Mimms	03/10/2021 03:58 PM
Form Started By: Queen Thompkins		Started On: 03/02/2021 09:20 AM

Final Approval Date: 03/10/2021

ORDINANCE NO. 21-009

AN ORDINANCE **AMENDING THE 2019-20 BUDGET** OF THE CITY OF FORT PIERCE, FLORIDA BY INSERTING THEREIN A SCHEDULE ATTACHED HERETO AND DESIGNED AS THE 2019-20 FINAL BUDGET AMENDMENT. THE SAID SCHEDULE PROVIDES FOR THE INCREASES AND/OR DECREASES IN REVENUES AND APPROPRIATIONS IN THE GENERAL FUND, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The Budget of the City of Fort Pierce, Florida for the year 2019-20 be amended by increasing or decreasing various items as set out in the schedule, hereto attached and made a part hereof and designed as the 2019-20 final budget amendment and that the City Manager and Director of Finance are hereby instructed and directed to transfer said funds to said accounts and increase and decrease in conformity with said schedule.

SECTION 2. This ordinance shall become effective upon passage.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Peter Sweeney, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY)SS

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. was duly advertised by title only in the St. Lucie News Tribune on March 5, 2021; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on March 15, 2021; and was duly introduced, read by title only, and passed on second and final reading on April 5, 2021, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the day of April 5, 2021.

_____
Linda Hudson,
Mayor Commissioner

_____
Linda W. Cox,
City Clerk

(CITY SEAL)

CITY OF FORT PIERCE

Final Budget Amendment

Fiscal Year 2019-2020

General Fund Revenues	***Approved Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Over Under Budget***
Taxes	23,079,865	543,409		23,623,274	2.35%
Licenses and Permits	395,000	91,781		486,781	23.24%
Inter-Government Revenue	5,295,000	1,161,891		6,456,891	21.94%
Charges for Services	369,300		66,603	302,697	18.03%
Fines and Forfeitures	294,500	43,301		337,801	14.70%
Miscellaneous Revenues	2,251,200	1,097,111		3,348,311	48.73%
Interfund Transfers	3,471,056		103,813	3,367,243	2.99%
Enterprise Contributions	7,411,101	54,591		7,465,692	0.74%
Other Financing Sources	0	1,635,073		1,635,073	0.00%
Fund Balance Appropriation	462,950		956,042	(493,092)	206.51%
Restricted Revenue	(600,000)			(600,000)	0.00%
Totals	42,429,972	4,627,156	1,126,458	45,930,670	**8.25%**

CITY OF FORT PIERCE

Final Budget Amendment

Fiscal Year 2019-2020

General Fund Expenditures	***Approved Budget***	***Adjusted Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Over Under Budget***
City Commission	265,584	259,388		23,413	235,975	9.03%
City Manager	900,102	877,599		4,713	872,886	0.54%
City Attorney	693,149	593,149		109,055	484,094	18.39%
City Clerk	350,315	341,265		4,182	337,083	1.23%
Human Resources	443,578	432,489	32,097		464,586	7.24%
Finance	911,107	892,607		337	892,270	0.04%
MIS	1,255,193	1,223,813		3,652	1,220,161	0.30%
Purchasing	315,418	307,533	2,622		310,155	0.83%
Planning	610,772	595,503	6,495		601,998	1.06%
Building & Community Response	1,079,651	1,052,660	153,184		1,205,844	14.19%
Police	14,765,692	14,396,550	1,078,414		15,474,964	7.30%
PW/Director's Office	92,459	92,459	48,495		140,954	52.45%
PW/Fleet Maintenance	708,661	681,891		89,406	592,485	13.11%
PW/Facilities Maintenance	1,029,921	1,008,921	56,690		1,065,611	5.50%
PW/Parks & Grounds	2,159,610	2,116,610	122,784		2,239,394	5.69%
PW/Streets & Drainage	1,815,593	1,761,823	184,551		1,946,374	10.16%
Engineering	1,301,415	1,268,880		136,682	1,132,198	10.77%
Riverwalk Center	371,116	361,115		81,246	279,869	22.50%
Administrative	13,360,637	14,165,717	2,268,052		16,433,769	16.98%
Totals	42,429,972	42,429,972	3,953,384	452,686	45,930,670	**8.25%**

City of Fort Pierce
Final Budget Amendment
Fiscal Year 2019-2020
Revenues and Expenditures

Below are the major revenue categories that are responsible for the increase and decrease in revenues during the City of Fort Pierce Budget year 2019-2020.

(1) Taxes Increase: $543,409 or 2.35%

Ad valorem taxes budget to actual collection rate was 101% or an increase of $119,617; Delinquent Taxes - $163,805; Local Option Taxes - $12,075, Utility Taxes - $247,671 and Other Taxes – $241 were more than anticipated.

(2) Licenses and Permits Increase: $91,781 or 23.24%

Occupational licenses collections increase was $30,633; planning and zoning fees increased $53,186; other permits collectively increased $7,962.

(3) Intergovernmental Revenues Increase: $1,161,891 or 21.94%

The major increases are: Reimbursement from FEMA $569,716, State revenue sharing $13,886, Half cent sales tax $195,480, Half Cent Infrastructure Sales Tax $362,508, Casualty Insurance Premium Tax $62,335, and all other intergovernmental revenue $30,225; with reduction in Housing Authority $65,000 and Fuel Tax Refund $7,259.

(4) Charges for Services Decrease: $66,603 or 18.03%

Record search, investigative and application fees $21,019; parking fines $9,570, traffic fines $3,923; qualifying fees $3,791; community center $80,090; other charges collectively $5,676.

(5) Fines and Forfeitures Increase: $43,301 or 14.70%

Alarm Permit Violations increased $75,840, violation of local ordinances decreased $14,924 and decreases in Judgements and Fines $17,615.

(6) Miscellaneous Revenues Increase: $1,097,111 or 48.73%

The increases were Cares Act funding from St. Lucie County $693,498, reimbursement of expenditures $170,048, purchasing card rebate $12,482; state reimbursements $286,579, and other revenue collectively $95,573; decreases in Stormwater reimbursements $154,526, and $6,543 in other line items.

(7) Inter-fund Transfer Decrease: $103,813 or 2.99%

The changes resulted from the decrease transfer from the restricted fund $296,342; and increase of $192,529 from FPRA for debt service payments and SROs .

(8) Enterprise Contributions Increase: $54,591 or .74%

The transfer from FPUA increased $8,166, Solid Waste $69,031 and Building $5,394; Golf Course $28,000 less due to unavailable funding.

(9) Other Financing Sources Increase: $1,635,073 or 0%

Funds transferred for capital leases.

(10) Fund Balance Appropriation Decrease: $956,042 or 206.51%

Fund balance appropriation was $462,950 to balance the budget; the appropriation was not needed and an additional $493,092 was transferred to fund balance; $400,000 was restricted for FY 2021 Capital Improvements and $200,000 restricted for Interfund loan repayment. the $600,000 remains restricted.

Below are the departments and an explanation for the notable **increases** and **decreases** in their expenditure budgets during the City of Fort Pierce 2019-2020 budget year. Most of the increases were due to COVID19 measures and decreases resulted from mid-year budget adjustments.

(1) City Attorney Decrease: $109,055 or 18.39%

Personnel costs decreased $93,593 due budget adjustments for COVID19 effects; Operating expenditures decreased $15,462.

(2) Human Resources Increase: $32,097 or 5.38%

Increase due to personnel changes, $27,947; and various increases and decreases in operating expenditures, $2,143; capital $2,007.

(3) Code Enforcement Increase: $153,184 or 14.19%

Increase due to personnel increase costs resulting from COVID19, $93,327; and increased operating expenditures $58,891; capital $966.

(4) Police Department Increase: $1,078,414 or 7.30%

Increase of $948,791 in Police Department personnel costs consisted of $170,332 in Salaries and Benefits, $209,458 in Incentive Pay, $790,353 in Overtime, and $119,312 in Accrued Compensation; increases of $7,551 in operating expenditures; capital $122,072.

