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

CITY COMMISSION AGENDA

Regular Meeting - Monday, April 5, 2021 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Apostle Vonie Austin-James, Women of Excellence International Ministries

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of the minutes from the March 1, 2021 regular meeting and the March 15, 2021 regular meeting.

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

   a. Email from Jill Marasa, Vice President Business Retention & Expansion, Economic Development Council of St. Lucie County, expressing gratitude to Jenn Hofmeister, Planning Director and Brandon Creagan, Senior Planner, for their teamwork and expediency, which resulted in the site plan approval for a one million plus square foot facility.

   b. Email from Charlene Adair in appreciation of the wonderful help by Public Works employees, Henry Duhart, Maintenance Worker and Jose Velez, Facilities Maintenance Technician, that contributed to the success of the Great American Cleanup event.

c. Email from Luke A. Croghan thanking Joe Sweat, Marketing Specialist, for his news release with valuble information concerning the long-term COVID- 19 vaccination site at the Fort Pierce Recreation Center.

d. Email from Elyse Mermelstein commending Sara Delgado, Administrative Assistant in the City Manager's office, for the care and concern displayed when providing her with information for the vaccinations dispensed at the Fort Pierce Recreation Center.

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. Unveiling of the Highwaymen License Plate.

11. **CONSENT AGENDA**

a. Letter of support for the League of Women Voter's partnership with Sea and Shoreline Aquatic Restoration project titled: "Tackling Estuarine Based Climate Change via Wrack Harvesting/ Planting of Manatee Seagrass Rhizomes within the Fort Pierce Inlet - Tucker's Cove area," seeking a grant for the Indian River Lagoon Council for our St. Lucie County area-- Fort Pierce inlet-- Tucker's Cove.

12. **PUBLIC HEARINGS**

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

b. PULLED AT THE REQUEST OF THE APPLICANT. 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.

c. 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) SECOND READING

d. Legislative 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). SECOND READING

e. 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. SECOND READING

f. 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. SECOND READING

g. Legislative Hearing - Ordinance 21-009 - Final Budget Amendment of the General Fund 2019-2020 Budget. SECOND READING

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

i. Legislative Hearing - Ordinance 21-011 Amending Chapter 103, Article II, Administrative Amendments to the Florida Building Code, 7th Edition (2020). FIRST READING

13. **CITY COMMISSION**

a. Resolution No. 21-R17 determining that the structure located at 515 N 14th Street is unsafe, has been condemned in accordance with the International Property Maintenance Code as adopted by the City Commission and should be demolished. A hearing to determine this matter is scheduled before the City Commission on May 5, 2021.

b. Resolution 21-R19 appointing members to the Sunrise Theatre Advisory Board.

c. Consideration of FPUA's FY2019 Final Budget Amendment

d. Acceptance of the FPUA Comprehensive Annual Financial Report for FY 2020.

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 - 6:00 pm **5. a.**

Meeting Date: 04/05/2021

Re:

SUBJECT:

Approval of the minutes from the March 1, 2021 regular meeting and the March 15, 2021 regular meeting.

Attachments

03.01.2021 Minutes

03.15.2021 Minutes

Form Review

Form Started By: Linda Cox Started On: 03/26/2021 08:28 AM

Final Approval Date: 03/26/2021

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:00 P.M. ON MONDAY, **MARCH 1, 2021.**

1. CALL TO ORDER

Mayor Hudson called the meeting to order at 6:00 p.m.

2. OPENING PRAYER - Rev. John S. Liebler, St. Simon the Cyrenian Episcopal Church

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Curtis Johnson, Jr.; Commissioner Jeremiah Johnson; Commissioner Thomas Perona; Mayor Linda Hudson

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

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to excuse Commissioner Rufus Alexander from the March 1, 2021 Regular Meeting.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

5. APPROVAL OF MINUTES

a. Approval of minutes from the February 16, 2021 regular meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve minutes of the February 16, 2021 meeting.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

6. **PROCLAMATIONS**

a. Flood Awareness Week Proclamation

7. **LETTERS TO COMMISSION**

a. Email from Ian Kerner complimenting the following Public Works Department staff for the clean up improvements to Moore's Creek: Ramon Perez, Equipment Operator IV, Bob Hennis, Equipment Operator III, Jeff Pederson Equipment Operator III and Jerome Scott, Equipment Operator III.

b. Phone call from Gary Clinton expressing his gratitude to Chad Dawson, Code Enforcement Officer, for his professionalism, courtesy and politeness when he responded to a code complaint.

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

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

NONE

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

City Manager Nick Mimms requested that item 11 a be pulled.

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

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

10. MISCELLANEOUS REPORTS

NONE

11. CONSENT AGENDA

a. ***PULLED AT THE REQUEST OF STAFF*** Approval of Memorandum of Understanding between the City and the Khalil Mack Foundation for a public private partnership for site improvements at Ilous Ellis Park.

b. Approval to award Bid No. 2021-012 for Sale of Surplus Property on Cortez Boulevard (2421-500-0060-000-2) to highest ranked responder, Miguel Aguilar.

c. Approval to award Bid No. 2021-013 for Sale of Surplus Property at 1207 Avenue L to highest ranked respondent, Team Facey Real Estate, LLC.

d. Approval to award Bid No. 2021-014 for Sale of Surplus Property on South 11th Street (2409-826-0005-000-2) to highest ranked respondent, KIB Construction Corp.

e. Approval of the Certification of 2017-2018 SHIP Annual Report.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve Consent Agenda items 11 b, c, d and e.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

12. PUBLIC HEARINGS

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

a. Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with No New Construction submitted by Property Owner, Mardi Executive Center LLC, and Representative, James Alouidor, to operate a Nursing School (College)at 1905 South 25th Street, #103 in Fort Pierce, FL. The property is zoned Office Commercial (C-1). Parcel ID: 2417-441-0001-000-8

City Clerk Linda Cox introduced a request for review and approval of an application for Conditional Use with No New Construction submitted by Property Owner, Mardi Executive Center LLC, and Representative, James Alouidor, to operate a Nursing School (College)at 1905 South 25 Street, #103 in Fort Pierce, FL.

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

Before commencing this Quasi-Judicial Hearing, Peter Sweeney, City Attorney, reminded the City Commission that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the commission engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the commission applies those laws and policies and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal commission meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and decisions must be made based on competent substantial evidence. Therefore, Commissioners have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the commission has established the uniform procedures for quasi-judicial hearings that will be followed this evening.

Mayor Linda Hudson called the proceeding to order.

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

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

Commissioner Curtis Johnson Jr–No.
Commissioner Jeremiah Johnson - No.
Commissioner Perona - No
Mayor Hudson – No.

Mayor Linda Hudson opened the public hearing.

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

Staff presentation: Planner Vennis Gilmore, sworn, provided an overview and the site plan of the property located at the southwest corner of S. 25th Street and Rhode Island Avenue. Staff recommends approval.

Commission questions for Staff: none

Applicant questions for Staff : Applicant was not present

Public comment: None

Mayor Hudson closed the public hearing.

Comments by the City Commission: None

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve item 12 a.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

b. Quasi-Judicial Hearing - Application for Conditional Use with No Construction submitted by Property Owner, Morris/Satnick FP Assoc LLC, and Representative Tod Mowery, to operate a 31 machine arcade amusement center at 2051 South US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2415-313-0005-010-9.

City Clerk Linda Cox introduced the application for Conditional Use with No Construction submitted by Property Owner, Morris/Satnick FP Assoc LLC, and Representative Tod Mowery, to operate a 31 machine arcade amusement center at 2051 South US Highway 1 in Fort Pierce, FL.

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

Mayor Hudson called the proceeding to order.

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

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

Commissioner Curtis Johnson Jr.–No.
Commissioner Jeremiah Johnson - No.
Commissioner Perona - No
Mayor Hudson – No.

Mayor Linda Hudson opened the public hearing.

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

Staff presentation: Planner Brandon Creagan, sworn, provided an overview of the Conditional Use with No New Construction at 2051 South US Highway 1 to operate an amusement arcade. Mr. Creagan indicated the correct number of machines is 33 and not 31. Staff recommends approval subject to the following two (2) conditions:

1. Submit a Lighting Plan or Photometric Survey to the Building Department in accordance with City Code 125-325 (2)(h) that demonstrates compliance with the City's Lighting Code 125-315(j). This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(h).
2. Submit a Landscape Plan in accordance with City Code 125-325 (2)(i) that demonstrates compliance with the City's Landscape Code 123-37. This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(i).

Commission questions for Staff: Commissioner Thomas Perona inquired if the applicant was responsible for the entire lot. Commissioner Curtis Johnson Jr. inquired about the tenants in units six and eight of the plaza.

Planner Brandon Creagan explained updated lighting and landscaping as well as unit six in the plaza is a mens rag store and unit eight is vacant.

Applicant questions for Staff : None

Applicant presentation: Todd Mowery of Red Tail, provided an overview of the updates to the entire property including traffic light update, landscaping, roof lighting and facade refresh.

Commission questions for Applicant: Commissioner Jeremiah Johnson inquired if parking remains the same or change to 90 degrees as seen
in the rendering. Secondly, how will delivery vehicles move safely across US 1.

Public comment:

Roslyn Bradshaw representing Key Colony is opposed to an arcade because of concerns about theft and signage.

Peter Feldman, owner of the plaza, informed the Commission of the survey completed on the fencing behind the plaza that was referenced, which concluded that the fencing is not part of the plaza property. He also reaffirmed there will be no excessive signage. The owner is cooperating with the City to address landscaping and code enforcement issues that are identified.

Kelly Wise - Addressed security concerns. Options being discussed are hired security and/or police patrol.

Mayor Hudson closed the public hearing.

Comments by the City Commission: None

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve item 12 b with the two (2) staff conditions and 33 machines.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

c. Quasi-Judicial Hearing - Review and approval of an application for Waiver of Distance submitted by Property Owner, Levyco LLC, and Representative Mohammad Sohid, to operate a 30-machine arcade amusement center at 2061 South US Highway 1 within 1,250 feet of an arcade located at 2051 South US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2415-341-0020-000-4.

City Clerk Linda Cox introduced the application for a Waiver of Distance submitted by Property Owner, Levyco LLC, and Representative Mohammad Sohid, to operate a 30-machine arcade amusement center at 2061 South US Highway 1 within 1,250 feet of an arcade located at 2051 South US Highway 1 in Fort Pierce, FL.

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

Mayor Hudson called the proceeding to order.

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

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

Commissioner Curtis Johnson Jr–No.
Commissioner Jeremiah Johnson - No.
Commissioner Perona - No
Mayor Hudson – No.

Mayor Linda Hudson opened the public hearing.

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

Staff presentation: Planner Vennis Gilmore, sworn, provided an overview of the Waiver of Distance application for 2061 South US Highway 1. The approximately 0.7 acres property is located just north of Virginia Avenue and west of S. US Highway 1. The subject site is surrounded by commercial uses to the north, south, east, and west. The subject site is considered an outparcel of the Gateway Retail Shopping Plaza. The building where the proposed use will be located was formerly a Payless Shoe Store. If the waiver of distance is approved, staff will proceed with the Conditional Use application which is next on the agenda. Staff recommends approval.

Commission questions for Staff: None

Applicant presentation: Attorney Reginald Sessions and Project Manager Zyad Qasem Applicant, sworn, for Triple Royal Inc. were available to answer any questions.

Commission questions for Applicant: None

Public comment: None

Mayor Hudson closed the public hearing.

Comments by the City Commission : None

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona To approve item 12 c.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

d. Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with No New Construction submitted by Property Owner, Levyco LLC, and Representative Mohammad Sohid, to operate a 30-machine arcade amusement center at 2061 South US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2415-341-0020-000-4.

Linda Cox, City Clerk, introduced the application for Conditional Use with No New Construction submitted by Property Owner, Levyco LLC, and Representative Mohammad Sohid, to operate a 30-machine arcade amusement center at 2061 South US Highway 1 in Fort Pierce, FL.

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

Mayor Hudson called the proceeding to order.

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

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

Commissioner Curtis Johnson Jr–No.
Commissioner Jeremiah Johnson - No.
Commissioner Perona - No
Mayor Hudson – No.

Mayor Linda Hudson opened the public hearing.

City Clerk Linda Cox was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth and nothing but the truth Those that were sworn in were asked to clearly state

their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff presentation: Planner Vennis Gilmore, sworn, provided an overview of the application for Conditional Use with No New Construction at 2061 South US Highway 1. Staff recommends approval with (7) conditions:

1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises. Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. Install a bicycle rack with a minimum of 6 bicycle stalls.

2. Per City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement (1)(f): Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers.

3. Please adhere to City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement.

4 . Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. This must be provided prior to receiving Certificate of Occupancy.

5. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(i): Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.

6. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(h): Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt. Commercial uses require a minimum average of two footcandles for parking areas.

7. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(1)(c): No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line. Approval of a
Waiver of Distance Application from the Gateway Plaza Arcade, which is located at 2051 S. US Highway 1, must be approved prior to Conditional Use Approval.

Mr. Gilmore indicated that the condition 7 has now been met based upon the Commission's approval of the waiver of distance.

Commission questions for Staff:

Commissioner Jeremiah Johnson inquired if there are active easements on the site, and if the signage is to scale based on the rendering and also inquired about turning and possible driveway concerns which may affect traffic flow. Commissioner Curtis Johnson inquired about safety concerns.

Applicant questions for Staff : None

Applicant Presentation : Attorney Reginald Sessions and Project Manager Zyad Qasem Applicant Representative, sworn, for Triple Royal Inc. agrees with conditions of approval. They also addressed any security concerns voiced by the Commission.

Public comment: Tod Mowery clarified the traffic flow concerns.

Mayor Hudson closed the public hearing.

Comments by the City Commission: None

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. To approve item 12 d with staff conditions.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

e. Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with No New Construction submitted by Property Owner, NAG Properties LLC, and Representative, Fred P. Mussari, to operate a Recycling Facility (Waste-Related Use) at 1121 Digiorgio Road in Fort Pierce, FL. The property is zoned Light Industrial (I-1). Parcel ID: 2428-421-0002-000-7.

Linda Cox, City Clerk introduced the application for Conditional Use with No New Construction submitted by Property Owner, NAG Properties LLC, and Representative, Fred P. Mussari, to operate a Recycling Facility (Waste-Related Use) at 1121 Digiorgio Road in Fort Pierce, FL.

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

Mayor Hudson called the proceeding to order.

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

Staff presentation: Planner Vennis Gilmore, sworn, provided an overview of the project. The proposed use offers a type of recycling center (waste related) representing a limited industrial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions.

Staff recommends approval with (3) conditions:

1. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect,

a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. This must be provided prior to receiving Certificate of Occupancy.

2. All truck traffic must only utilize Digiorgio Road and Oleander Avenue.

3. All storage must be under a covered structure.

Commission questions for Staff:

Commissioner Jeremiah Johnson asked staff to define storage in the presentation. Secondly, is there a planned buffer zone as this property abuts neighborhood.

Applicant questions for Staff : None

Applicant Presentation; Fred Mussari, Applicant, sworn, agrees with conditions of approval. He discussed several points pertaining to the day-to-day operations of the facility and explained the type of waste being recycled.

Commission questions for applicant:

Commissioner Jeremiah Johnson inquired on the noise impact, containment of product, and outside storage. Commissioner Thomas Perona requested more information on how the product is contained. Commissioner Curtis Johnson Jr. asked that the applicant interject on what the livable wage will look like.

Public comment: Krishna Karst, sworn, is opposed as a resident due to possible inadequate notice to new homeowners, noise and containment concerns.

Applicant Fred Mussari clarified his projected hours of operation and reiterated that the waste being recycled is simply expired food and similar type items that cannot be sold and therefore are recycled to provide animal feed or disposed of properly.

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona To approve item 12 e with staff conditions.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

13. CITY COMMISSION

a. Resolution 21-R15 appointing a Fort Pierce Business Owner to serve on the Keep Fort Pierce Beautiful Board.

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

RESOLUTION NO. 21-R15 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF MEMBERS TO THE KEEP FORT PIERCE BEAUTIFUL ADVISORY BOARD; PROVIDING FOR AN EFFECTIVE DATE.

The City Clerk distributed ballots for the Mayor and Commission.

Commissioner Jeremiah Johnson voted for Tishunda J. Tullis
Commissioner Thomas Perona voted for Bradley Brown
Commissioner Curtis Johnson Jr. voted for Tishunda J. Tullis
Mayor Hudson voted for Tishunda J. Tullis

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Resolution 21-R15 appointing Tishunda Tullis to the Keep Fort Pierce Beautiful Committee.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

b. Resolution 21-R16 Supporting the 2021 Legislative Priorities of the Florida League of Cities and Treasure Coast Regional League of Cities.