(5) PW/Director's Office Increase: $48,495 or 52.45%

Increase due to change in communication expenditures $31,236; software maintenance $10,016; increase and decreases in various line items $7,243.

(6) PW/Fleet Maintenance Decrease: $89,406 or 13.11%

Decreases due to changes in personnel services $106,331 and increases in operating expenditures $16,925 for unforeseen projects.

(10) PW/Facilities Maintenance Increase: $56,690 or 5.50%

Increases due to unforeseen projects.

(11) PW/Parks & Grounds Increase: $122,784 or 5.69%

Increases due to unforeseen projects.

(12) PW/Streets & Drainage Increase: $184,551 or 10.06%

Increases due to unforeseen projects.

(13) Engineering Decrease: $136,682 or 10.77%

Increase in personnel changes, $31,635; decrease in FDOT/Closed Loop $128,785; and various increases and decreases in operating expenditures, $39,532.

(14) Leisure Services Decrease: $81,246 or 22.50%

Decreases due to COVID19, which resulted in personnel services changes $70,213 and the suspension of youth recreation expenditures and other varies line items $11,033.

(15) Administrative Department Increase: $2,268,052 or 16.98%

Personnel Services line items increased $3,287, in Retirement –Police $62,335, health insurance cost decrease $59,048; increases in various operating expenditures totaling $253,988; $1,085,349 in capital improvements costs due to COVID19 infrastructure purchases and improvements, and non-operating and debt service payments increases and decreases $1,433,404; to include $1,862,508 for Half Cent Infrastructure Sales Tax moved to restricted fund.

City Commission Regular Meeting - 4:30 pm **12. k.**

Meeting Date: 03/15/2021

Re: Impact Fee Moratorium Extension

Submitted For: Shyanne Harnage, Communications + Economic Development Manager, City Manager

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SUBJECT:

Legislative Hearing - Ordinance 21-010 - Impact Fee Moratorium within Urban Infill and Redevelopment Area. FIRST READING.

SUMMARY:

The proposed ordinance will extend the moratorium on the imposition and collection of City impact fees within the Fort Pierce Redevelopment Area for a period of 12 months. The concept of this moratorium was presented to the Fort Pierce Redevelopment Board on July 15, 2019 as part of the city's overall economic development strategy, and subsequently adopted by the City Commission via Ordinance 20-007 on March 16, 2020.

Urban infill and redevelopment projects are intended to improve existing neighborhoods and encourage investment within these areas. Unfortunately, there has been limited new construction in the FPRA boundaries over the past several years. The intent of this moratorium is to assist businesses in the Fort Pierce Redevelopment Agency boundaries reduce their startup costs and to contribute to the sense of vitality that occurs when buildings are occupied. It is our hope that this moratorium will encourage and entice development within the FPRA boundaries. Since infill locations are within the urban core of our community, typically they already have much of the needed infrastructure. Unless extraordinary capital improvements are required, infrastructure costs can be substantially lower for infill development relative to a similar project in an undeveloped area.

RECOMMENDATION:

Staff recommendas approval of Ordinance 21-010.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Shyanne Harnage, Economic Development Manager

COORDINATED WITH:

Nicholas C. Mimms, City Manager
Peter J. Sweeney, City Attorney
Linda W. Cox, City Clerk
Planning Department

Fiscal Impact

OTHER INFORMATION:

n/a

Attachments

Proposed Ordinance 21-010

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/04/2021 05:35 PM
City Manager	Nick Mimms	03/09/2021 11:51 AM

Form Started By: Shyanne Harnage
Started On: 01/26/2021 03:09 PM
Final Approval Date: 03/09/2021

ORDINANCE NO. 21-010

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR A MORATORIUM ON THE IMPOSITION AND COLLECTION OF CITY IMPACT FEES FOR A PERIOD OF 12 MONTHS WITHIN THE BOUNDARIES OF THE CITY'S DESIGNATED URBAN INFILL AND REDEVELOPMENT AREA REQUIRED BY SECTIONS 113-8, 113-15 THROUGH AND INCLUDING 113-19 OF THE CITY CODE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission desires to promote Fort Pierce to encouragethe investment of private resources in the urban core of our city by suspending the collection of City Impact Fees in an effort to stimulate and encourage new development within the boundaries of the City's Designated Urban Infill and Redevelopment Area; and

WHEREAS, the moratorium of impact fees herein may place the City in a more competitive position, thus enhancing efforts by the City and the community to encourage economic development opportunities to create permanent employment expansion opportunities; and

WHEREAS, the City Commission finds the most effective economic stimulus that the City can provide is to offer incentives to new construction projects by removing the City-imposed development costs represented by city impact fees; and

WHEREAS, this is an integral part of the City's overall economic development strategy; and

WHEREAS, the COVID-19 pandemic continues to impact all aspects of the community and encouraging economic development is vital to a successful post-pandemic economic recovery; and

WHEREAS, the City Commission will evaluate the impacts of suspending the City Impact Fee Program as herein provided for, and shall thereafter further consider changes in the Comprehensive Plan if and to the extent necessary so as to reflect the experience resulting from the temporary moratorium herein provided for; and

WHEREAS, such moratorium shall apply to all such new construction within the boundaries of the City's Designated Urban Infill and Redevelopment Area for which a building permit is issued subsequent to the adoption of this ordinance; and

WHEREAS, the moratorium will continue for one (1) year after its effective date, unless otherwise modified or repealed by the City Commission; and

WHEREAS, Section 166.021, Florida Statutes, provides the City with the powerto enhance and expand economic activity in the City including the authority to expend and use public funds toward achievement of the City's economic development goals; and

WHEREAS, the City of Fort Pierce will continue to collect Impact Fees for St. Lucie County in accordance with established Interlocal Agreement(s).

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The imposition of Impact Fees, as provided by Code Sections 113-15 through and including Section 113-19, and the collection of said fees as provided by

Code Section 113-8, are hereby suspended within the boundaries of the City's Designated Urban Infill and Redevelopment Area for a period not to exceed one (1) year from the date of final passage hereof and shall be reinstated thereafter to full force and effect unless or until they should be modified or amended.

SECTION 2. All ordinances of parts of ordinances in conflict herewith are andthe same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 3. This ordinance is and the same shall become effective immediately upon final passage hereof and shall remain in effect for a period of one (1) year, or for such shorter period as may hereafter be determined by the City Commission by subsequent ordinance, following such final passage and shall then cease to become effective unless otherwise extended by further ordinance.

SECTION 4. If any provision of this ordinance is held to be invalid, unconstitutional, or unenforceable for any reason by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this article, which shall be deemed separate, distinct, and independent provisions to the fullest extent possible.

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. 21-010 was duly advertised by title only in the St. Lucie News Tribune on March 5, 2021; copy of said Ordinance was made available at the Office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on March 15, 2021; and was duly introduced, read by title only, and passed on second and final reading on April 5, 2021, 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 5th day of April 2021.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox
City Clerk

(SEAL)

City Commission Regular Meeting - 4:30 pm **13. a.**

Meeting Date: 03/15/2021

Re: Final Budget Amendment for Grant Funds: CDBG, SHIP and Grant Administration

Submitted For: Johnna Morris, Finance Director, Finance Department

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SUBJECT:

Approval of 2019-20 Final Budget Amendments for Grant Funds: CDBG, SHIP and Grant Administration

SUMMARY:

The Grants Funds, CDBG, SHIP and Grant Administration, are being amended to adjust the budgeted revenues and expenditures to the final actual figures.

RECOMMENDATION:

City Commission approval

ALTERNATIVES:

Staff shall proceed as directed by City Commission

RESPONSIBLE STAFF:

Finance Director

COORDINATED WITH:

None

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2021

OTHER INFORMATION:

See attached schedules

Attachments

CDBG Final Budget Admendment

SHIP Final Budget Amendment

Grants Administration Final Budget Amendment

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	03/08/2021 04:52 PM
City Manager	Nick Mimms	03/09/2021 11:58 AM
Form Started By: Queen Thompkins		Started On: 03/02/2021 09:27 AM

Final Approval Date: 03/09/2021

City of Fort Pierce
Community Development Block Grant
Final Budget Amendment
Fiscal Year 2019-2020

	Fund 103 - CDBG Operating Revenues	***Approved Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Increase Decrease***
	Inter-Government Revenue	557,327		55,113	502,214	9.89%
	Program Income	5,000		5,000	0	100.00%
(2)	*Miscellaneous Revenues*	4,918	53,602		58,520	1089.91%
	Transfers	84,205		9,205	75,000	10.93%
(1)	*Prior Year Revenue*	391,027		161,997	229,030	41.43%
	Totals	**1,042,477**	**53,602**	**231,315**	**864,764**	**17.05%**

	Fund 103 - CDBG Operating Expenditures	***Approved Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Increase Decrease***
	Personnel Services	250,528	5,816		256,344	2.32%
	Operating Expenditures	0	18,040		18,040	0.00%
	Capital Outlay	0	21,399		21,399	0.00%
(2)	*Other Programs & Projects*	791,949		222,967	568,982	28.15%
	Totals	**1,042,477**	**45,255**	**222,967**	**864,764**	**17.05%**

MAJOR CHANGES

(1) Budgeted prior year appropriation total amount not needed; remaining revenue added to fund balance
(2) COVID19 Community Relief Projects

City of Fort Pierce

SHIP

Final Budget Amendment

Fiscal Year 2019-2020

	Fund 105 - SHIP ***Operating Revenues***	***Approved Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Increase Decrease***
(2)	*Inter-Government Revenue*	77,300	192,178		269,478	248.61%
(1)	*Program Income*	5,000		4,652	348	93.04%
	Miscellaneous Revenue	500	10,142		10,642	2028.40%
(3)	*Fund Balance*	295,000		475,086	(180,086)	161.05%
	Totals	**377,800**	**202,320**	**479,738**	**100,382**	**73.43%**

	Fund 105 - SHIP ***Operating Expenditures***	***Approved Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Increase Decrease***
	Operating Expenditures	25,000		24,682	318	98.73%
(3)	*Programs & Projects*	352,800		252,736	100,064	71.64%
	Total Exp. and Fund Balance	**377,800**	**0**	**277,418**	**100,382**	**73.43%**

(1) Revenue collection decreased due to COVID19

(2) Increase in funding for COVID19 relief efforts

(3) Projects slowed due to COVID19

City of Fort Pierce
Grant Administration
Final Budget Amendment
Fiscal Year 2019-2020

Fund 106 -Grant Administration ***Operating Revenues***	***Approved Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Increase Decrease***
Inter-Government Revenue	0			0	0.00%
Program Income	0	47,180		47,180	0.00%
Miscellaneous Revenues	242,500		202,354	40,146	58.45%
Interfund Transfer	27,000		27,000	0	---
Fund Balance	0		87,326	(87,326)	0.00%
Totals	**269,500**	**47,180**	**316,680**	**0**	**100.00%**

Fund 106 -Grant Administration ***Operating Expenditures***	***Approved Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Increase Decrease***
Personnel Services	0			0	0.00%
Operating Expenditures	14,100		14,100	0	0.00%
Capital	0			0	0.00%
Programs and Projects	228,925		228,925	0	0.00%
Interfund Transfer	26,475		26,475	0	0.00%
Totals Expenses	**269,500**	**0**	**269,500**	**0**	**100.00%**

MAJOR CHANGES IN BUDGET

Due to COVID19 projects were not done

City Commission Regular Meeting - 4:30 pm **15. a.**

Meeting Date: 03/15/2021

Re:

SUBJECT:

Reports

Attachments

City Manager's Report

Purchase Orders

Form Review

Form Started By: Linda Cox Started On: 03/10/2021 04:37 PM

Final Approval Date: 03/10/2021

FORT PIERCE INSIDER





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16 INDIAN HILLS GOLF COURSE

17 FORT PIERCE CITY MARINA

18 SUNRISE THEATRE

22 NEW BUSINESSES







HAPPY BIRTHDAY, FANNIE!

JOE SWEAT, MARKETING SPECIALIST

In October of 2020, the Commission reached out to the community to seek the renaming of N. 29th Street for long-time resident and native of Fort Pierce, Fannie-Lewis Darden. Fast forward a few months, and the community not only supported the renaming of the street which runs from Orange Avenue to Avenue Q, but held a special block party to honor Ms. Fannie who was turning 100 years old! Ms. Fannie enjoyed the day with friends and family, and guests who drove by to wave hello on her birthday.

About Fannie Darden:

Fannie Lewis-Darden was born in Fort Pierce, Florida, on December 24, 1919, to father Alfelton Lewis and mother Fallie Lewis. She is one of six children and attended school at Lincoln Park Academy. During her time in Fort Pierce, she met her lifelong partner, Mac Darden, and bore nine children. She has been a life-member of Saint Paul A.M.E Church and spent her career working as a homemaker for the Willis family on Delaware Avenue. Ms. Fannie is kind and warm; the type of woman who never met a strangerbecause she treated everyone like an old friend. She is giving and compassionate, frequently opening her home to those in need. She holds the most remarkable propensity for forgiveness and leads with love always. What's more, she has a great sense of humor!

As a centenarian, she has lived through a host of historical moments from the Great Depression, several wars, the Civil Rights movement, the introduction of color television, the election of the first Black president, and a world-altering pandemic. Today, she spends her days gardening, reading her daily newspaper, and spending time with friends and family on 29th Street, where she has lived for more than 50 years. She has always invested in her mental and physical health; hence, she takes pride in remaining relatively independent. She is the matriarch of a host of thriving children, grandchildren, great-grandchildren, and great-great-grandchildren.

Her offspring have gone on to lead successful lives. Some of their accomplishments include a son that recently completed his 26-year tenure as Command Sergeant Major with the US military, a son in the American Culinary Federation Hall of Fame, a grandchild who works as the Human Resources Coordinator for Fort Pierce's City Hall, a grandchild who competed in the Miss America pageant, two-grandchildren completing doctoral degrees, and a host of children, grandchildren, and great-grandchildren working in health care, architecture, education, real estate, and the police force.



PAINT OUR TOWN PROGRAM

It truly takes a village! Thanks to our partnership with Westside Church and its' volunteers, the Paint Our Town program has recently been able to assist homeowner(s), Ms. Hudson on Oleander Avenue, and the Mercer family on Avenue D.

The City of Fort Pierce purchased the paint, painting supplies, and materials needed for the project while the manpower and talents were all from the hearts of the Westside volunteers! The homes were prepped the day before and bright and early on Saturday morning, volunteers arrived to begin painting and making minor exterior improvements. During the projects, Westside graciously provided lunch to the volunteers, the families, and made it fun for all who participated.

This collaboration allows individuals, church or civic organizations, and businesses to donate their time or services to make a difference in the community we love and serve. We look forward to partnering with more organizations, like Westside Church, to help beautify the lives of all residents in the city of Fort Pierce.







The Paint Our Town Program is a Neighborhood Revitalization initiative funded by Housing and Urban Development's (HUD's) Community Development Block Grant (CDBG), to assist senior, low-income and disabled homeowners, as part of the 2016-2020 Consolidated Plan. To learn more about the Paint Our Town program, please visit www.cityoffortpierce.com or contact Kaitlyn Ballard, Community Resource Specialist at 772.467.3183 or kballard@cityoffortpierce.com.