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

RESOLUTION 21-R16 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, SUPPORTING THE 2021 LEGISLATIVE PRIORITIES OF THE FLORIDA LEAGUE OF CITIES AND THE TREASURE COAST REGIONAL LEAGUE OF CITIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Mayor Hudson indicated that this resolution was prepared at her request to show the City's support of the Florida League of Cities legislative efforts.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 21-R16.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

c. Submittal of applications to serve on the Communitywide Council.

The Board has two available seats. Qualified individuals must live within the targeted CRA boundaries and be a city resident. The Commission will continue to seek applications.

14. COMMENTS FROM THE PUBLIC

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

Geneira Lovette
Will Vaughn
Barbara Moore

15. COMMENTS FROM THE CITY MANAGER

City Manger Nick Mimms provided an update on the See Click Fix Report which now separates District 1 and and 2 data. St. Lucie County was featured in an article in "Florida Trend" magazine. He discussed the meeting schedule for the Commission for the following week to include Conference Agenda.

City Attorney Peter Sweeney notified the Commission that the State of Emergency had been extended to April 27, 2021. Additionally, he announced that he requires a closed session to seek advice and direction concerning the following litigation matter pursuant to section 286.011(8), Florida Statutes: River Palms of St. Lucie, LLC v. City of Fort Pierce , St. Lucie Circuit Court Case No. 2020-CA-001941. The meeting should take approximately 30 minutes to discuss. Attendees will be the Mayor and City Commission, City Manager Nick Mimms, Assistant City Attorney
Tanya Earley, a court reporter and myself. The date has been set for March 2, 2021, starting at 2:30 p.m

City Clerk Linda Cox has no comments.

a. Reports

16. COMMENTS FROM THE COMMISSION

Commissioner Perona offered accolades to the Fort Pierce Police Department for their handling of the recent increase in crime. In addition, he voiced is support of getting a handle of the increase in chickens in the city and the opportunity for disc golf.

Commissioner Jeremiah Johnson also commented on his support of introducing disc golf to the city. He is looking forward to the good things happening in the city. He participated in the ribbon cutting at the St. Lucie County Fair along with Commissioner Curtis Johnson.

Commissioner Curtis Johnson praised the See, Click, Fix app. He reminded everyone about the Keep Fort Pierce Beautiful event on March 13 and encourages everyone to participate. He also announced the Community Cultural Arts and Sounds groundbreaking. Vaccines are on the rise in the city with the second round being offered on march 13th in Lincoln Park.

Mayor Hudosn provided a reminder of the Great American Cleanup on March 13. She voiced concerns about the recent accidents near Chuck's Seafood and asked that options be investigated to help reduce the number of accidents.

17. ADJOURNMENT

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

Mayor Hudson adjourned the meeting at 9:30 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 4:30 P.M. ON MONDAY, **March 15,2021**

1. CALL TO ORDER

Mayor Hudson called the March 15, 2021 Regular Meeting of the City Commission to order at 4:30 pm

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

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Curtis Johnson, Jr.; Commissioner Jeremiah Johnson; Commissioner Thomas Perona; Mayor Linda Hudson

Absent: Commissioner Rufus Alexander

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

Motion was made by Commissioner Curtis Johnson Jr., seconded by Commissioner Jeremiah Johnson to excuse Commissioner Rufus Alexander from the March 15 ,2021 Regular Meeting.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

5. APPROVAL OF MINUTES

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve minutes of the March 2, 2021 Special Closed Meeting.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

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.

NONE

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve, and set the agenda.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

10. MISCELLANEOUS REPORTS

a. Arts and Culture Advisory Board Recommendation - City Hall Sculpture

Presentation by Juneann DeGraw of the Arts and Culture Advisory Board. During the February 11, 2021 Advisory Board meeting the board recommended the placement of the Exodus. Donated by The Hayes Sculptural Foundation, Exodus will be placed in the concrete pad west of City Hall.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve placement of Exodus on the west side of City Hall.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

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.

Mayor Hudson pulled 11 b
Commissioner Perona pulled 11 d

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve 11 a and 11 c.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

As to 11 b, Mayor Hudson inquired if the upgraded lighting is turtle friendly. Mike Reals, Public Works Manager, clarified that the lighting is safe for turtles.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve item 11 b.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

As to 11 d, Commissioner Perona inquired about the process, and direction if the Commission approves entering into contract negotiations. Shyanne Harnage, Communications and Economic Development Manager, provided a brief overview of the Scooter Share Program, the RFP Summary, and the impact to the City of Fort Pierce.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve item 11 d.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

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.

City Clerk Linda Cox introduced the application for Final Plat submitted by property owner, Neill Farms FP, LLC & applicant/representative David Baggett of Engineering, Design ,and Construction, Inc.

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

Before commencing this Quasi-Judicial Hearing, Peter Sweeney, City Attorney, reminded the City Commission that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the commission engages in

law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the commission applies those laws and policies and is held to stricter procedural requirements.

Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal commission meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and decisions must be made based on competent substantial evidence. Therefore, Commissioners have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the commission has established the uniform procedures for quasi-judicial hearings that will be followed this evening.

Mayor Linda Hudson called the proceeding to order.

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

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:
Commissioner Curtis Johnson Jr– no.
Commissioner Jeremiah Johnson - no.
Commissioner Perona - no.
Mayor Hudson – no.

Mayor Linda Hudson opened the public hearing.

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

Staff presentation: Planner Brandon Creagan, sworn, presented the request for approval of the final plat at Avalon Crossing. Staff recommends approval as 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 Crossing 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.

The plat is consistent with Chapter 221 of the City Code, the Comprehensive Plan, and the approved Planned Development Plan, and does not adversely affect the public health, safety, convenience, and general welfare.

Commission questions for Staff: None
Applicant questions for Staff: None
Applicant presentation: David Baggett was available for questions.
Commission questions for Applicant: None

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve it 12 a

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

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

City Clerk Linda Cox introduced the 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.

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

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:
Commissioner Curtis Johnson Jr.– no.
Commissioner Jeremiah Johnson - no.
Commissioner Perona - no.
Mayor Hudson – no.

Mayor Linda Hudson opened the public hearing.

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

Staff presentation: Planning Director Jennifer Hofmeister, sworn, provided an overview of Conditional Use for 1182 Binney Dr. unit B. Staff recommends approval with four 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 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.

Commission questions for Staff:Commissioner Jeremiah Johnson requested clarification that the unit is a duplex with side B used as the rental and side A for the property manager. In addition, Commissioner Johnson asked if there was adequate parking. Mrs. Hofmeister confirmed that side B would be used for the vacation rental and A occupied by the property manager. She also stated that there is adequate parking.

Commissioner Thomas Perona inquired as to consequences of violations. Mrs. Hofmeister advised if a violation is reported to Code Enforcement and not rectified the applicant would be required to go before the Special Magistrate and could possibly lose the Conditional Use.

Commissioner Jeremiah Johnson inquired of the location for connectivity and accessibility. Mrs. Hofmeister affirmed that the property is located on the NE side of Binney and is accessible.

Mayor Linda Hudson opened the public hearing.

Applicant questions for Staff and presentation: Jane Land had no questions and was available to answer questions.

Public comment
Michelle Longarzo – In support of 12 B
Edith Jones – Inquired how to report violations to the unit.
City Clerk Linda Cox clarified that a no charge Business Tax receipt is issued for the purpose of registration of the property manager.

Mayor Hudson closed the public hearing.
Mayor Hudson reintroduced Planning Director to answer question posed by Edith Jones.Mrs. Hofmeister explained several options to report code violation. These include reporting to Planning, City Clerk, online with SeeClickFix, and contact the police department if after normal business hours.

Comments by the City Commission:
Commissioner Curtis Johnson Jr. encouraged the use of SeeClickFix to report violations throughout the city.

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

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

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.

City Clerk Linda Cox introduced the 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.

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

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:
Commissioner Curtis Johnson Jr.– no.
Commissioner Jeremiah Johnson - yes.
Commissioner Perona - yes
Mayor Hudson – yes.

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

Mayor Linda Hudson opened the public hearing.

Staff presentation: Planning Director Jennifer Hofmeister, sworn, began by clarifying a misstatement during the Planning meeting on code violations for the property. Mrs. Hofmeister was asked by a Board Member if the property had code violations. At the time she answered no because the violations had been satisfied prior to the meeting. 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.

Commission questions for Staff: None

Mayor Linda Hudson opened the public hearing.

Applicant questions for Staff: Michelle Longarzo, inquired of Planning Director Jennifer Hofmeister if Planning recommends approval, are there reasons preventing the Conditional Use of the property, which areas are not allowed to rent in the ordinance, and is there any competent substantial evidence presented that may prevent the use as short term rental. Mrs. Hofmeister stated that Planning had recommended conditional use; vacation rentals are prohibited in zoning classifications E1 and E2 , and there was no evidence presented preventing the use for short term rental.

Applicant presentation: Michelle Longarzo, property manager, presented that the applicant has property rights under the law to rent the property and denies any evidence that property cannot be used as a vacation rental. Additionally, applicant agrees with the five conditions provided by the Planning Department. Mrs. Longarzo presented the benefit of vacation rentals to tourism and the demographics of most renters.

Commission questions for Applicant:
Commissioner Curtis Johnson Jr. inquired as to how many guests had she declined as a property manager. Mrs. Longarzo stated that she had declined no guest as of current.

Commissioner Jeremiah Johnson inquired if applicant is willing to comply with condition 4, regarding parking, and can the condition be accommodated, is there connectivity, and are these applications compatible with single family residential as laid out by the City. Mrs. Longarzo replied that the applicant is willing to comply with condition 4 and can accommodate for it, there are no sidewalks for connectivity, and she believes that applications for single family residential are compatible with what has been laid out by the City. Commissioner Jeremiah Johnson also inquired if Mrs. Longarzo is contracted with clients, to which she responded that she was not.

Mayor Linda Hudson opened the public hearing.

Public comment:
David Hicks- Against Approval
Lieser Hicks- Against Approval
Timothy Bankston- Against Approval
Jerry Walters- Against Approval
Eric Petit- Against Approval
Glynda Cavacanti- Against Approval
Terry Shaffer- Against Approval
Ross Crittendon- Against Approval
Urban Shaffer- Against Approval
Jonathan Joseph-For approval
Kristy Estes- For approval

Larry Winter- For approval
Clarence Jones -For approval
Todd Stuffous - Against Approval
Gary Hickman- Against Approval
Daniel McCormick - Against Approval

Mayor Hudson closed the public hearing.

Comments by the City Commission:
Commissioner Perona expressed as a neighbor he understands the comments of the public. He addressed to Planning and Attorney Pete Sweeney the legalities of the matter regarding competent substantial evidence. Attorney Pete Sweeney presented Resolution 19-R35 which outlines and defines competent substantial eveidence.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve 12 c with five staff conditions.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Thomas Perona
NAY: Commissioner Jeremiah Johnson, Mayor Linda Hudson
Failed

After discussion and the indication that Commissioner Alexander is expected to return soon, the Commission considered postponing the item to have time to gather information and have a full board.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to continue this item to April 19, 2021.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson
Passed

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

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

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.

Mayor Hudson opened the public hearing.

Staff presentation: Mike Reals, Public Works Director and Charlene Adair Parks Advisory Committee , provided an overview of final draft of the Ordinance.

Commission questions for Staff:
Commissioner Curtis Johnson Jr inquired would someone be precluded from demonstrating in any park. Mrs. Adair explained that all parks are included.

Commissioner Jeremiah Johnson inquired of the routing of permitting. Mr. Reals explained the process begins with Riverwalk staff and Public Works for review.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No 21-003.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

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

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

Staff presentation: Planner Brandon Creagan presented an overview of approval of annexation. Staff recommends approval of the annexation as it meets the standards of the City’s Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning staff recommend approval.

Commissioner Jeremiah Johnson inquired if anything else is attached to this annexation. Staff confirmed there is future land use application in Planning and development review in the TRC stage.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Ordinance No 21-004.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

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

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

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 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.

Staff presentation: Planner Brandon Creagan presented future land use map amendment and zoning atlas map amendment. Staff recommends approval of the request, as it is consistent with surrounding Future Land Uses and Zoning and is consistent with Section 125-136 of City Code and the Comprehensive Plan. It 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 the request.

Mayor Hudson opened the public hearing.

Brad Currie, EDC, willing to answer any questions from the Commission.

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No 21-005.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

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

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

City Clerk Linda Cox confirmed the City complied with advertisement and notice requirements.
Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:
Commissioner Curtis Johnson Jr– no.
Commissioner Jeremiah Johnson - no.
Commissioner Perona - no.
Mayor Hudson – no.

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

Mayor Linda Hudson called the proceeding to order.

City Clerk Linda Cox was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the

truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.
Staff presentation: Planner Brandon Creagan, sworn, provided an overview of zoning atlas map amendment. Staff recommends approval of the request as presented.

Commission questions for Staff: None

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve item 12 g Ordinance 21-006.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

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

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.
Ordinance 21-007
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.

Rebeca Guerra Assistant Planning Director, presented text amendment to Chapters 4 and 125 regarding sales of alcoholic beverages. Both staff and Planning Board recommend approval.

Commissioner Jeremiah Johnson inquired if item c and d of Text Amendment where presented previously.
Commissioner Curtis Johnson Jr. questions the impact to homeowners who may be affected by hours of service.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Ordinance No 21-007.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

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

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.
Ordinance 21-008
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.

Staff presentation: Rebeca Guerra, Planning, presented Text Amendment chapter 125 to modify three sections to facilitate construction of duplexes on nonconforming lots, as well as clarify and correct zoning in certain districts. Both Staff and Planning Board recommend approval.

Commissioner Jeremiah Johnson inquired about the older lot sizes.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve Ordinance No 21-008.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

j. Legislative Hearing - Ordinance 21-009 - Final Budget Amendment of the General Fund 2019-2020 Budget. FIRST READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.
Ordinance 21-009
AN ORDINANCE AMENDING THE 2019-20 BUDGET OF THE CITY OF FORT PIERCE, FLORIDA BY INSERTING THEREIN A SCHEDULE ATTACHED HERETO AND DESIGNATEDED 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.

Finance Director Johnna Morris, presented an amended budget.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Ordinance No 21-009.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

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

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.
Ordinance 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 SIC (6) 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.

City Manager Nick Mimms and Building official Paul Thomas spoke on the Impact Fee moratorium incentive.

Commissioner Thomas Perona inquired on the impact of discontinuing the incentive.
Commissioner Curtis Johnson Jr. inquired is there a balance of Commercial and residential in FBRA boundaries, and how long is the moratorium.
Commissioner Jeremiah Johnson wanted to determine where both the County and City Impact Fees would go.

Paul Thomas sees strong movement towards commercial development and explains that residential gains are coming from corporations. He believes the intended purpose has been served.

City Manager Nick Mimms explained how the impact fees are distributed.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Ordinance No 21-010 for a time period of six months.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

13. CITY COMMISSION

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

Director of Finance Johnna Morris expressed that grant budgets are being amended to the actual numbers, which decreased.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve 2019-20 Final Budget Amendments for Grant Funds.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

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.

Larry Winters
Susan Baker
Michelle Longarzo
Jonathan Joseph

15. COMMENTS FROM THE CITY MANAGER

a. Reports

City Manager Nick Mimms reported that he had spoken with Commissioner Rufus Alexander and that he sounded great and was looking forward to his return. In addition, he and Commissioner Curtis Johnson Jr were present at the opening of two new business over the weekend helped by the Way to Go Program. The State of Florida has partnered with the City of Fort Pierce to open a vaccination facility at 903 S 21st, no appointment required form 9 am to 7 pm seven days a week. City Manager Mimms also provided information on the likelihood that the City may receive funds from the American Rescue Plan to assist with infrastructure in response to the Pandemic.

City Attorney Peter Sweeney has no comments.
City Clerk Linda Cox has no comments.

16. COMMENTS FROM THE COMMISSION

Commissioner Curtis Johnson Jr.: Happy about the partnership with the State of Florida on the vaccination center. Thanks to Public Works in the American Clean Up. Attended the grand opening of two business. He expressed sadness for the loss of Major Mike Flynn.

Commissioner Thomas Perona: Acknowledged the loss of Major Mike Flynn. He remarked on the success of the American Clean Up.

Commissioner Jeremiah Johnson: Applauded the dedication of the Public Works employees on the Great American Clean Up. Commissioner Jeremiah Johnson explained how Major Mike Flynn was respected in the Community.

Mayor Linda Hudson Commented on the outcome of the Great American Clean Up

17. ADJOURNMENT

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

Mayor Linda Hudson adjourned the meeting at 9:38

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting - 6:00 pm **7. a.**

Meeting Date: 04/05/2021

Re: Email from Jill Marasa

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Jill Marasa, Vice President Business Retention & Expansion, Economic Development Council of St. Lucie County, expressing gratitude to Jenn Hofmeister, Planning Director and Brandon Creagan, Senior Planner, for their teamwork and expediency, which resulted in the site plan approval for a one million plus square foot facility.