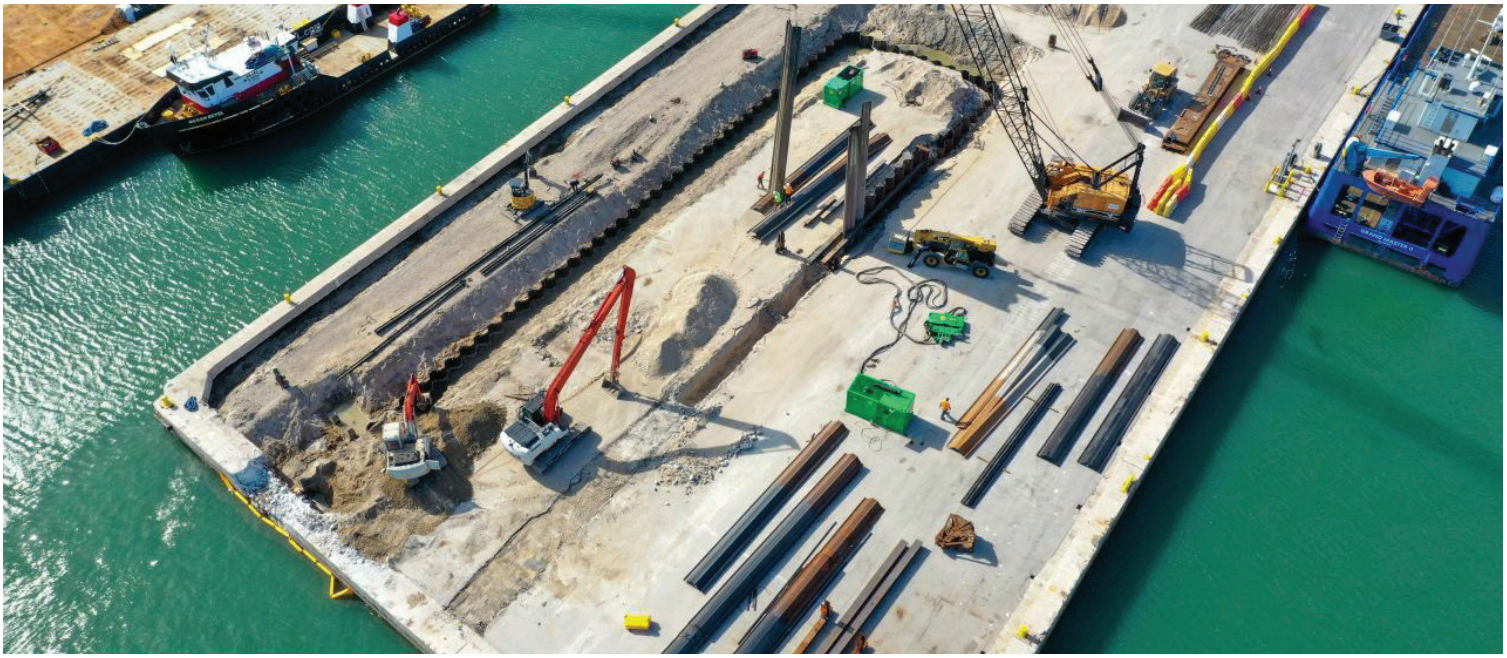
NEW PROJECTS

101 Port Avenue- Construction is in progress of a haul-out basin designed for mega-yachts. Once completed, the site will accommodate the world's largest boat hoist to be operated by Derecktor Ft. Pierce. These pictures were taken during an in-progress inspection of the auger piles. One crane operates the auger which removes soil and rock and pumps in concrete. During this process, another team is preparing the reinforcing steel cages to be hoisted with a different crane. The cages are inserted into the ground and the piles are cast in-place. Once the concrete has cured the auger piles provide the structural support necessary for the foundation.





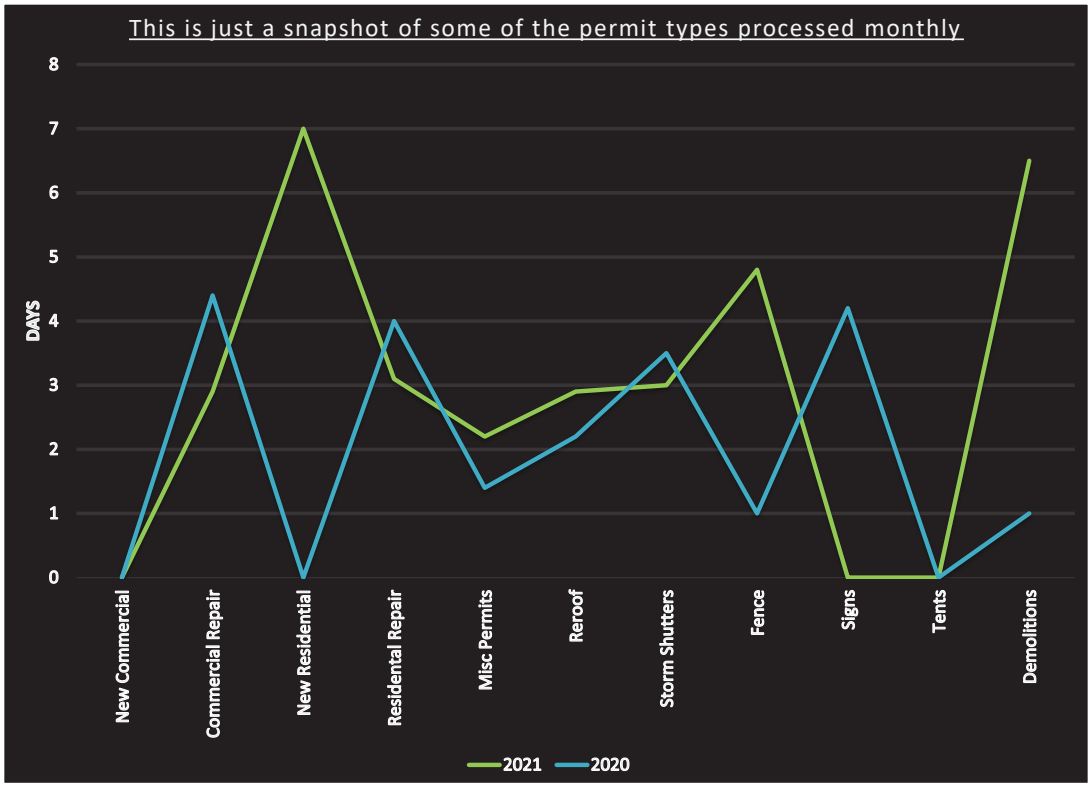
Left: Nicholas C. Mimms, P.E., ICMA-CM, Will Conelius, Engineer for Derecktor



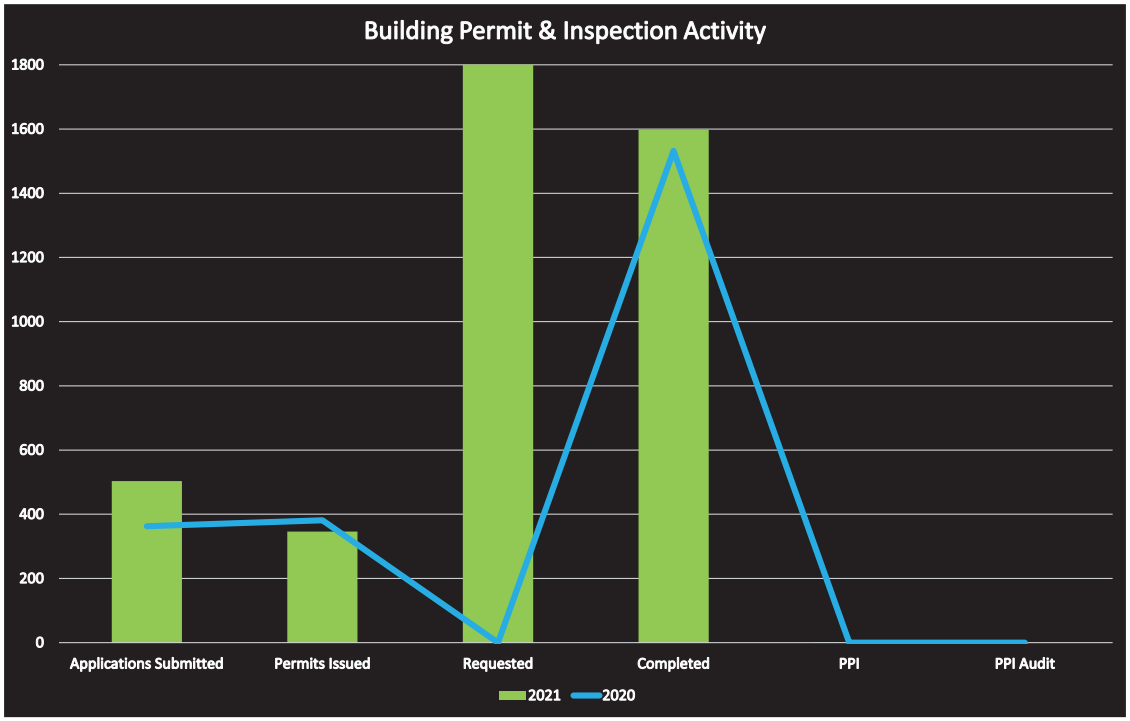
BUILDING CHARTS FOR JANUARY 2021

PLAN REVIEW PROCESSING TIME

For permits with 0 days, either the review was not completed within the month, or there were no reviews for the entire month.