Attachments

Email from Jill Marasa

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/23/2021 10:56 AM
City Manager	Nick Mimms	03/23/2021 10:56 AM

Form Started By: Jennifer Robinson Started On: 03/23/2021 10:41 AM

Final Approval Date: 03/23/2021

From: Jill Marasa
Sent: Tuesday, February 16, 2021 7:25 PM
To: Brandon Creagan; Jennifer Hofmeister
Cc: Peter Tesch; Linda Cox; Nick Mimms
Subject: Thank you!

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 Brandon and Jennifer,

Thank you so much for all of your time and effort on the Silverman Group project! This is a fantastic project and job creator for the City with a great partner in the Silverman team!

I am extremely grateful to your team that we were able to meet and exceed the developers expectations from our first meeting with speed to market teamwork and pro-business leadership...108 days from site plan submission to site plan approval for a
1+ million square foot facility is quite impressive!!

Looking forward to more job creation projects with you this year :)!!

Regards,
Jill

Jill Marasa, Vice President
Business Retention & Expansion

Economic Development Council of
St. Lucie County

500 NW California Blvd. ■ Bldg. F109
■ Port St. Lucie, FL 34986
(Located at Indian River State College)

O: 772.336.6257 ■ C: 772.370.8108 ■
jmarasa@youredc.com

www.youredc.com
lwww.facebook.com/StLucieEDC/

City Commission Regular Meeting - 6:00 pm **7. b.**

Meeting Date: 04/05/2021

Re: Email from Charlene Adair

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Charlene Adair in appreciation of the wonderful help by Public Works employees, Henry Duhart, Maintenance Worker and Jose Velez, Facilities Maintenance Technician, that contributed to the success of the Great American Cleanup event.

Attachments

Email from Charlene Adair

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/25/2021 02:37 PM

Form Started By: Jennifer Robinson Started On: 03/23/2021 10:57 AM

Final Approval Date: 03/25/2021

From: Charlene Adair <cbadair4884@gmail.com>
Sent: Tuesday, March 16, 2021 9:40 AM
To: Mike Reals <mreals@cityoffortpierce.com>; Richard Stauffer <rstauffer@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Linda Hudson <LHudson@cityoffortpierce.com>; Shyanne Harnage <sharnage@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>; Janey Vanderhorst <JVanderhorst@cityoffortpierce.com>
Cc: Carole Mushier <clmush@bellsouth.net>
Subject: Thank You!

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. .

Thank you for your support last Saturday for the GAC event at Jaycee Park. We all really appreciated not only the wonderful help by Henry and Jose, but also the fact that so many from the City staff and the Mayor stopped by to cheer us on. And, Paul, thank you for the surprise of the re-planting along Melaleuca where many of the bushes had died! The new grasses look great. We also thank SBA for your help with our Volunteer Appreciation Lunch - the pizza was enjoyed by all. Please let all employees know how much we appreciate their help with this successful event, and stop by to see how nice the pavilions look. We are always amazed at the cheerful support we get from you all, and thank you very much.
Charlene

--
Charlene Adair
SBA Beach & Parks Chair
772-285-3757

City Commission Regular Meeting - 6:00 pm **7. c.**

Meeting Date: 04/05/2021

Re: Email from Luke Croghan

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Luke A. Croghan thanking Joe Sweat, Marketing Specialist, for his news release with valuble information concerning the long-term COVID- 19 vaccination site at the Fort Pierce Recreation Center.

Attachments

Email from Luke Croghan

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/25/2021 02:38 PM
City Manager	Nick Mimms	03/25/2021 02:38 PM

Form Started By: Jennifer Robinson Started On: 03/23/2021 11:40 AM

Final Approval Date: 03/25/2021

Subject: FW: News Release: State of Florida Opens Long-term COVID-19 Vaccination Site in Fort Pierce

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From: LAC <lcroghan8@gmail.com>
Sent: Monday, March 22, 2021 5:34 PM
To: Joe Sweat <jsweat@cityoffortpierce.com>
Subject: Re: News Release: State of Florida Opens Long-term COVID-19 Vaccination Site in Fort Pierce

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. .

Joe,

I just wanted to say thank you for this very valuable information. I went to the site today and was able to easily and efficiently receive my first dose of the vaccine. This is truly a game changer not just for me, but for our community as well.

Thank you, the City of Fort Pierce and the State of Florida for providing such an important asset to our community.

Luke A. Croghan

On Mon, Mar 22, 2021 at 9:14 AM Joe Sweat <jsweat@cityoffortpierce.com> wrote:

News Release

City of Fort Pierce
For immediate release: March 22, 2021
Contact: City Manager's Office, 772.465.4170

State of Florida Opens Long-term COVID-19 Vaccination Site in Fort Pierce

The City of Fort Pierce in partnership with the State of Florida announces the opening of a long-term COVID-19 vaccination site at the Fort Pierce Recreation Center, located at 903 S. 21st Street. Today from 1:00 p.m. to 7:00 p.m., the site begins offering Pfizer vaccines on a first-come, first-serve basis. No appointment or registration is required.

Starting Tuesday, March 23, 2021, the site will be opened 9:00 a.m. to 7:00 p.m. seven days a week.
IEM and AshBritt, disaster management firms, will oversee the daily operations. The site will have the capacity to administer approximately 200 Pfizer vaccines per day. More information on the Pfizer vaccine is available on the City's website: COVID-19 Information Center | Fort Pierce, FL - Official Website (cityoffortpierce.com)

The City of Fort Pierce encourages all residents and visitors to check all eligibility requirements before arriving at the vaccination site. If all requirements are not met, individuals can expect to be turned away.

Eligibility:

Florida Governor Ron DeSantis prioritized Seniors First by executive order to ensure the most vulnerable citizens have access to the vaccine first. The state will expand its eligibility requirements as more vaccines arrive.

Per Executive Order 21-67 (Amending Executive Order 20-315 - Vaccine Administration/Protecting Florida's Seniors) which states effective Monday, March 22, 2021.

- Persons 50 years of age and older.
- Persons determined to be extremely vulnerable by a physician
    - *COVID-19 Determination of Extreme Vulnerability form attached*
- Health care workers with direct patient contact.
- Residents and staff of long-term care facilities.
- K-12 school employees 50 years of age and older.
- Sworn law enforcement officers 50 years of age and older; and
- Firefighters 50 years of age and older

Do I need to be a resident of Florida to receive the COVID-19 vaccine?

State Surgeon General Scott Rivkees issued a Public Health Advisory on January 21 prioritizing vaccines for residents of the State of Florida or individuals in Florida for the purpose of providing health care services involving direct contact with patients. To prove residency an adult resident must provide a copy of his or her valid Florida driver license or a copy of a valid Florida identification card.

Seasonal residents may provide a copy of two of the following to show proof of residential address:

1. A deed, mortgage, monthly mortgage statement, mortgage payment booklet or residential rental or lease agreement.

2. One proof of residential address from the seasonal resident's parent, step-parent or legal guardian or other person with whom the seasonal resident resides and a statement from the person with whom the seasonal resident resides stating that the seasonal resident does reside with him or her.

3. A utility hookup or work order dated within 60 days.

4. A utility bill, not more than 2 months old.

5. Mail from a financial institution, including checking, savings, or investment account statements, not more than 2 months old.

6. Mail from a federal, state, county, or municipal government agency, not more than 2 months old.

For more information, please call 772.465.4170 or visit: [COVID-19 Information Center | Fort Pierce, FL - Official Website (cityoffortpierce.com)]

Joe Sweat, Marketing Specialist
City Manager's Office | City of Fort Pierce
Phone: 772.467.3031 Fax: 772.489.8042
100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

"Proudly providing quality public service for all citizens."

City Commission Regular Meeting - 6:00 pm **7. d.**

Meeting Date: 04/05/2021

Re: Email from Elyse Mervelstein

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Elyse Mermelstein commending Sara Delgado, Administrative Assistant in the City Manager's office, for the care and concern displayed when providing her with information for the vaccinations dispensed at the Fort Pierce Recreation Center.

Attachments

Email from Elyse Mermelstein

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/25/2021 02:38 PM
City Manager	Nick Mimms	03/25/2021 02:38 PM

Form Started By: Jennifer Robinson Started On: 03/24/2021 10:11 AM

Final Approval Date: 03/25/2021

From: Lysee <the.yenta@comcast.net>
Sent: Tuesday, March 23, 2021 5:46 PM
To: Nick Mimms
Subject: Marvelous Employee

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. .

Dear Mr. Simms,

I wanted to take this opportunity to tell you what a phenomenal employee Sarah is.

I called this morning to ask if your center in Ft. Pierce is giving shots to teachers, since all teachers (in the Nation) are supposed to be able to be inoculated for Covid as essential workers.

Sarah was the one who took my call. She knew that teachers over age fifty could receive the shot, but wasn't sure if those of us younger than fifty could also receive out shots. Sarah promised to find out and said she'd get back to me. Amazingly, Sarah *did* call me back this afternoon. She was told that for us educators younger it would depend on who is giving the shot. People should be fifty and older.

It was great how hard Sarah WAS trying for me to get my shot. I told her it is really sad that a lot of us educators are saying we are considered "essential workers," but since we cannot really get the shots (even if we are asthmatic or have other health problems) we are considered "replaceable if we get sick with Covid or sadly pass away.

Sarah said she is keeping my phone number in case she hears that anything Is changing with who can receive shots.

I told her what I believe educators should do for students when teaching young people; that we should help the children and their families with much more than the grade level(s) and subject area(s) we instruct. I feel our educational responsibility includes really helping the people with whom we spend most of our days, that we should go far "above and beyond" whenever and however we can. Sarah is doing the same thing! She tried her hardest- and is still trying to help me. She told me how she tried to help another person, a cancer patient, get a Covid test, so that woman could receive treatment.

As mentioned at the start of my note, Sarah is amazing. I told her numerous times how much I appreciated the fact she was trying for me. It is great when those of us in town see employees who really will do anything they possibly can to make sure people are treated their best.

Thank you for having such a marvelous person on your staff, working for those of us in the city. It's great for us to know there *are* caring people around!

Sincerely,
Elyse Mermelstein

Elyse Mermelstein
Cell phone: 813-220-6081
Home phone: 772-320-9825
Home email: the.yenta@comcast.net

City Commission Regular Meeting - 6:00 pm **10. a.**

Meeting Date: 04/05/2021

Re: Highwaymen License Plate

Submitted For: Audria Moore-Wells, Special Projects Coordinator, City Manager

SUBJECT:

Unveiling of the Highwaymen License Plate.

SUMMARY:

The HB 1135, which includes the creation of a Highwaymen License Plate, became effective October 2020. Since that time former State Representative Larry Lee and the Original Florida Hall of Fame Highwaymen have worked together to create a design. The design was recently approved and is ready to unveil to the community. Before the Division of Highway Safety and Motor Vehicles will manufacture the tag, 3,000 vouchers must be pre-sold by October 15, 2022. A portion of proceeds will be shared with the St. Lucie Education Foundation, Inc. to fund area education and art projects. The remaining proceeds must be used by the City of Fort Pierce to fund the day-to-day operations of the Highwaymen Museum and African American Cultural Center.

RECOMMENDATION:

Staff will proceed as directed by the City Commission.

ALTERNATIVES:

This presentation is for information only.

RESPONSIBLE STAFF:

Audria Moore-Wells, Special Projects Coordinator

COORDINATED WITH:

Nicholas C. Mimms, P.E., ICMA-CM, City Manager
Larry Lee
Doretha Hair-Truesdell

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2021
Account:	N/A
Amount:	None

OTHER INFORMATION:

There is no fiscal impact.

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/28/2021 10:06 AM

Form Started By: Audria Moore-Wells
Started On: 03/25/2021 02:17 PM
Final Approval Date: 03/28/2021

City Commission Regular Meeting - 6:00 pm **11. a.**

Meeting Date: 04/05/2021

Re: League of Women Voters Support Planting in Lagoon

SUBJECT:

Letter of support for the League of Women Voter's partnership with Sea and Shoreline Aquatic Restoration project titled: "Tackling Estuarine Based Climate Change via Wrack Harvesting/ Planting of Manatee Seagrass Rhizomes within the Fort Pierce Inlet - Tucker's Cove area," seeking a grant for the Indian River Lagoon Council for our St. Lucie County area-- Fort Pierce inlet-- Tucker's Cove.

SUMMARY:

The League and its member volunteer corps will be harvesting seagrass (Manatee grass) in particular for transportation and implantation, as well as to improve the genetic diversity of seagrass species in the Tucker Cove- Fort PIerce Inlet area. The League and its members volunteers will go through training prior to harvesting with Sea and Shoreline Aquatic Restoration (our partner) in this grant, to learn the following:

- Identification of Manatee grass and other native Florida seagrass species,
- Rapid visual assessment methods in the field for identification of specific seagrasses,
- Seagrass biology and ecology.

Recording of long- range data on seagrasses:

- Document specifically growth and proliferation of harvested species, document impacts, threats and damage to loss of seagrass in areas within and around St. Lucie County,
- Document population returns and increases of marine mammals, such as manatees, fish populations, and crustaceans (clams, oysters) that use seagrasses as nesting sites and nurseries, and document waterfowl and other bird populations that fish, nest and rest upon seagrasses in estuaries and waterways.
- Photograph seagrass quadrants in emerging growth stages/ and/or damage loss phases.
- Assist in identification of new donor sites for harvesting of seagrasses, prior to transplantation and implantation for both Tucker's Cove and larger Fort Pierce inlet.

RECOMMENDATION:

Approve letter of support.

ALTERNATIVES:

Do not approve or approve with modifications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Linda Hudson, Mayor
Nicole Fogarty, Legislative Affairs Director
Sabrina Taylor, League of Women Voters

Attachments

Letter of Support

Form Review

Form Started By: Linda Cox Started On: 03/30/2021 01:30 PM
Final Approval Date: 03/30/2021

THE SUNRISE CITY
FORT PIERCE
OFFICE OF THE MAYOR
AND CITY COMMISSION
Florida

April 5, 2021

To: The League of Women Voters of St. Lucie County
Sea and Shoreline Aquatic Restoration, Winter Garden, FL.

Dear Sir/Madam:

The City of Fort Pierce supports the St. Lucie County League of Women Voters in partnership with Sea and Shoreline Aquatic Restoration project titled: "Tackling Estuarine Based Climate Change via Wrack Harvesting/ Planting of Manatee Seagrass Rhizomes within the Fort Pierce Inlet - Tucker's Cove area."

The City supports all efforts by volunteer organizations to contribute to seagrass recovery and restoration in the Indian River Lagoon through enhancing the biodiversity of varying types of seagrasses, augmenting efforts to increase feeding, nesting grounds for native marine mammals, fish, turtles, crustaceans and birds, and to improve upon the water quality of that part of the lagoon, while also recognizing the value of seagrasses as carbon storers and se questers in helping to reduce detrimental climate change effects within the city, county, region and beyond.

This seagrass project will also align with other efforts within the City of Fort Pierce to reduce nitrogen and phosphorous based fertilizers and inputs to the inlet, monitor and document Lake Okeechobee discharges to the inlet and their subsequent impacts, and further efforts to reduce algal blooms, harmful pollutants, and human induced impacts to the ecology and water quality within the inlet.

It is for these reasons that we endorse the proposed efforts by the St. Lucie County League and their partner, Sea and Shoreline Aquatic Restoration for this seagrass restoration project.

Sincerely,

Linda Hudson
Mayor

cc: City Commissioners
Nick Mimms, City Manager
Nicole Fogarty, Legislative Affairs Director

City Commission Regular Meeting - 6:00 pm **12. a.**

Meeting Date: 04/05/2021

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. SECOND 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
Proof of Publication

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: 03/16/2021

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: _____

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480

FORT PIERCE, FL 34954-1480

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

03/05/2021

RECEIVED
MAR 1 6 2021
FINANCE DEPT.

Subscribed and sworn to before on March 5, 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: $146.64
Ad No: 0004615094
Customer No: 1309463
PO #:

# of Affidavits 1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING
SPECIAL USE PERMIT

The City Commission of the City of Fort Pierce, Florida, pursuant to City Charter and Florida Statute 166.041, will hold Public Hearings on Monday, March 15, 2021 at 4:30 p.m. and Monday, April 5, 2021 at 6:00 p.m., on first and second readings, respectively in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

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.

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

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

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

/s/ Linda W. Cox, City Clerk
Publish: March 5, 2021
TCN4615094

RECEIVED
MAR 1 r 2021
FINANCE DEPT.