ACTIVITY REPORT



CONSTRUCTION SPOTLIGHT



North 17th Street (Orange Ave to Ave D) Roadway Improvements:

The roadway re-build between Avenue D and Canal Terrace has completed new curb and gutter, driveway aprons and sidewalks. On Monday, February 22nd, the roadway re-build from Canal Terrace to Avenue B will commence. FPUA will install new decorative street-lights in March. The anticipated completion for individual residential transfer of services to underground electric services
is March.

South 5th Street Roadway Improvements (Boston to Delaware):

Roadway improvements are proposed along S. 5th Street between Boston Avenue and Delaware Avenue. Improvements will include drainage conduit upsizing, resurfacing of the roadway, new curb and gutter, sidewalks, brick paver crosswalks, decorative street lighting, landscaping, and irrigation. FPUA will also be upgrading the potable water lines in this area. 100% design plans have been forwarded to utility providers for review and so they may finalize their utility design. The project is currently being advertised for proposals. A pre-bid meeting was held on February 19, 2021, with bids due on March 11, 202. Construction commencement Spring 2021.

Avenue B Reconstruction – 8th to 10th and 10th to 13th Street:

Work under this project will be curb & gutter, driveway aprons, drainage improvements, sidewalk and roadway reconstruction. Culpepper has delivered the 80% plan submittal. Engineering has reviewed the submittal and provided comments. Consultant is working on street lighting plans and with FPUA for the underground electric requirements.

North 8th Street Roadway Improvements (Avenue D to Avenue E):

The roadway improvements for this project will include drainage, new curb and gutter, sidewalks, and roadway reconstruction. FPUA will also underground the electric services in this area. Culpepper & Terpening's 80% design is under revision based on submitted review comments.

2021 A NEW YEAR AND OFF TO A GREAT START!

2021 is starting off to be a Boom Year in development for the City of Fort Pierce! The Planning Board had much to opine on at the February 9th Planning Board meeting. All of those highlighted below will go forward to the City Commission meetings in March with the exception of one that was reviewed and approved at the City Commission meeting held on February 16th. At that February City Commission meeting, Crossroads Industrial project was approved and is highlighted in this report. Below is a summary of the planning projects that will be on the City Commission agendas during the month of March, excluding Crossroads Industrial.

Planning Board Public Meeting Items:

• Future Land Use and Zoning Map Amendments	➢ 2564 Kings Highway
• Annexation – Project Hurricane	➢ 2398 Peters Road
• Text Amendment – Chapter 4 and 125	➢ Sale of Alcoholic Beverages
• Text Amendment – Chapter 125	➢ Residential Construction & Nonconforming Lots
• Conditional Use with no New Construction – ACOR Recycling	➢ 1121 DiGiorgio Road
• Conditional Use with no New Construction - Gateway Plaza Arcade	➢ 2051 S. US Highway 1
• Waiver of Distance- Triple Royal Arcade	➢ 2061 S. US Highway 1
• Conditional Use with no New Construction – Triple Royal Arcade	➢ 2061 S. US Highway 1
• Palm Beach Career College - Nursing School	➢ 1901 S 25th Street Unit 103
• Conditional Use with no New Construction - Baker Vacation Rental	➢ 1577 Thumb Point Drive
• Conditional Use with no New Construction – Readler Vacation Rental	➢ 1182 Binney Drive Unit B
• Disposal of Land – 1207 Avenue L, Cortez Blvd, S. 11th Street	➢ Disposal of Surplus Land
• Site Plan and Design Review– Crossroads Industrial	➢ South of Okeechobee, in between I-95 and the Turnpike

Crossroads Industrial Development



The Crossroads Industrial Development is approximately 129.52 acres of vacant land that is proposed for development as a 1,133,000 square foot warehouse that can be designed as either one (1) building for a single user or two (2) separate buildings for two (2) separate users. Ten-Mile Creek flows through the property and the site plan calls for preserving approximately 47.75 acres in its natural state as a South Florida Water Management District Conservation Easement. Additionally, the applicant has agreed to maintain the Airborne Mountain Bike Club use of the conservation easement for its bike trails as a Conditional of Approval.

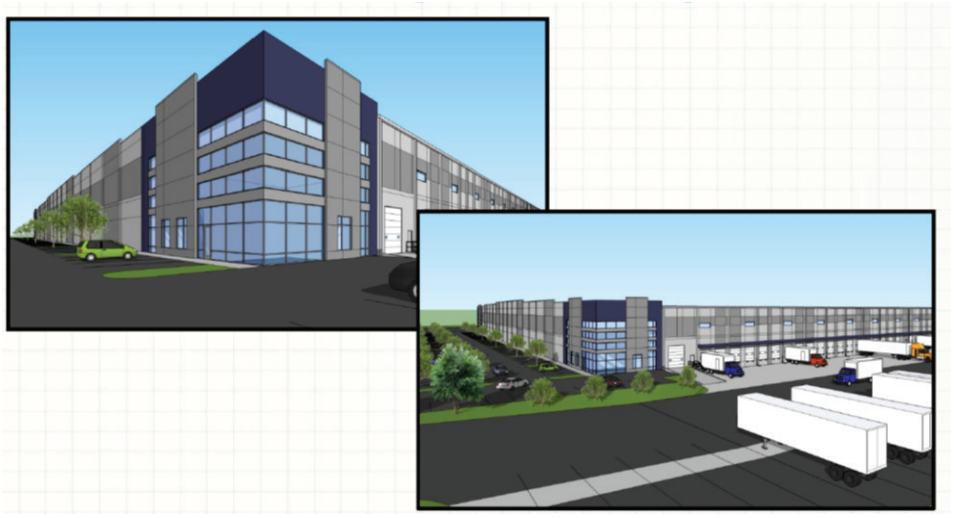
The City's Design Review guidelines provide approaches to design situations that will contribute to the existing and developing character of the City. The intent of the City's design review process is not to stifle innovative architecture, but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the City. This may be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs should take cues from traditional proportioning systems and be synonymous with a chosen style.



The landscape plan is consistent with City Code 123-37 and will consist of the following:

- 587 trees, which will feature the Red Maple, East Palatka Holly, Crape Myrtle, Brown Beauty Magnolia, South Florida Slash Pine, American Sycamore, Southern Live Oak, Bald Cypress, and Tulip Tree
- 96 palm trees, which will feature the Sabal Palm
- 3,295 shrubs
- Tree Mitigation will not be required on-site as the applicant will be preserving approximately 47.75 acres as part of the South Florida Management District Conservation Easement.

The proposed design for the warehouse complex was approved as it is consistent with the built environment as most of the uses that surround the site are warehouse or distribution centers. The proposed building elevation is articulated with varying roof heights and accents. The applicant has also agreed to provide up lighting for the outside of the building that will provide a unique visual amenity that can be seen from Interstate 95 and the Turnpike to provide an entrance into the City of Fort Pierce.



EARLY LEARNING COALITION OF ST. LUCIE COUNTY

Early Learning Coalition of St. Lucie County presents

KidFun TO-GO

A DRIVE-THROUGH EVENT







FORT PIERCE, FL · THE SUNRISE CITY

Saturday, April 10, 2021 from 9 am- 11:30 am

A Parking Lot Drive-Through Event

Percy Peek Gym Parking Lot in Fort Pierce

You must remain in your car!

FREE BOOKS! DRIVE THROUGH GRAB & GO BAGS & SCAVENGER HUNT!

TAKE HOME READING & STEM ACTIVITIES

- Stay in your car & let us bring the take-home fun to you!
- Fifteen different stations to stop at, all in one parking lot.
- Exciting books & activities to take for children at home
- Geared for families with children birth through age 10

Featuring Miss Penny from KidVision
& Curious George
& our fabulous STEMGEMS

PROUD COMMUNITY PARTNER OF ST. LUCIE READS — ST. LUCIE COUNTY CAMPAIGN FOR GRADE-LEVEL READING — 3RD GRADE READING SUCCESS MATTERS

KIDVISION PRE-K
KidVisionPreK.org

PNC Grow Up Great

RENAISSANCE CHARTER SCHOOL of St. Lucie

Early Childhood ST. LUCIE PUBLIC SCHOOLS

St. Lucie PUBLIC SCHOOLS

ST. LUCIE COUNTY Children's SERVICES COUNCIL
Our Children · Our Community · Our Future

OFFICE OF Early Learning
LEARN EARLY. LEARN FOR LIFE.

EDIBLES TO PLANT IN February



	North	Central	South
Easily Survives Transplanting	Arugula, Beets, Broccoli, Brussels Sprouts, Cabbage, Cauliflower, Chinese Cabbage, Collards, Eggplant, Endive, Kale, Kohlrabi, Lettuce, Peppers, Swiss Chard, Tomatillo, Tomatoes	Arugula, Beets, Boniato, Broccoli, Brussels Sprouts, Cabbage, Cauliflower, Chinese Cabbage, Collards, Eggplant, Endive, Gingers, Kale, Kohlrabi, Lettuce, Pepper, Swiss Chard, Sugarcane, Tomatillo, Tomatoes	Arugula, Chinese Cabbage, Eggplant, Endive, Kohlrabi, Lettuce, Pepper, Swiss Chard, Tomatoes
Transplant Carefully	Celery, Mustard, Potatoes, Spinach	Celery, Mustard, Pineapple, Potatoes, Spinach, Sweet Potatoes	Amaranth, Calabaza, Celery, Long Squash, Luffa, Papaya, Passionfruit, Pineapple, Seminole Pumpkin, Spinach, Sweet Potatoes
Use Seeds	Cantaloupe, Carrots, Corn, Cucumbers, Onions (bunching), Peas (English), Radish, Squash, Turnips, Watermelon	Beans (bush, pole, lima), Cantaloupe, Carrots, Corn, Cucumbers, Okra, Onion (bunching), Peas (English, Southern), Radish, Squash, Turnip, Watermelon	Beans (bush, pole, lima), Cantaloupe, Carrots, Corn, Chayote, Cucumbers, Okra, Onion (bunching), Peas (English, Southern), Radish, Squash, Watermelon

UF IFAS Extension UNIVERSITY of FLORIDA

FLORIDA MASTER GARDENER VOLUNTEER

Gardening SOLUTIONS

For more information, please visit GardeningSolutions.ifas.ufl.edu

WHAT'S FLOWERING FEBRUARY in Florida?

NORTH/CENTRAL

- **Chickasaw Plum**
  Native, deciduous (*Prunus angustifolia*)
- **Eastern Redbud**
  Native, deciduous (*Cercis canadensis*)
- **Eastern Dogwood**
  Native, deciduous (*Cornus florida*)
- **Fringetree**
  Native, deciduous (*Chionanthus virginicus*)
- **Japanese Magnolia**
  Not-native, deciduous (*Magnolia x soulangiana*)
- **Taiwan Cherry**
  Not-native, deciduous (*Prunus campanulata*)

SOUTH

- **Bougainvillea**
  Non-native, evergreen (*Bougainvillea* spp.)
- **Hong Kong Orchid Tree**
  Non-native, evergreen (*Bauhinia* x *blakeana*)

UF IFAS Extension UNIVERSITY of FLORIDA

FLORIDA MASTER GARDENER VOLUNTEER

Gardening SOLUTIONS

For more information, please visit GardeningSolutions.ifas.ufl.edu



PAUL BERTRAM, PARKS AND GROUNDS MANAGER

Here at Public Works we have been striving to accomplish many goals and aspirations. In the past month, in addition to our regular job duties, we have assisted the Saint Lucie County and St Lucie County Health Department. We have assisted twice with the COVID-19 vaccine at two locations. This is a privilege and a challenge at the same time. We have had several members of staff from Streets and Drainage, Solid Waste, the Riverwalk, and the Director's Office to assist in this endeavor.

We are part of the City of Fort Pierce and we take this challenge head on to accomplish the goals needed to help our community and the citizens individual needs. The Fenn Center was the first of this endeavor which was a three-day run. Starting on a Monday through to Wednesday we helped with the sanitizing of clip boards and pens. We ran the downtown Tram and ran supplies as needed to the nurses' stations during the three days. We are proud to serve and to give the customer service to our community. The second most recent event we assisted in was at the Lincoln Park Recreation Center. We provided assistance with the staff from the Saint Lucie County and Saint Lucie County Health Department.

Our contact person was Audria Moore-Wells in the City Manager's Office. She assigned us in positions to assist with this vaccination location. Some of us were assisting with directing residents in the parking areas. We also walked with those who needed help to safely cross the street. The Public Works Department is committed to responding to our community's needs.







Every Wednesday - Green Market - Marina Square 12pm - 6:30pm
Every Saturday - Jazz Market – Marina Square 8am – 1pm
Every Saturday - Downtown Farmers Market - Marina Square 8am – 12pm

3/20 Manatee 5K – Manatee Center 5am – 12pm
3/23-26 Jazz Week Brown Bag Lunch – Marina Square by Fountain 11am – 2pm
3/25 Dancin In the Streets – N 2nd Street 6pm – 9pm

RIVER WALK CENTER SALES REPORT JANUARY 2021

CLASSES	$515.54
PARK PERMITS	$1,675.00
SPECIAL EVENTS	$1,015.00
FACILITY	$5,006.53
TOTAL	**$8,212.07**



DANIEL VISCONTI, IHGC MANAGER

Last summer, we performed an application to enhance the grass on our tee complexes, our driving range tee and our front nine fairways. Through all of the cold, dry, windy weather of January those tees held up particularly well versus the past several years. The third week of April this year, we will be duplicating that process focusing on the tees again as well as the fairways on the back nine. We will also start top dressing our fairways with an organic material to help offset our abundance of sand in our soil. This practice will also help us achieve a better root system and better turf coverage and health.

From a financial standpoint, even in spite of the massive reduction in our seasonal residents we have held our own through January and February. We are approximately 1,000 rounds and $15,000 in Gross Revenue above last year to date. With a mild Spring of rain and warm weather, we should continue to stay busy all the way through April.

Word of mouth is our greatest form of advertising, so we ask if you've played here and enjoyed the changes we're making, please tell a friend….or two! If there's something we can improve upon…tell US so we can keep getting better! We thank all of our members and guests for their support and we ask that you please "Like" and "Follow Us" on Facebook or Instagram to see almost daily updates on the golf course and our ongoing maintenance projects.