City Commission Regular Meeting - 6:00 pm **12. b.**

Meeting Date: 04/05/2021

Re: Annexation - Project Hurricane - 2398 Peters Road (2 Parcels)

SUBJECT:

PULLED AT THE REQUEST OF THE APPLICANT. 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.

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
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 03:05 PM
Final Approval Date: 03/25/2021

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

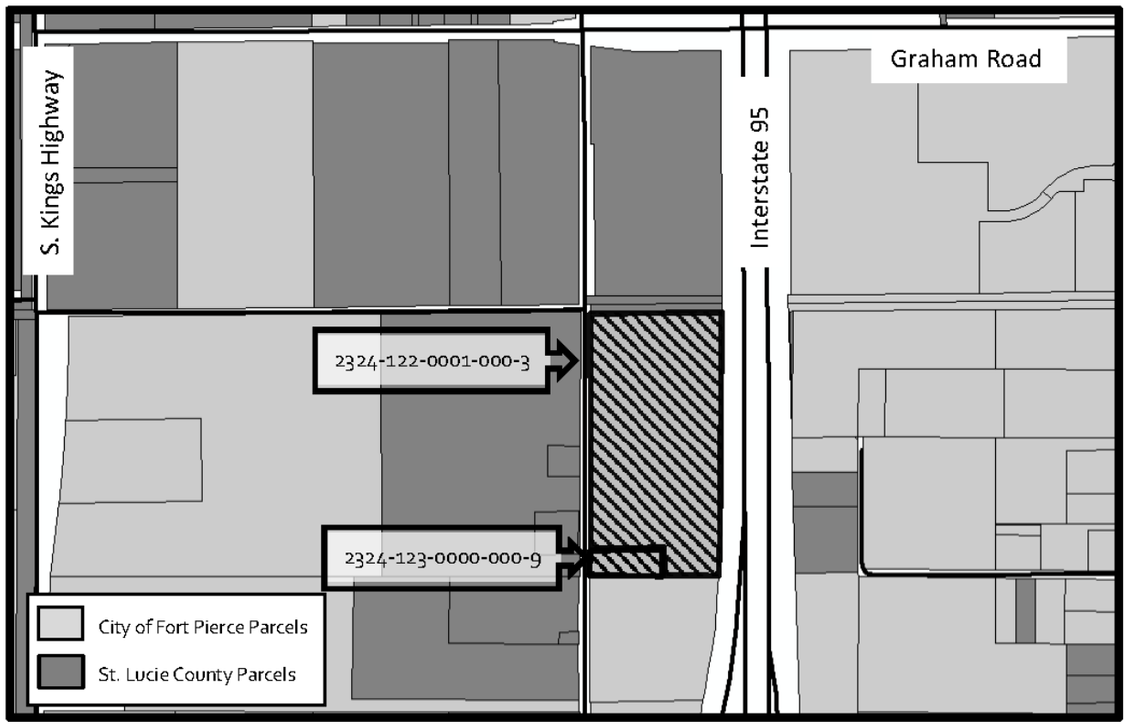
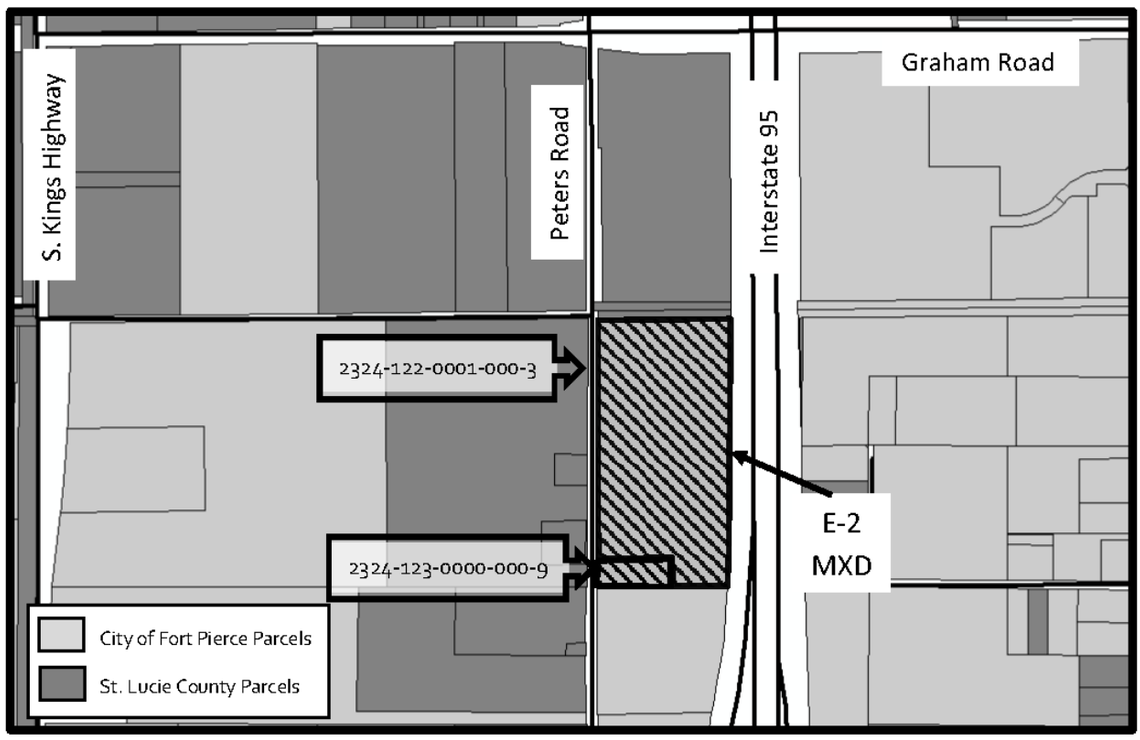


EXHIBIT B

Zoning & Future Land Use Designation Assignment

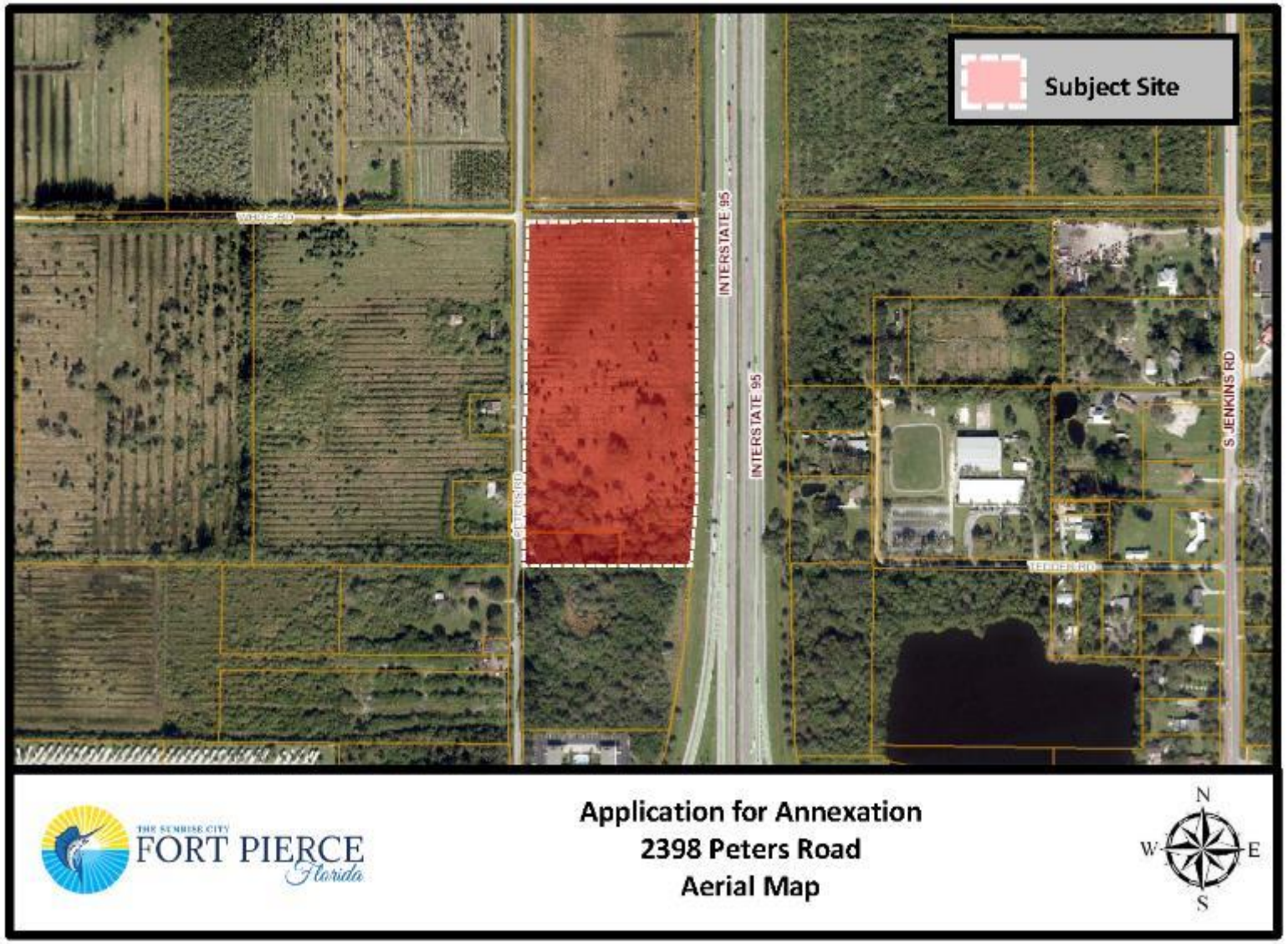


*The property to be annexed currently has a zoning of Single Family, 2 du/acre (RS-2) with a Future Land Use of Mixed Use (MXD). Once annexed, this parcel will have a City of Fort Pierce Zoning Designation of Residential Single Family, two units per acre (E-2) and have a Future Land Use Designation of 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

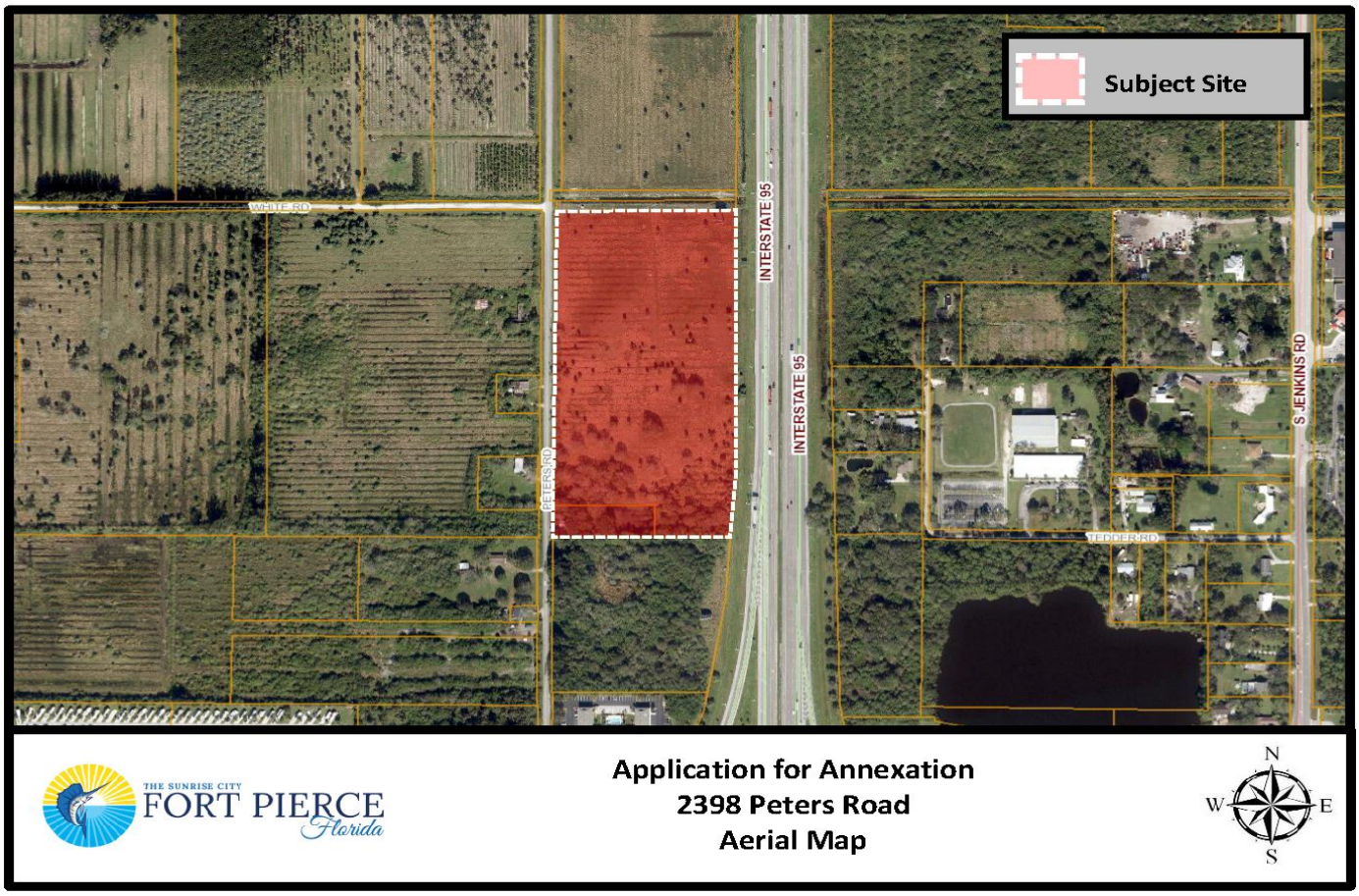
Property Owner/ Applicant	R.V. Development, LLC 547 Wash Roberts Lane McMinnville, TN 37110
Representative	Engineering Design & Construction, Inc 10250 SW Village Parkway, Suite 201 Port St. Lucie, FL 34987
Requested Action:	Approval of a Voluntary Application for Annexation of two (2) parcels of land
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

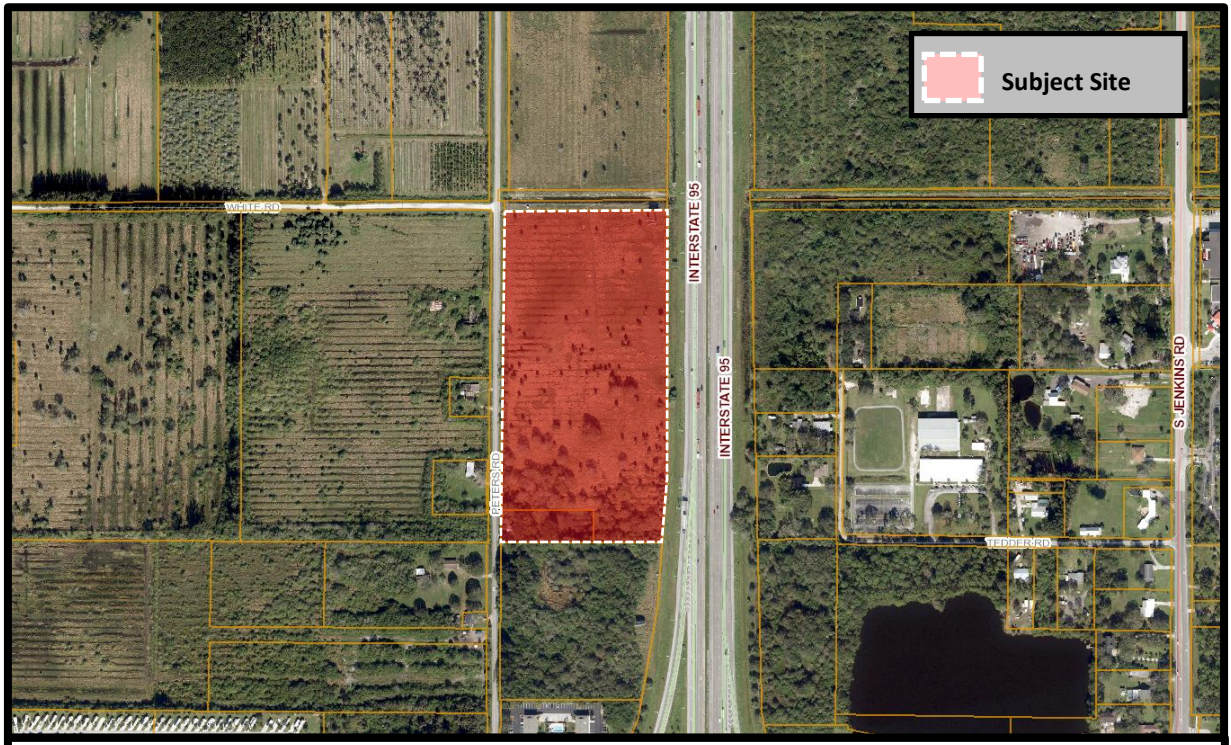
The City of Fort Pierce Planning Board, at their February 9, 2021 meeting, voted 7 to 0 to recommend Approval of the request as presented.

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

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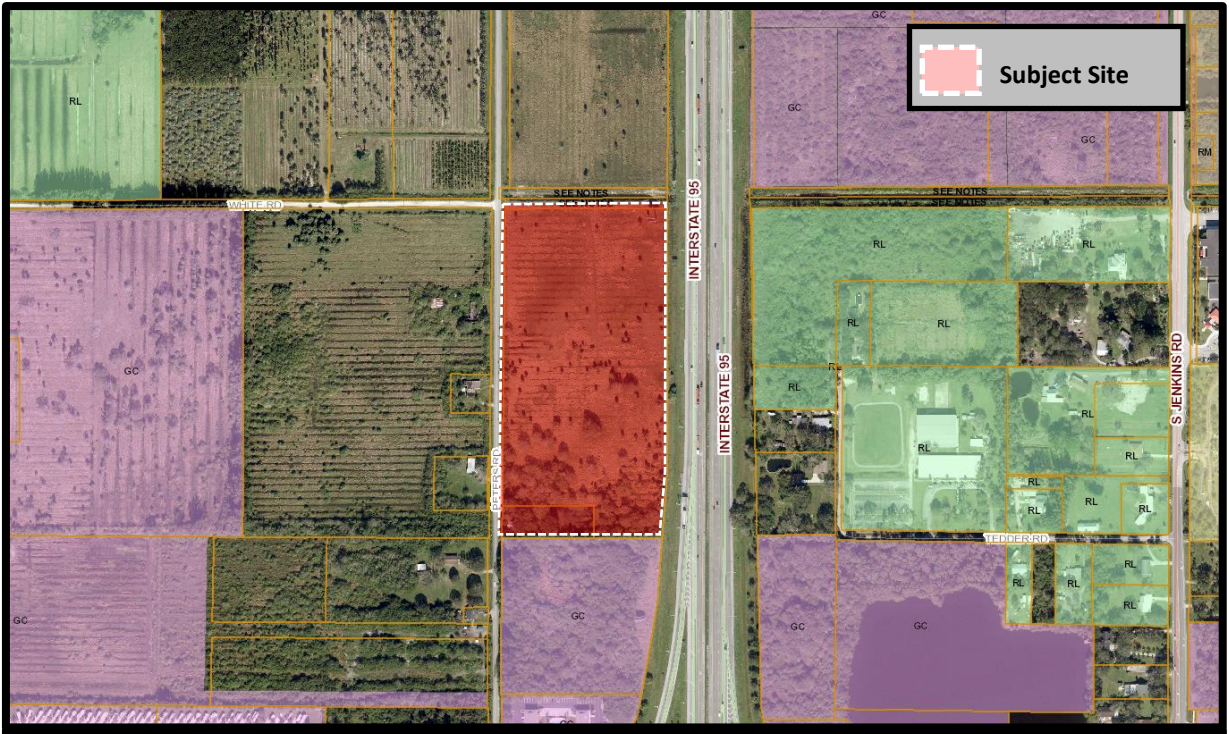

THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
2398 Peters Road
Future Land Use Map

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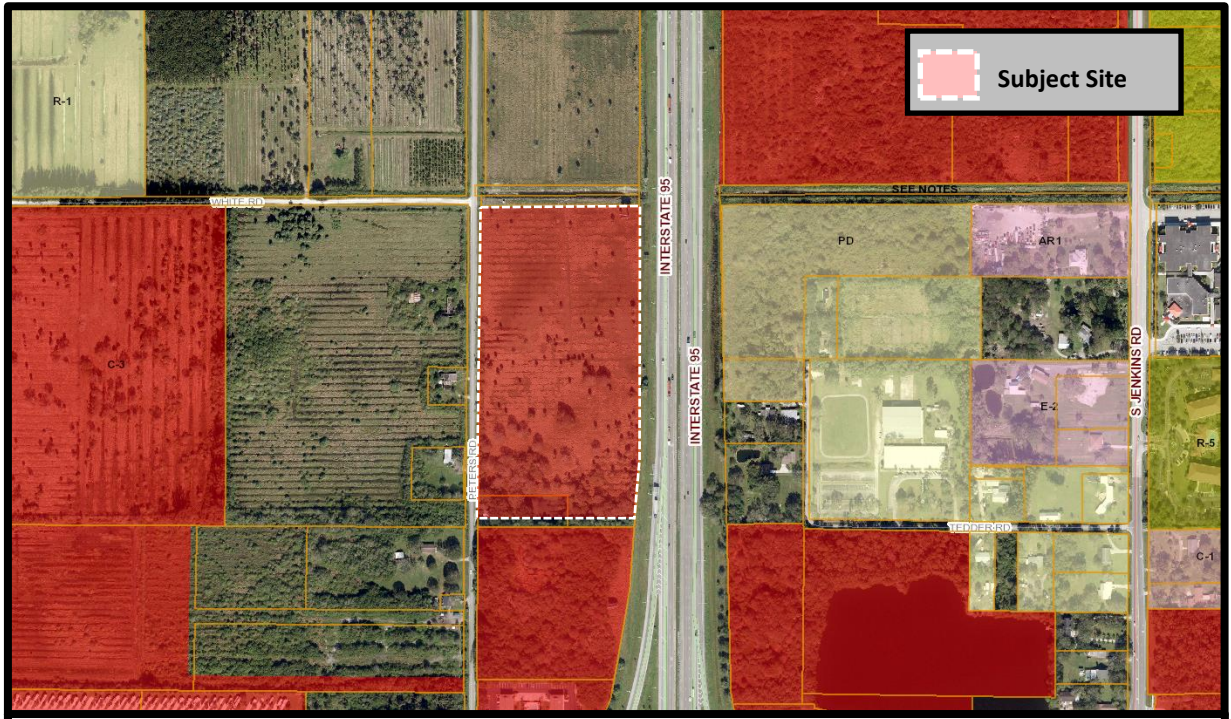

THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
2398 Peters Road
Zoning Map

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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: **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

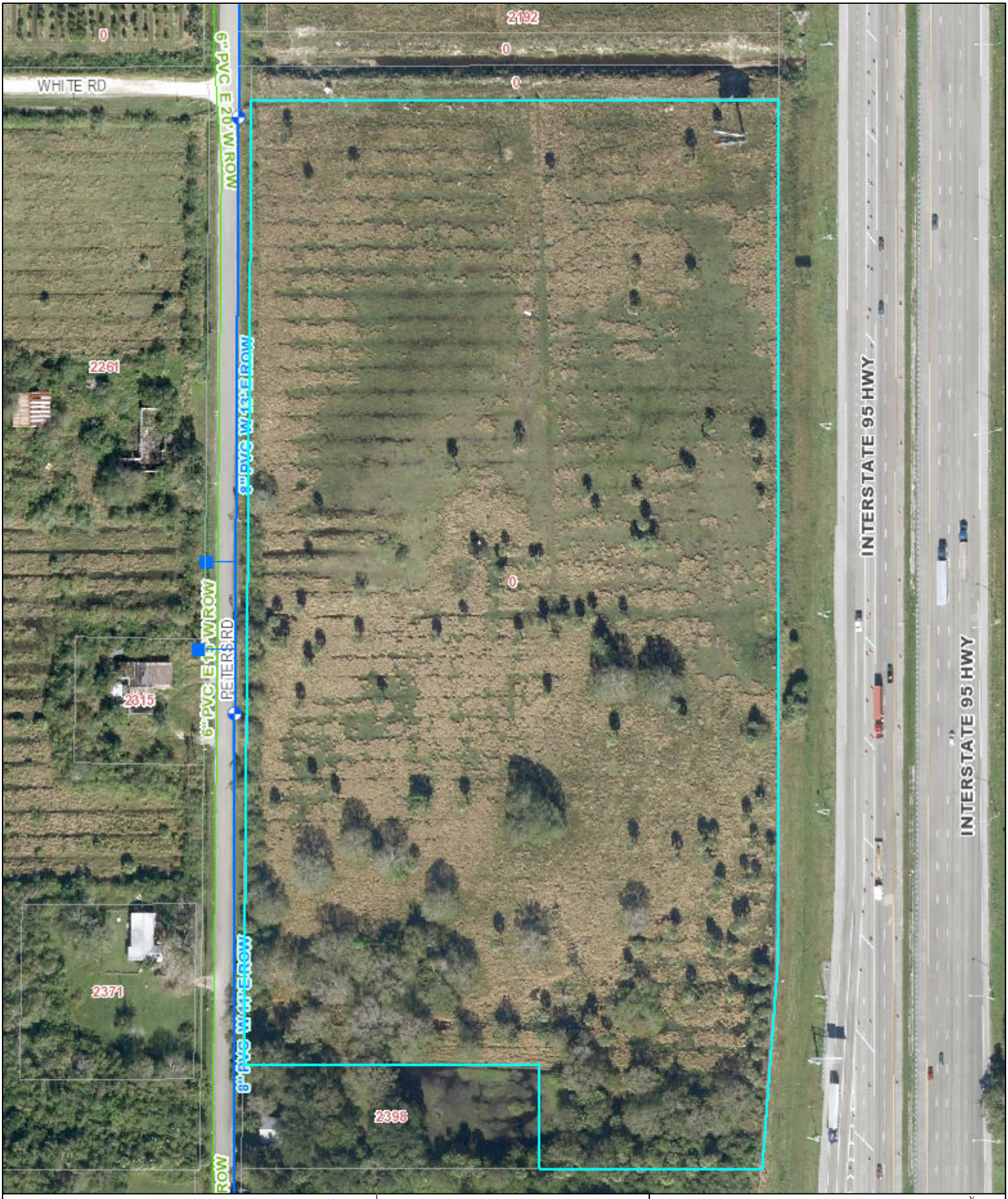
TECHNICAL REVIEW PROJECT # 20-02000006

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

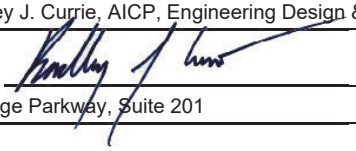
7. Is this a Historic property? No

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

Chester B. Griffin
CHESTER B. GRIFFIN

Marcia L. Heffelfinger
Print Name of Witness: MARCIA L. HEFFELFINGER
Witness as to Both

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
Witness #1 Printed Name

Witness #2 Signature
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

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

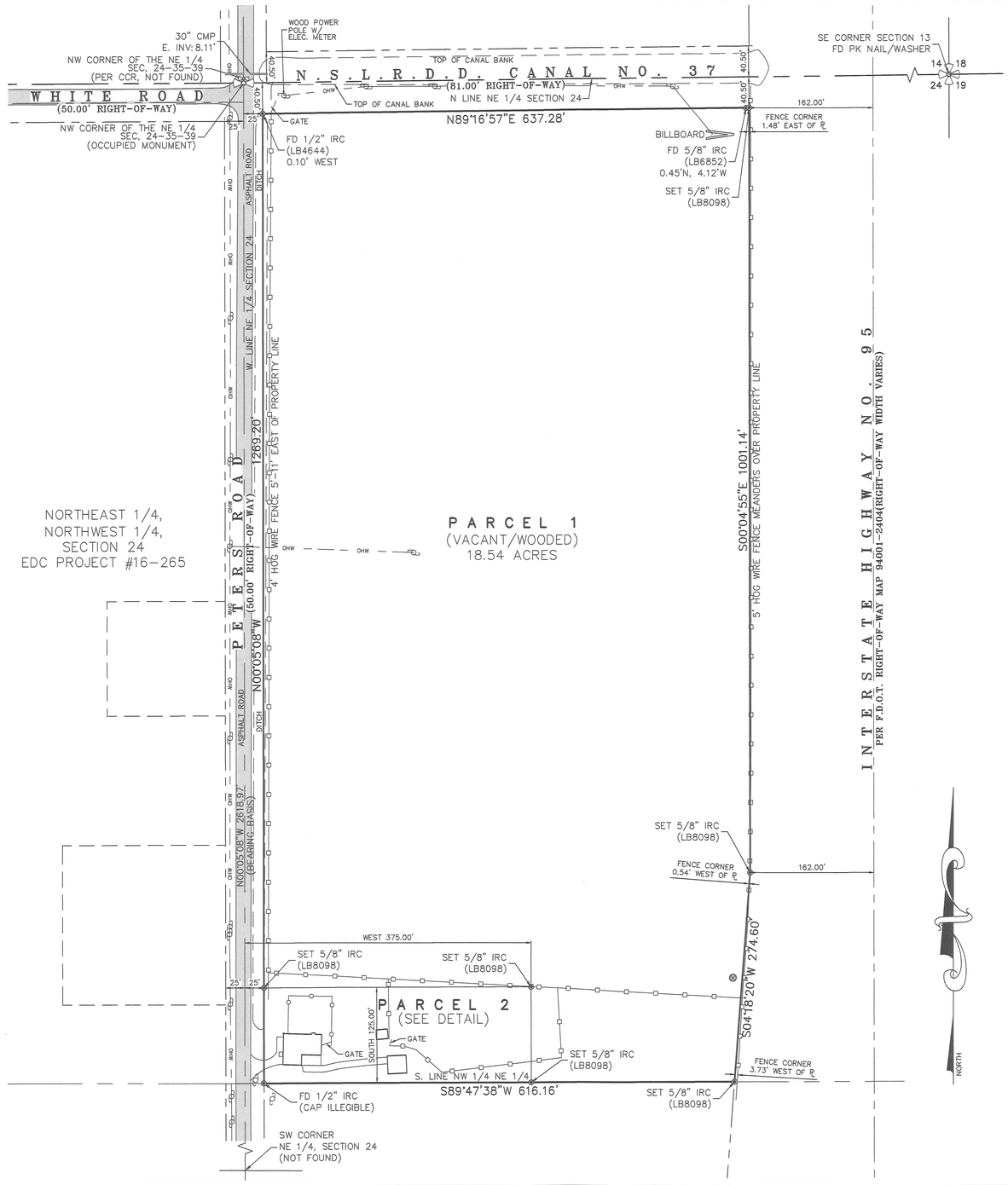
BOUNDARY SURVEY

FOR: PROJECT HURRICANE

GRAPHIC SCALE

80 0 40 80 160 240

(IN FEET)
1 inch = 80 ft.