INDIAN HILLS SALES REPORT

	12/2020	1/2021
GOLF ROUNDS	2861	2970
GOLF FEES	$88,333.01	$87,325.95
RANGE TOKENS	$2,260.52	$1,769.61
MEMBERSHIP PASS	$7,437.45	$1,890.83
FOOD & BEVERAGES	$5,296.50	$6,336.51
MERCHANDISE	$3,973.98	$5,125.43
TOTAL	**$84,223.07**	**$102,448.33**



CITY MARINA FINANCIAL REPORT

	NOVEMBER	DECEMBER	JANUARY
Dockage Reservations	183	263	240
Monthly Dockage	$135,162.15	$163,793.55	$144,411.00
Transient Dockage	$60,684.46	$63,786.23	$67,282.83
Electricity	$4,898.99	$5,834.90	$6,183.40
Retail	$11,712.83	$15,889.53	$16,451.92
Gas Sales	$18,794.90	$19,055.93	$23,7063.01
Diesel Sales	$56,380.30	$129,048.74	$44,082.88
TOTALS	**$287,633.60**	**$397,408.88**	**$300,869.80**

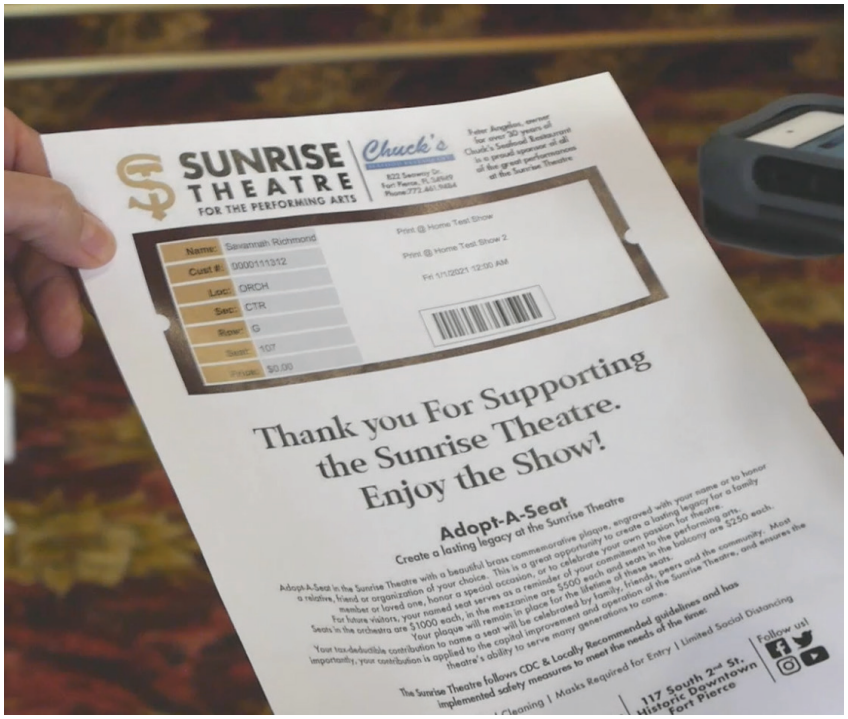


Sharon Engle, Executive Director

The Sunrise Theatre is back and open for business with safety protocols in place! All of our shows that are on the Main Stage and in the Black Box receive a thorough cleaning, 50% seating capacity, social distancing seating along with masks required at all times. While it isn't your typical season at the Sunrise, staff is making the best of what we do have and patrons are excited to come back and enjoy a show… and they do! Gearing up to reopen safely required hand sanitizers and sanitation stations, masks, gloves, cleaning products and disinfectants, electrostatic sprayers, signage, print at home ticketing, ticket scanning software and hardware, bi-polar ionization system, tables and stools for social distancing events, mobile ordering capabilities, stanchions and ropes, and more.

The Save Our Stages Act was recently passed as part of the latest Covid-19 relief package. This Act provides $15 billion dollars in relief to the live events industry. For the Sunrise Theatre this funding opportunity will help sustain us through this unprecedented time. The Sunrise Theatre along with the City's grants department will be applying for this grant as soon as it becomes available. The grant program will be administered by the Small Business Administration and the funds do not have to be repaid. This will be a significant factor in the effort to continue to reopen and help us grow for the 2021/22 Sunrise Season which is right around the corner.

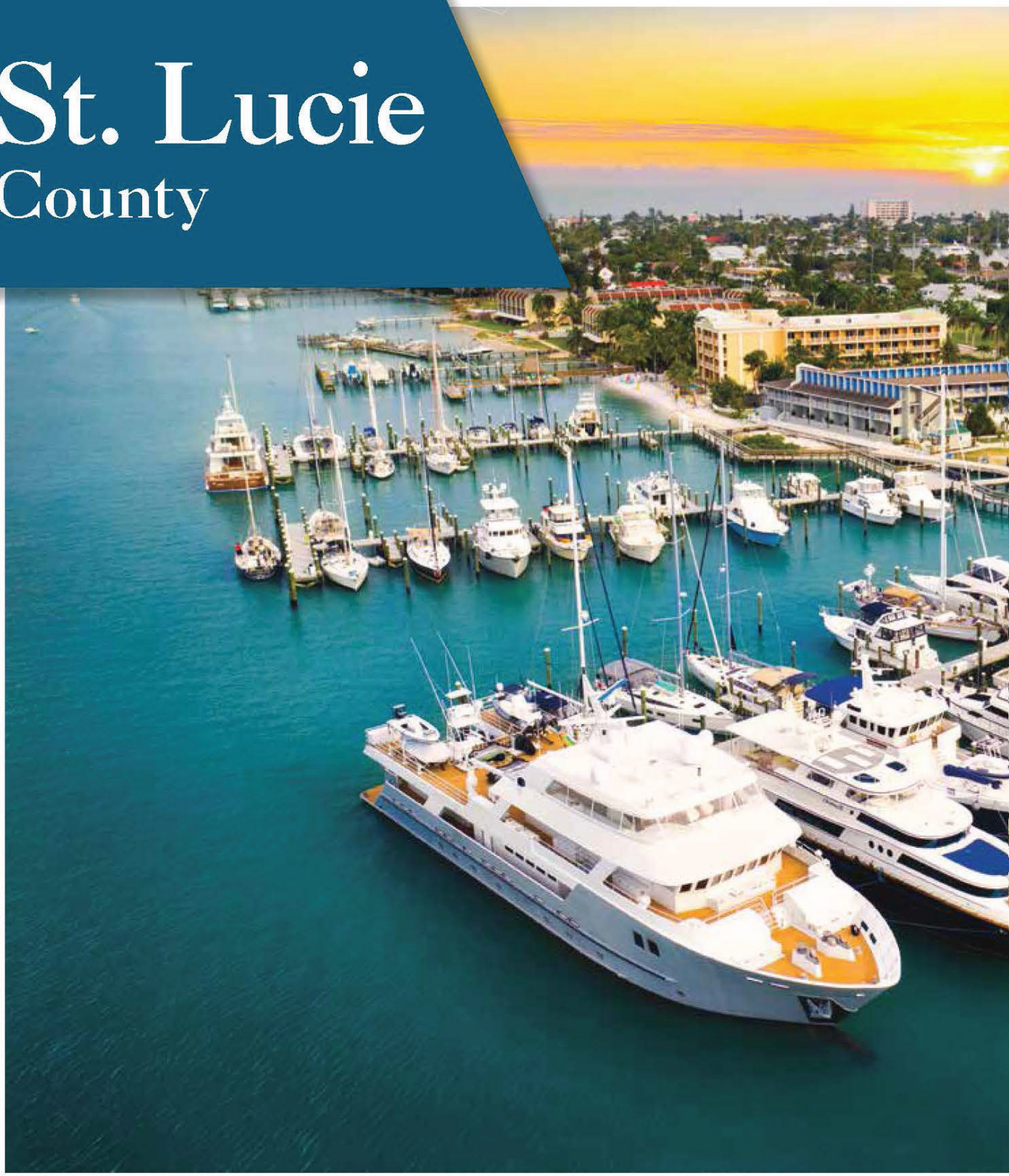
Come out and support Your Sunrise Theatre by attending one of our many great offerings! We have some terrific shows coming up in March all with safety in mind. From the H2O: Hall and Oates Project, Vinny and Vin A from the Bronx Wanders, Comedian Preacher Lawson all on the Sunrise Theatre mainstage. As well as Comedy Corner (2nd & 4th Saturday of every month) and Fort Pierce Jazz and Blues Society's Jazz Jams every Tuesday in the Black Box. There is something for everyone to enjoy. Check out our upcoming events at Sunrisetheatre.com.







St. Lucie County



Fort Pierce Featured in Florida Trend Magazine.