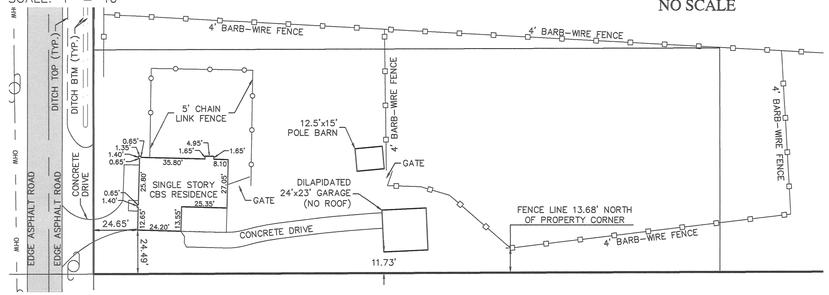
ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

PARCEL 2 DETAIL:

SCALE: 1" = 40'



SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE		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		METAL PIPE	P.O.T.	POINT OF TERMINUS	TELE RISER	TELEPHONE RISER BOX
ASPH	ASPHALT	D.B.	DEED BOOK	GAS	GAS VALVE		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		SANITARY MANHOLE	UNKN BOX	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	W	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

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

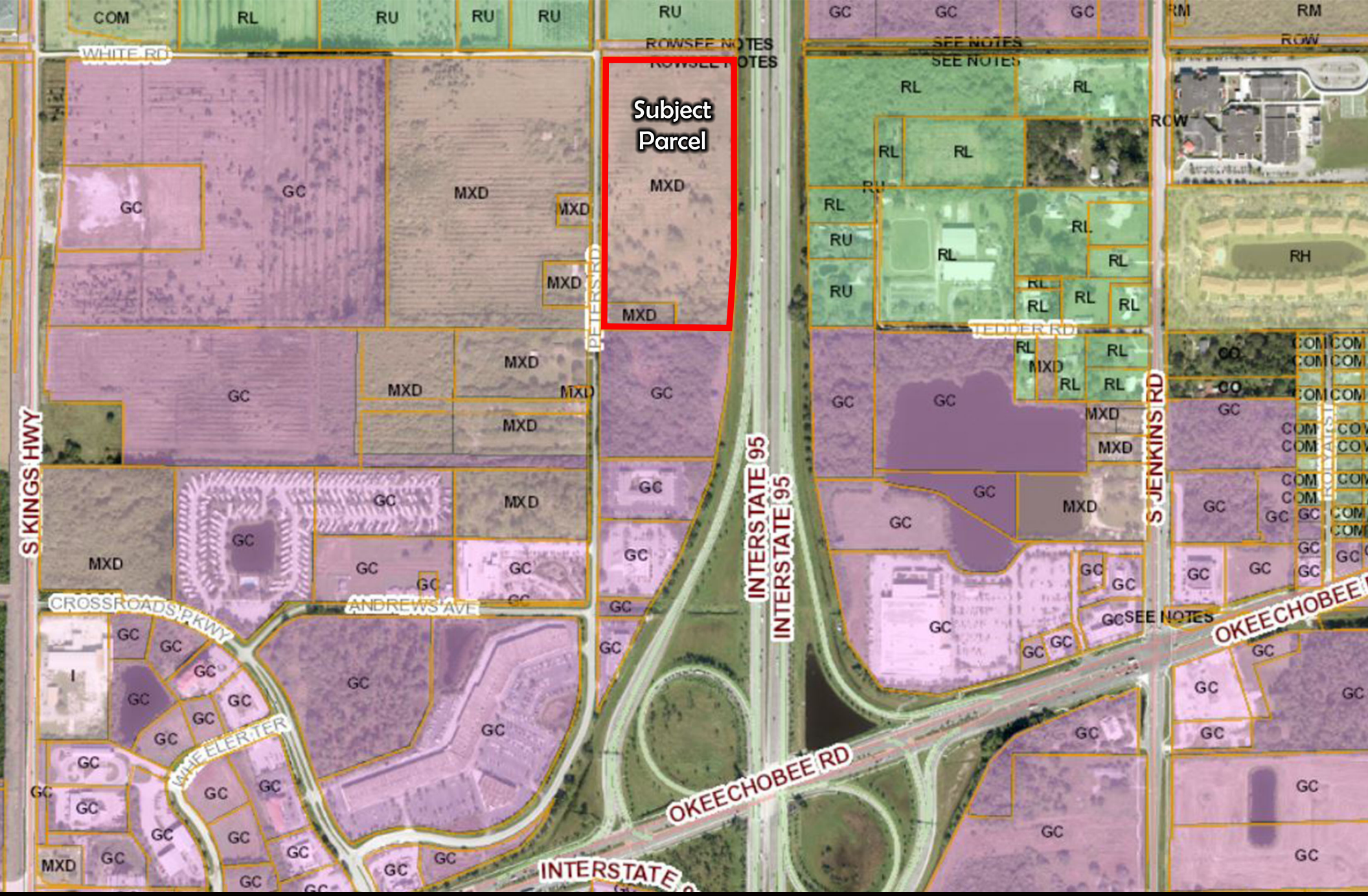
LAND LYING IN THE NW 1/4 OF THE NE1/4 OF SEC. 24, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

20-298

1 OF 1

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 IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



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

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

CITY OF FT PIERCE
PO BOX 1480
FT PIERCE, FL 34954
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.

RECEIVED
MAR 16 2021
FINANCE DEPT.

2/28/2021; 3/7/2021

Subscribed and sworn to before on the 7th of MARCH, 2021

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires: August 6, 2021

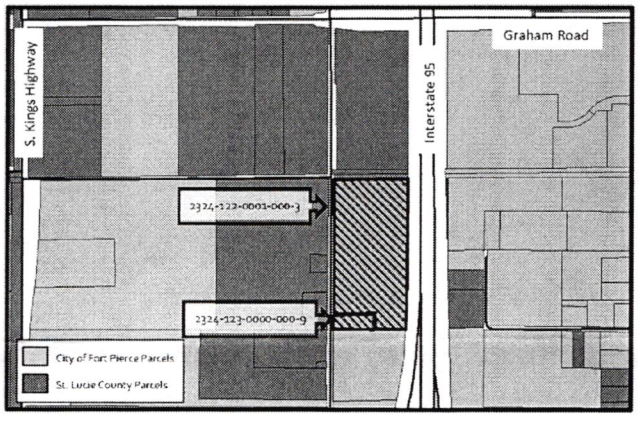
Publication Cost: $630.00
Ad No: GCI0598238
Customer No: 463454
PO#: PUBLIC NOTICE

CITY OF FORT PIERCE

NOTICE OF PROPOSED ANNEXATION

The City Commission of the City of Fort Pierce, Florida, pursuant to Chapter 171 of Florida State Statutes, and of the Code of Ordinances 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 North U.S. Hwy 1, Fort Pierce, Florida; said ordinance entitled:

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.



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

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.

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 and 3/7/2021
TR-GCI0598238-01

RECEIVED
MAR 1 - 2021
FINANCE DEPT.

City Commission Regular Meeting - 6:00 pm **12. c.**

Meeting Date: 04/05/2021

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) SECOND 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: 03/16/2021

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:

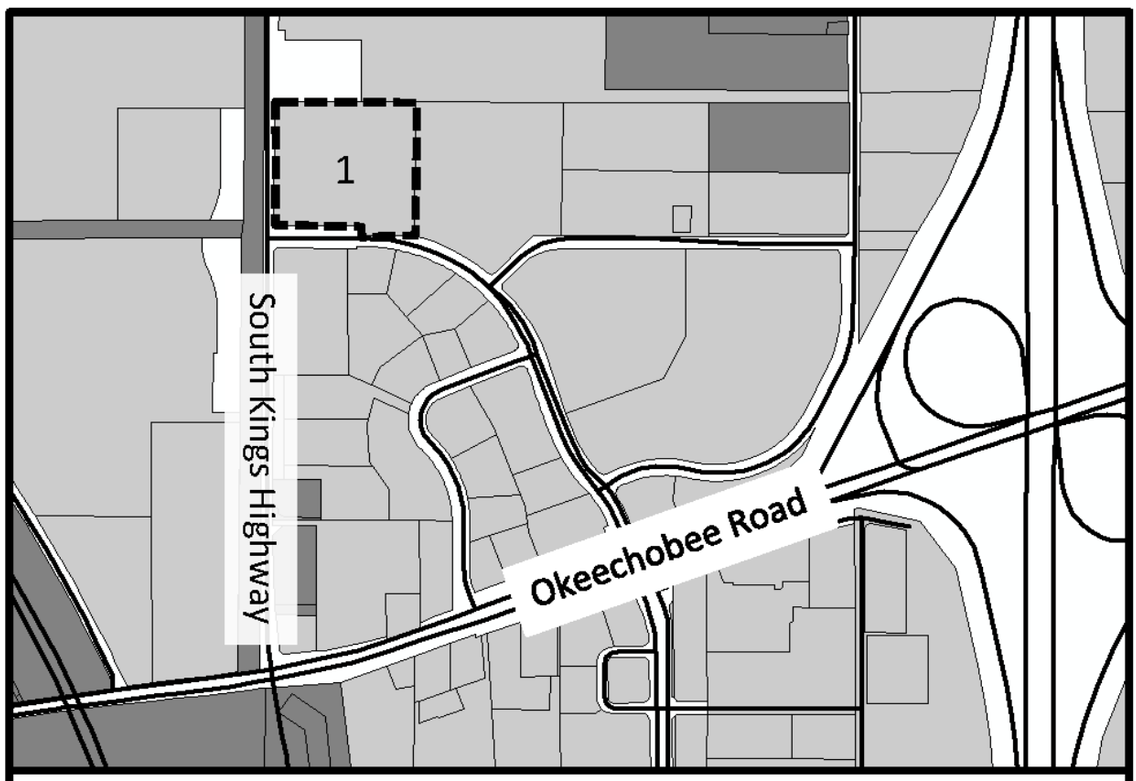
_____
Linda W. Cox
City Clerk

(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
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Florida
Future Land Use & Zoning Atlas Map Amendment
2564 South Kings Highway
Aerial Map
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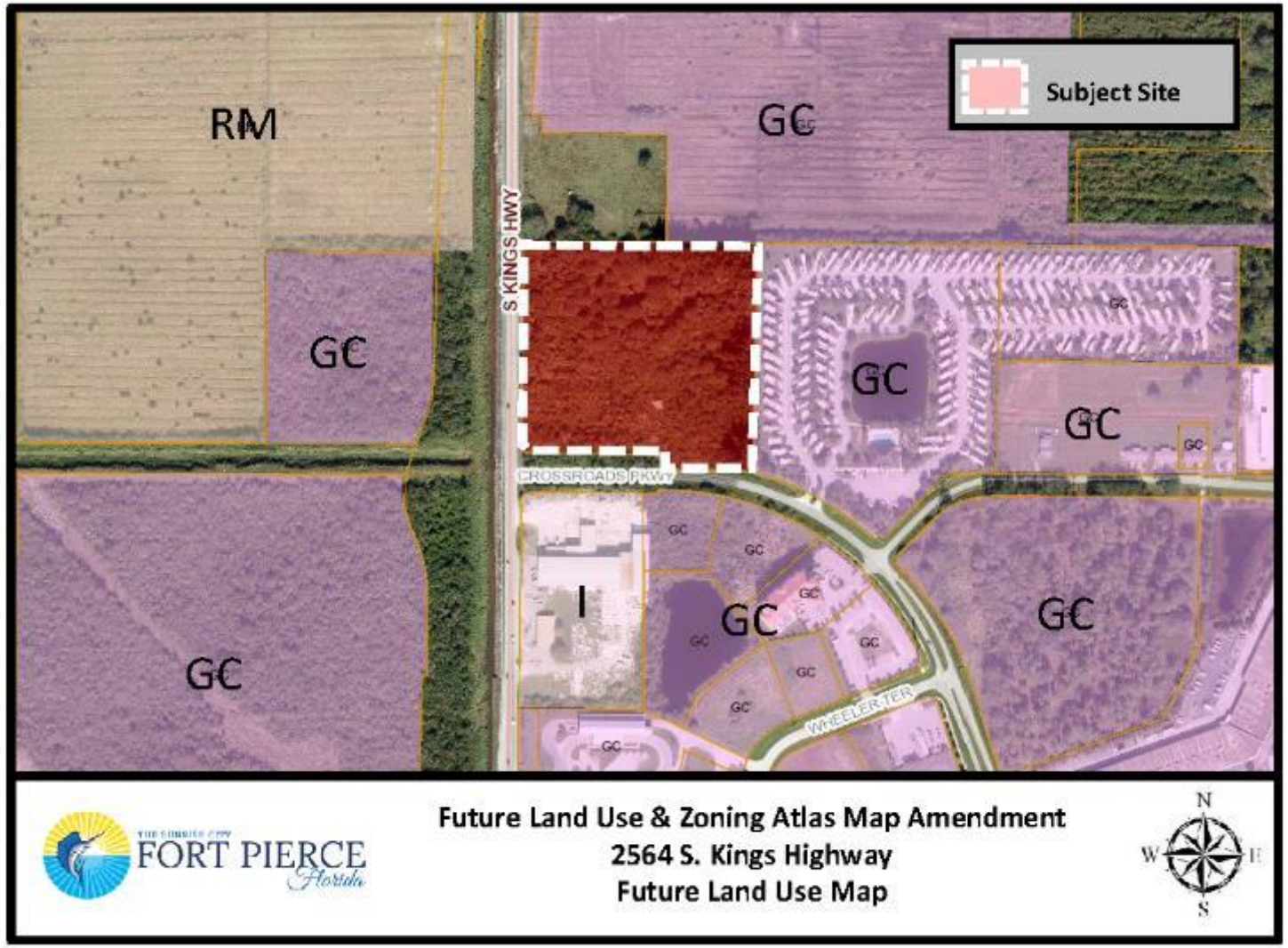
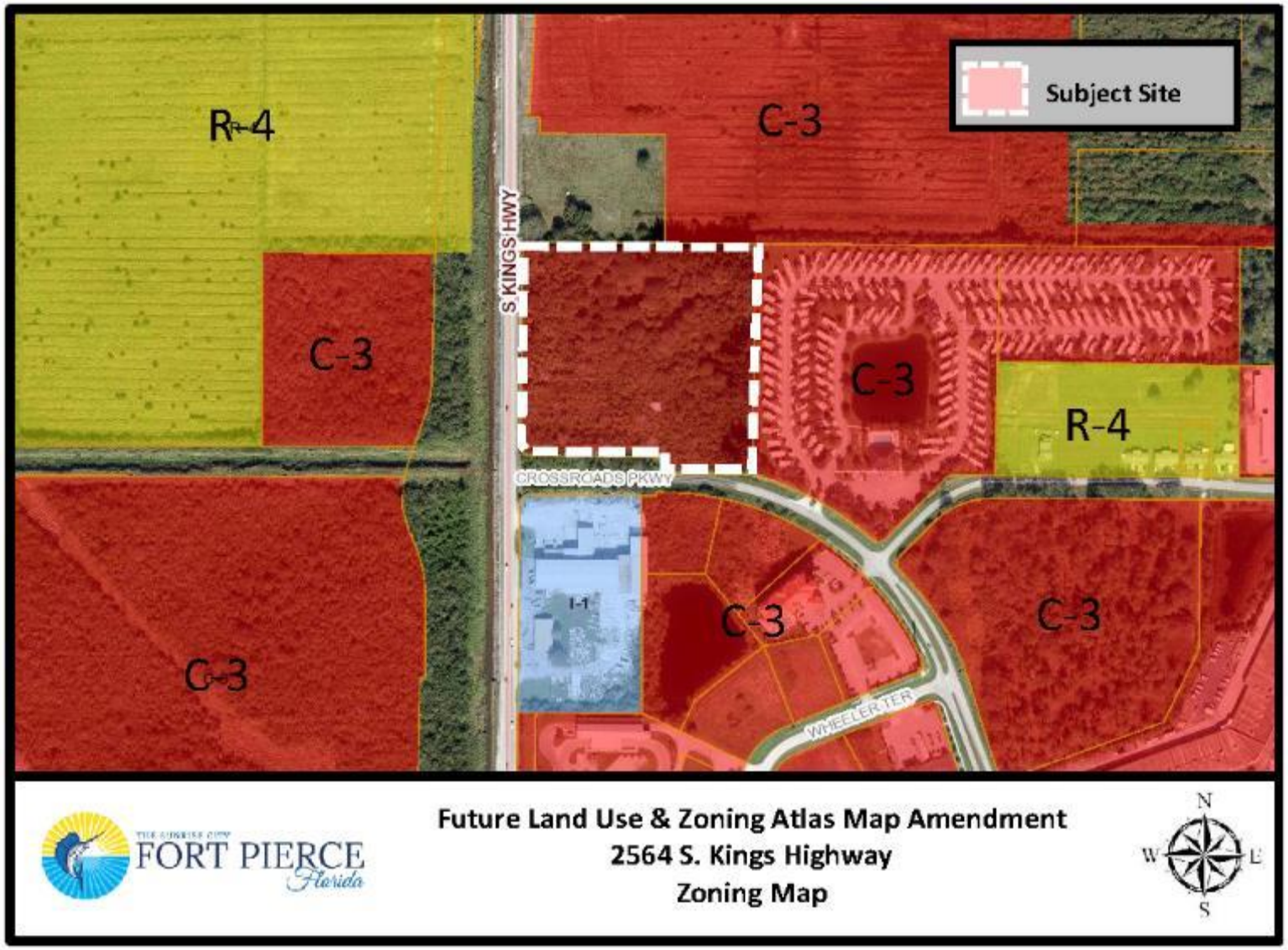
Future Land Use Map



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.

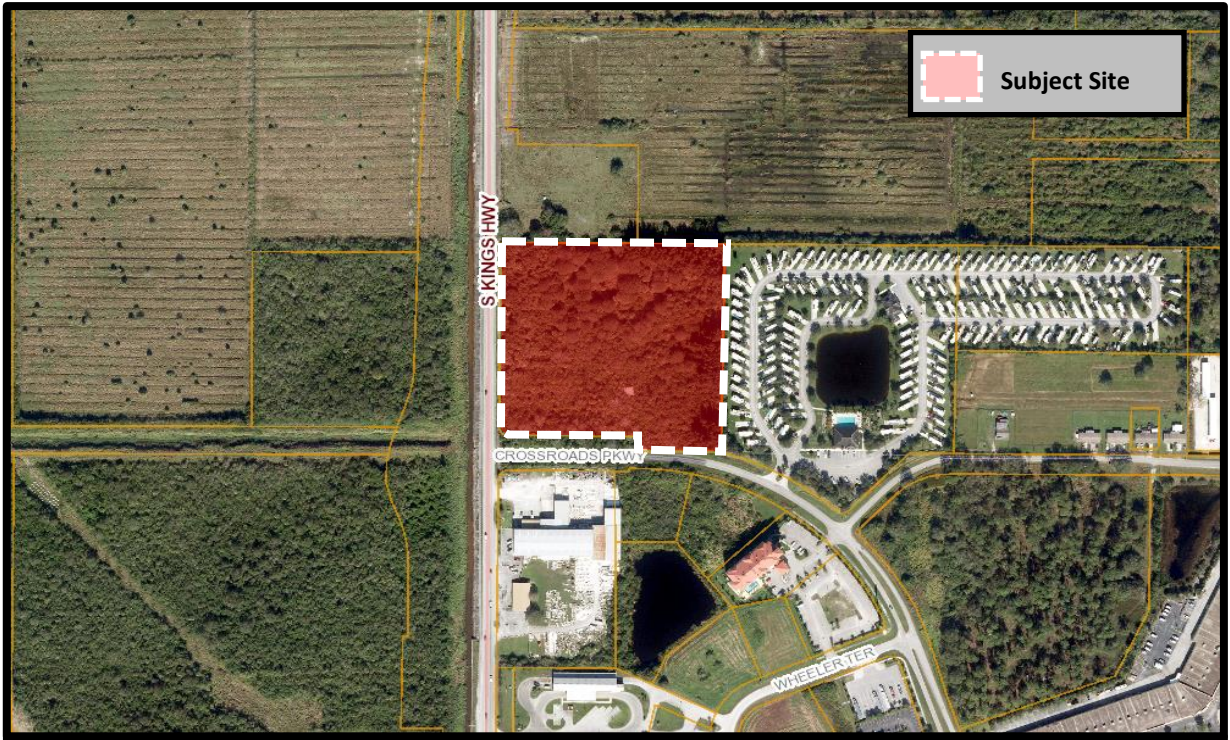
The Planning Board at their meeting on February 9, 2021 voted 7-0 to recommend approval of the Zoning Atlas Map Amendment as requested.

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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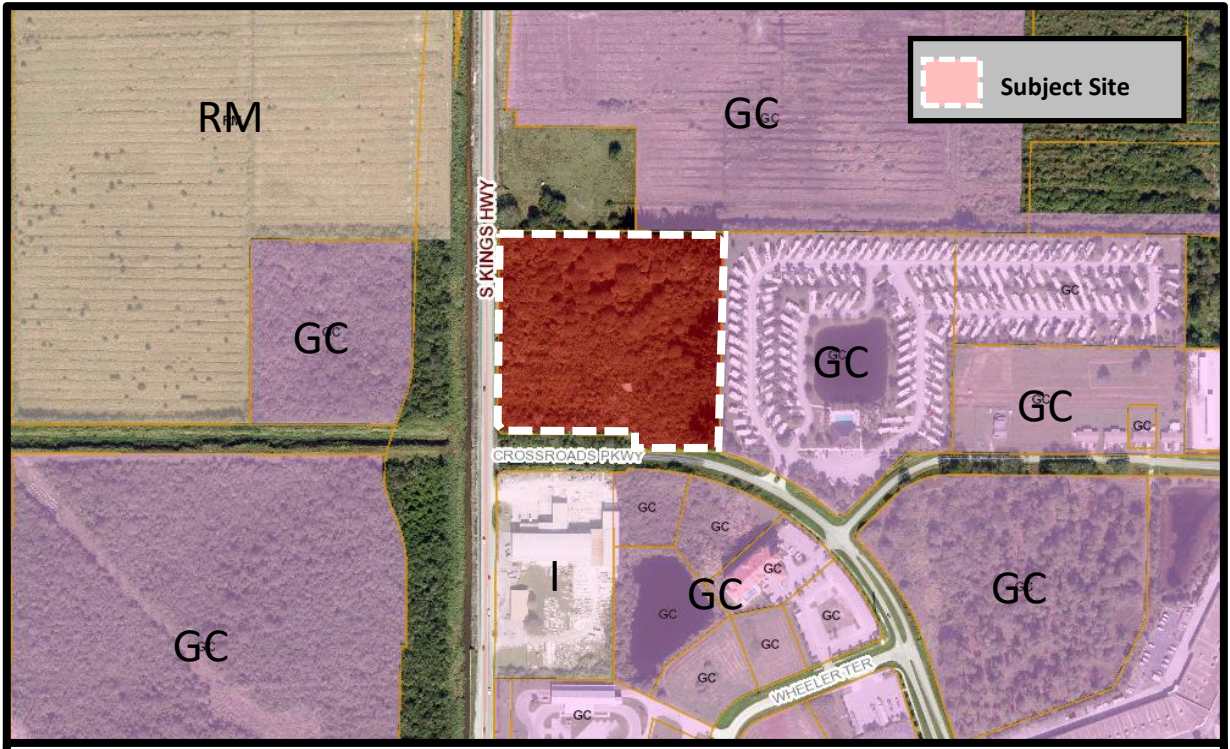

THE SUNRISE CITY
FORT PIERCE
Florida

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.

•**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, 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
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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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	
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:

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West	ROW: S. Kings Highway (FDOT) West of ROW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)

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Regional	20 acres per 1,000 people	9,210.72	0	decrease of 9,210.72
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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 Vinciglio

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 FLDL 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

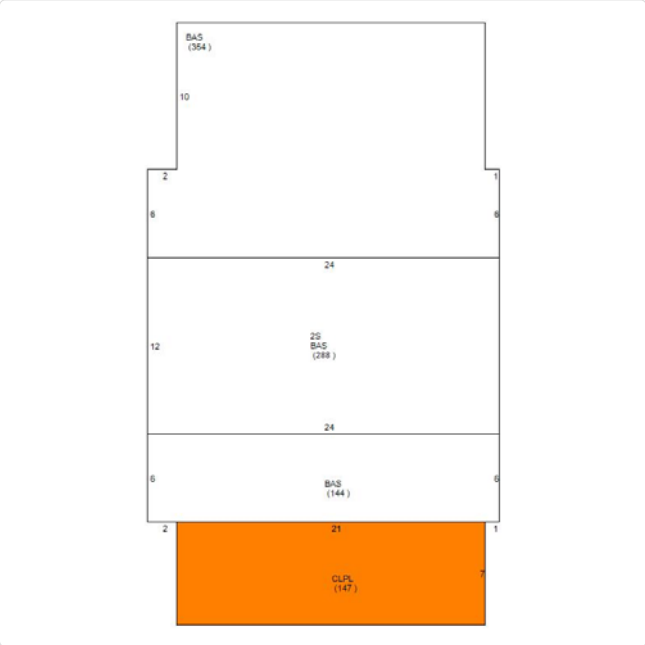
Special Assessments

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

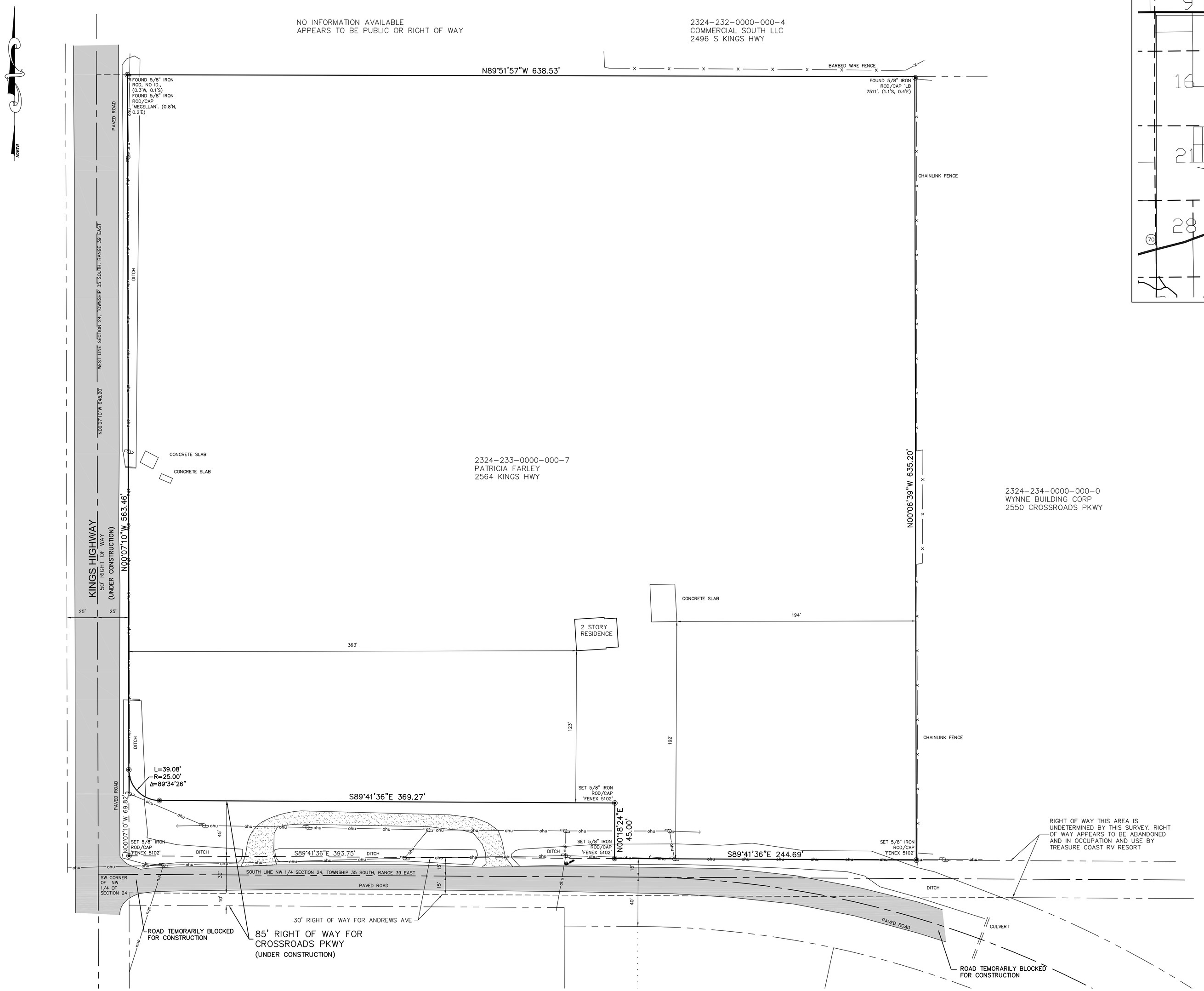
Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/15/2010	$0	0111	WD	Corley Jack	3176-228	Clerk of Courts
09/01/2009	$100	0130	WD	Corley Jack	3138-1047	Clerk of Courts
06/10/2005	$1,300,000	XX00	WD	Archer John T	2271-1885	Clerk of Courts
02/29/1996	$100	XX01	QC	Archer John T	1002-306	Clerk of Courts
07/05/1995	$0	XX01	PB		964-1115	Clerk of Courts

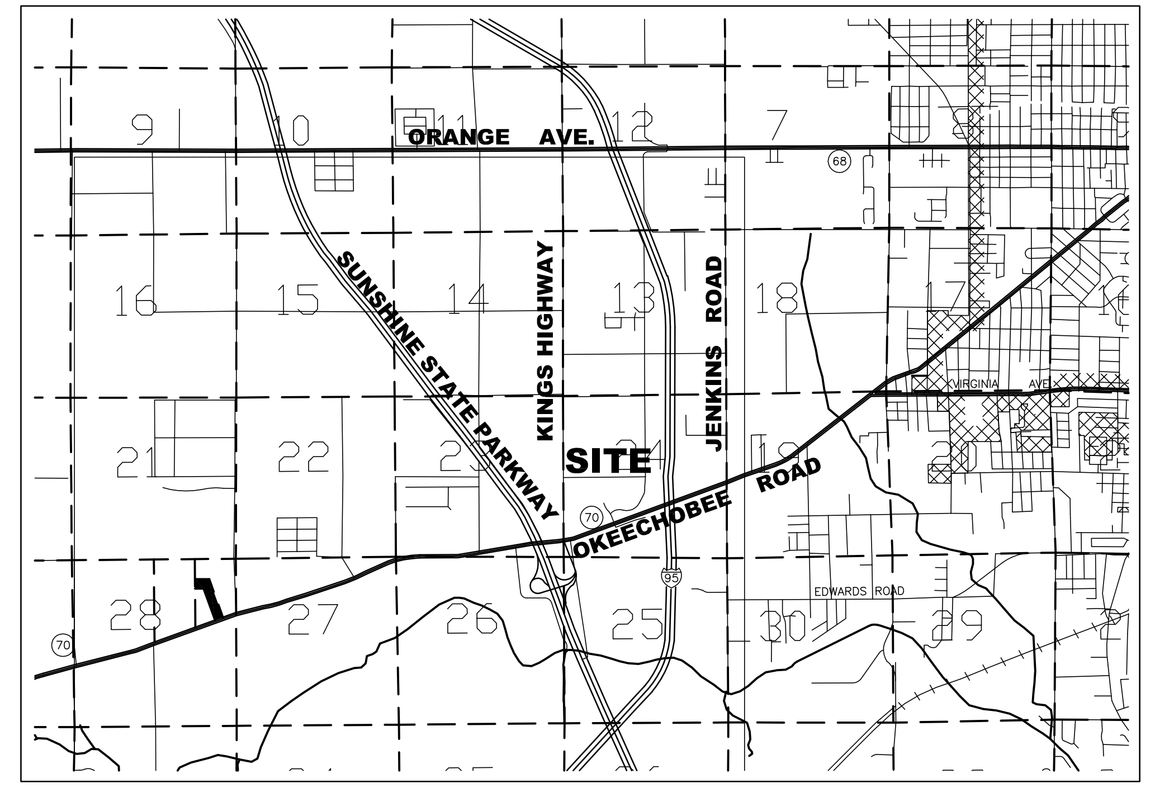
Photos

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

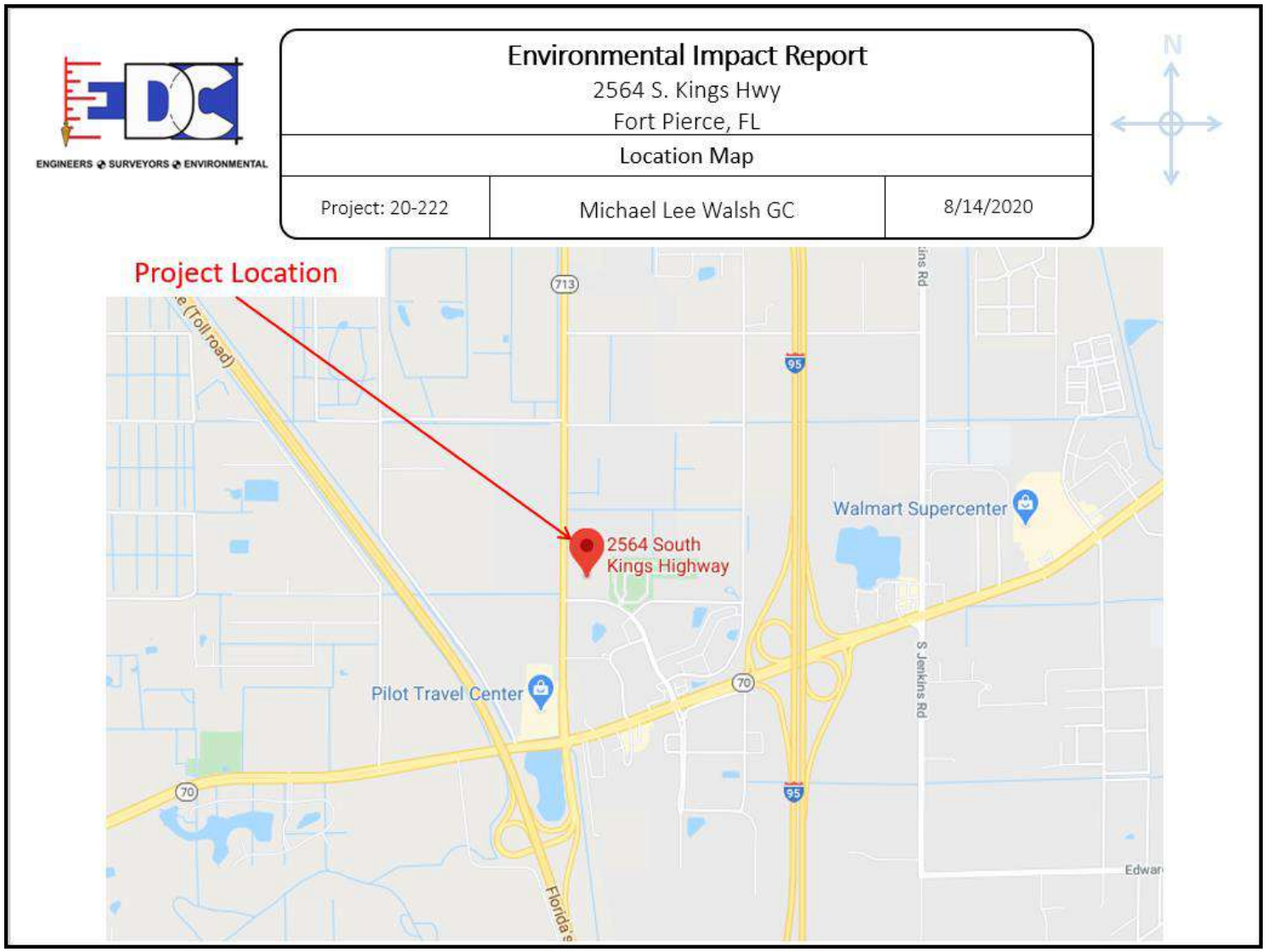


Figure 1. Location Map.