The Sunrise City, one of the oldest communities on the East Coast of Florida. Fort Pierce is a small, charming town with so much history, culture, diversity and is becoming quite the hotspot. Read more about how Fort Pierce is booming. For full article, visit: **https://bit.ly/3eq8Rc5**



Up, up, up and away

St. Lucie County is a hotspot for research, real estate, manufacturing and health care — all buoyed by workforce development efforts and partners in education. Cemented by unified collaboration across agencies, the county has created a welcome mat for businesses and economic growth. At the same time, its leaders recognize the importance of preserving what makes the area special in terms of natural resources: scenic beaches, unique history and diverse activities. Add to that scenario an airport property with acres of developable land and cargo port with a state-of-the-art mega-yacht facility. You've got a region ripe for success. You've got St. Lucie County.

By Susan Shalhoub

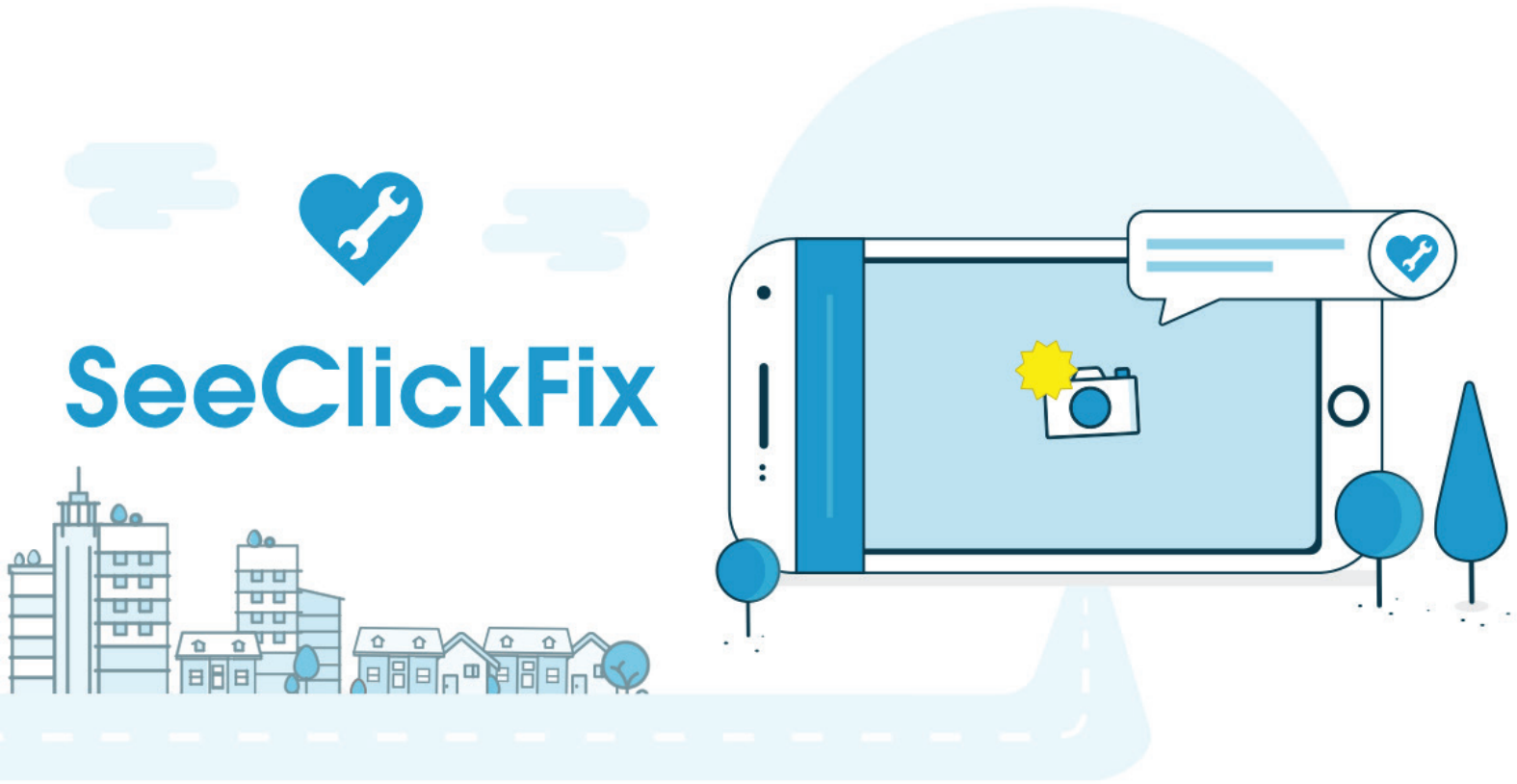


Meet Cynthia Ashley and Emily Quarterman of Cynthia's Alterations, a seamstress shop located at 1802 Avenue D. These ladies create anything from wedding and bridal dresses to upholstery, custom clothing, and more. Cynthia's is passionate about reviving the Lincoln Park District and wants to see Avenue D thrive for all to enjoy.

Follow FortMade and hear the stories of thriving businesses, young and old tell their story of Fort Pierce and what makes our City unique to live here, play here and work here in beautiful Fort Pierce. Follow us on Facebook at
https://www.facebook.com/ftpierce/ or Twitter @Ft_Pierce

WELCOME NEW BUSINESSES

APEX PREDATOR SPORTFISHING
DISCOUNT CONNECTIONS LLC
EXCEPTIONAL CARE OF THE TREASURE COAST
FRUTERIA LEON II
GLITZ N GLAM FASHION TRENDZ LLC
ISAIAH 58 HEALTH & WELLNESS
JUST RITE REPAIRS
KINGS & QUEENS UNISEX SALON
LA GONAV ALL IN ONE SALON , LLC
LUXURY BLOSSOM FLOWERS AND TREES
MOORE, JOHN E.
PALM SPORT AND WELLNESS
PJ TATTOO LLC
ROY, MICHAEL D.
S&A ADAMS ENTERPRISES LLC
SEPULVEDA, CARMEN
SPORT CARS GROUP, LLC
SUNSHINE LAWN SERVICES & LAND
TREASURE COAST MEDICAL INT.
TREASURE FLORIDA REAL ESTATE



SEE A PROBLEM, JUST REPORT IT THROUGH THE SEE-CLICK-FIX APP

With free SeeClickFix mobile app and web tools, Fort Pierce citizens will now be able to provide city staff with pictures, videos, specific descriptions, and more — valuable information needed to get the job done efficiently. In addition, the SeeClickFix platform provides officials with a centralized issue managementt system to manage issues from creation to resolution — engaging Fort Pierce citizens throughout the process.

The Fort Pierce Works mobile app is available for download on Android (http://bit.ly/1SFITP3) and iPhone (http://apple.co/1kvaEJk). In addition to the mobile app, citizens can send reports to the City of Fort Pierce's website.

Purchase Order Approvals between $10,000 and $50,000 by the City Manager February 1, 2021 to February 28, 2021

1. Purchase Orders

a. Approval of Bid No. 2019-018 Traffic Cabinet Wraps, piggyback City of Port St. Lucie, Contract No. 20170250, completion of decorative traffic cabinet wraps project, by Spreed Pro Imaging, Stuart, FL, in the amount of $10,500.00.

b. Request authorization to piggyback Bid No. 2017-011 Janitorial Services for City-owned buildings from Morivalous Cleaning, Inc., Fort Pierce, FL in the amount of $2300.00 per month, for a total not to exceed $13,800.00 (6 months).

c. Approval of payment to Florida Department of Corrections for the Work Squad 1st and 2nd quarters, for an amount not to exceed $28,748.50.

d. Approval for COVID 19 Emergency purchase from Dell Marketing LP in the amount not to exceed $17,567.90 for ten laptop computers.

e. Purchase approval for CivicPlus., Manhattan, KS for annual renewal services (CivicSend, Website Hosting & Support, Website Recurring Redesign, Standard Department Header and Additionally Notify Me SMS Subscribers 500) in the amount not to exceed $13,756.34.

f. Request to extend contract with UF/IFAS Extension through an agreement with St. Lucie County to provide watershed, estuarial and pollinator education programs within the City of Fort Pierce for an annual amount of $10,000.