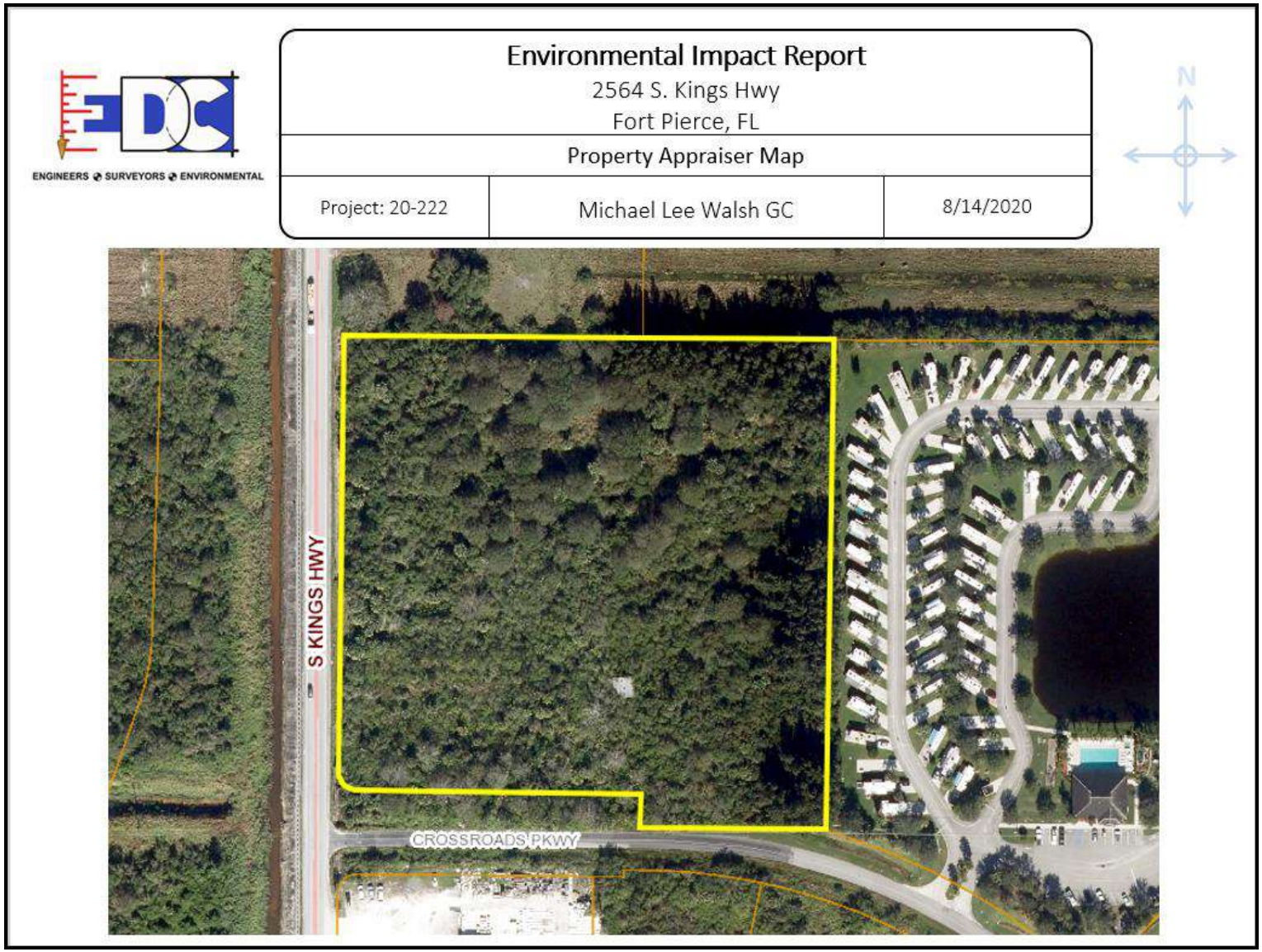


Figure 2. Site Map.

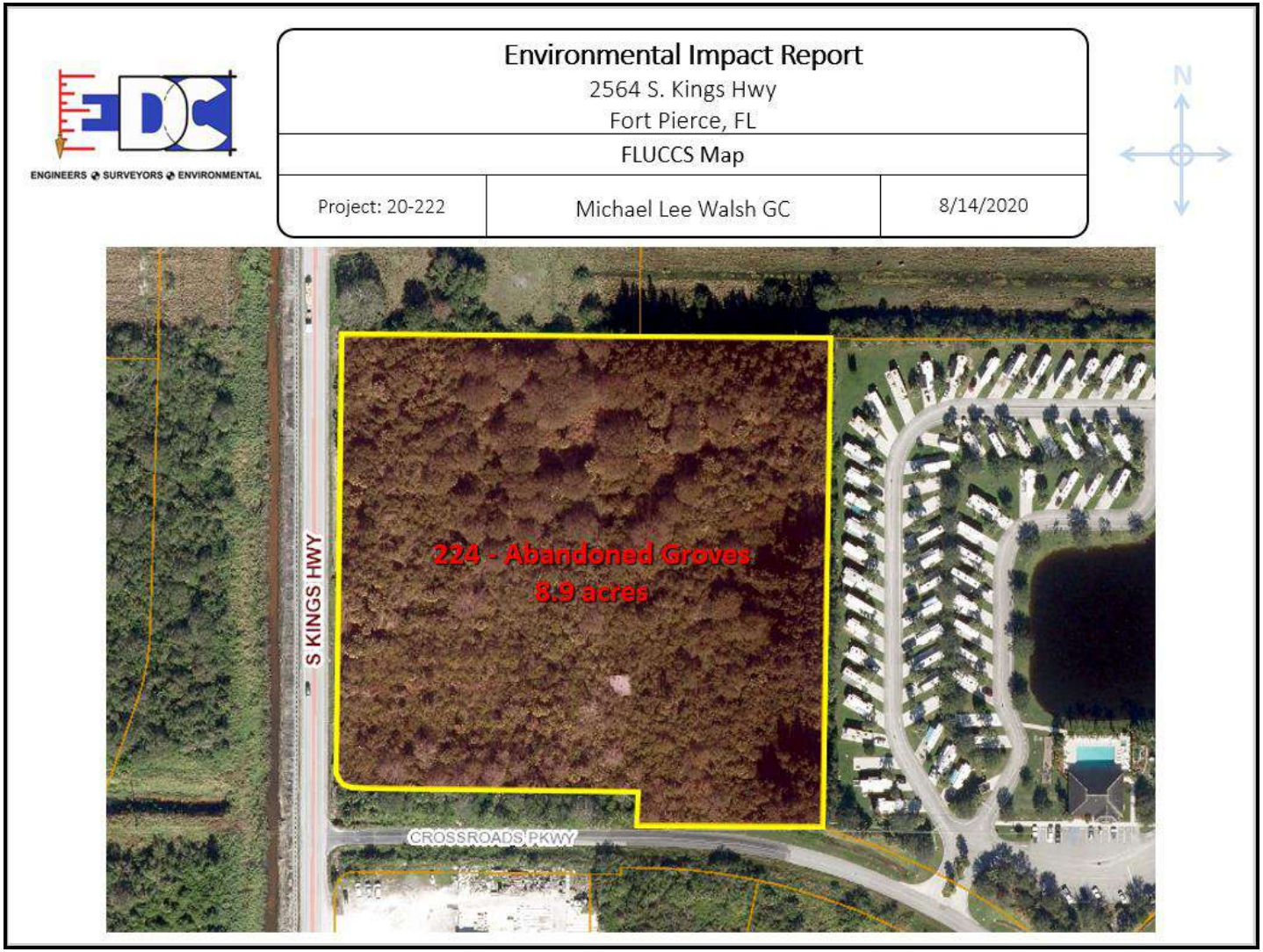


Figure 3. Existing Habitat/FLUCCS Map.

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.

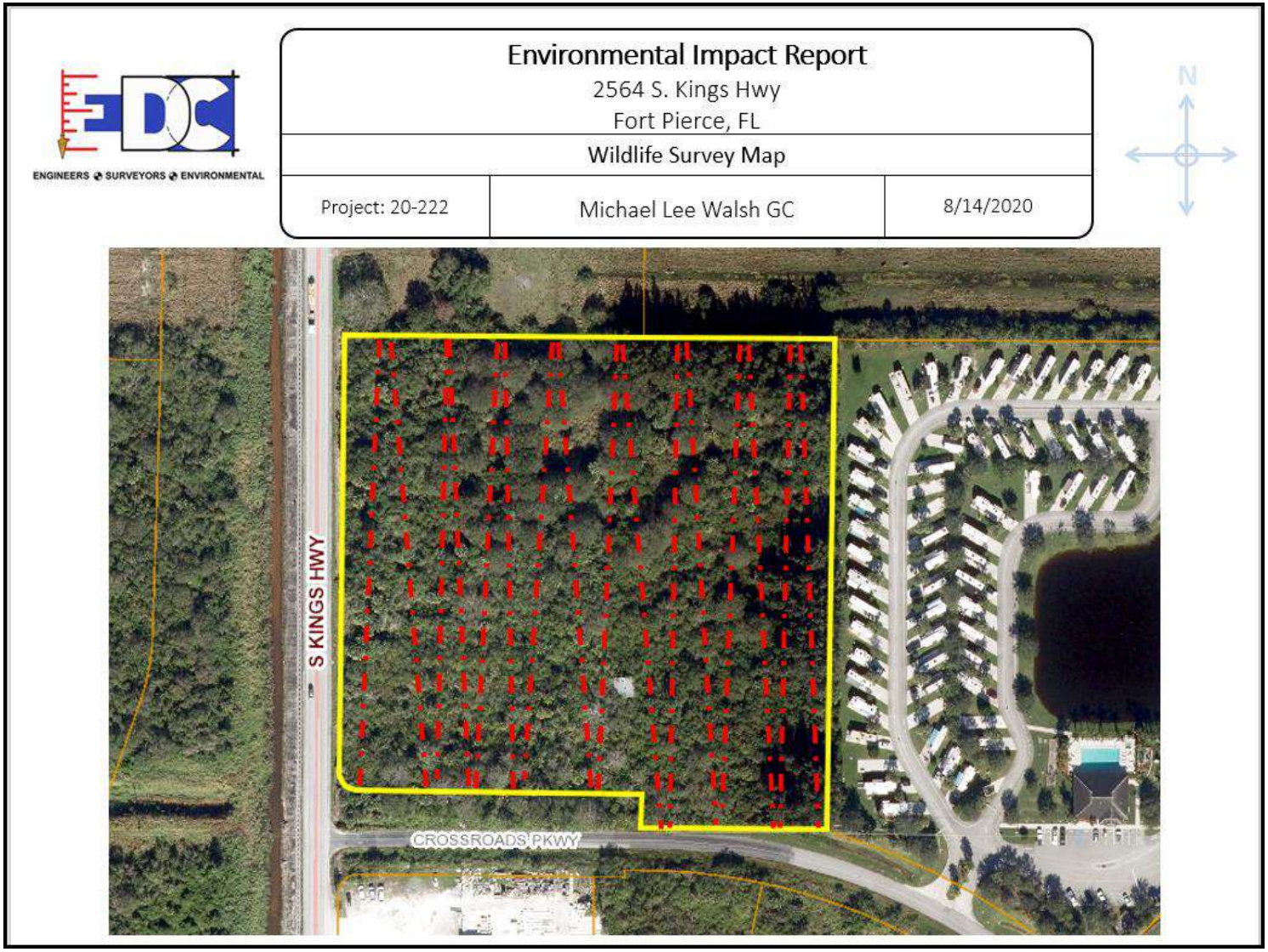


Figure 5. Wildlife Survey Map.

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Walsh Parcel

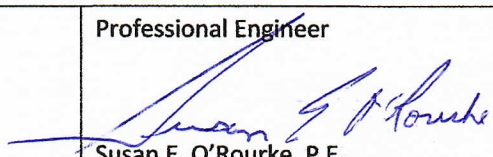
Prepared for:

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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PROJECT TRAFFIC	4
PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT	4
OTHER PROJECT TRAFFIC/ GROWTH RATE	8
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DRIVEWAY ANALYSIS/ REVIEW	10
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TABLES

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TABLE 2a: Project Percent Impact – AM	7
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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.

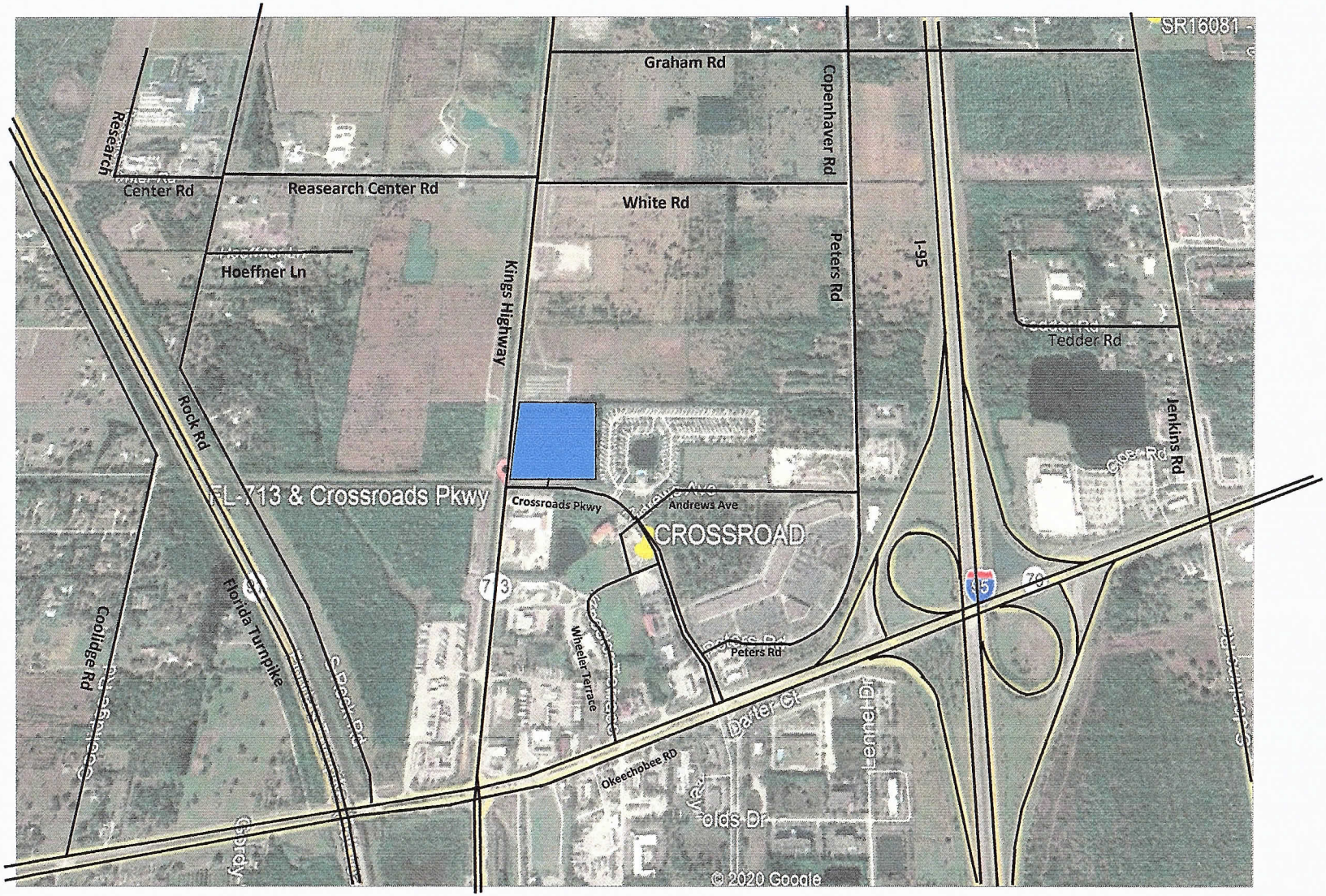
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

- 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 O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Job Number: SR20103.0 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

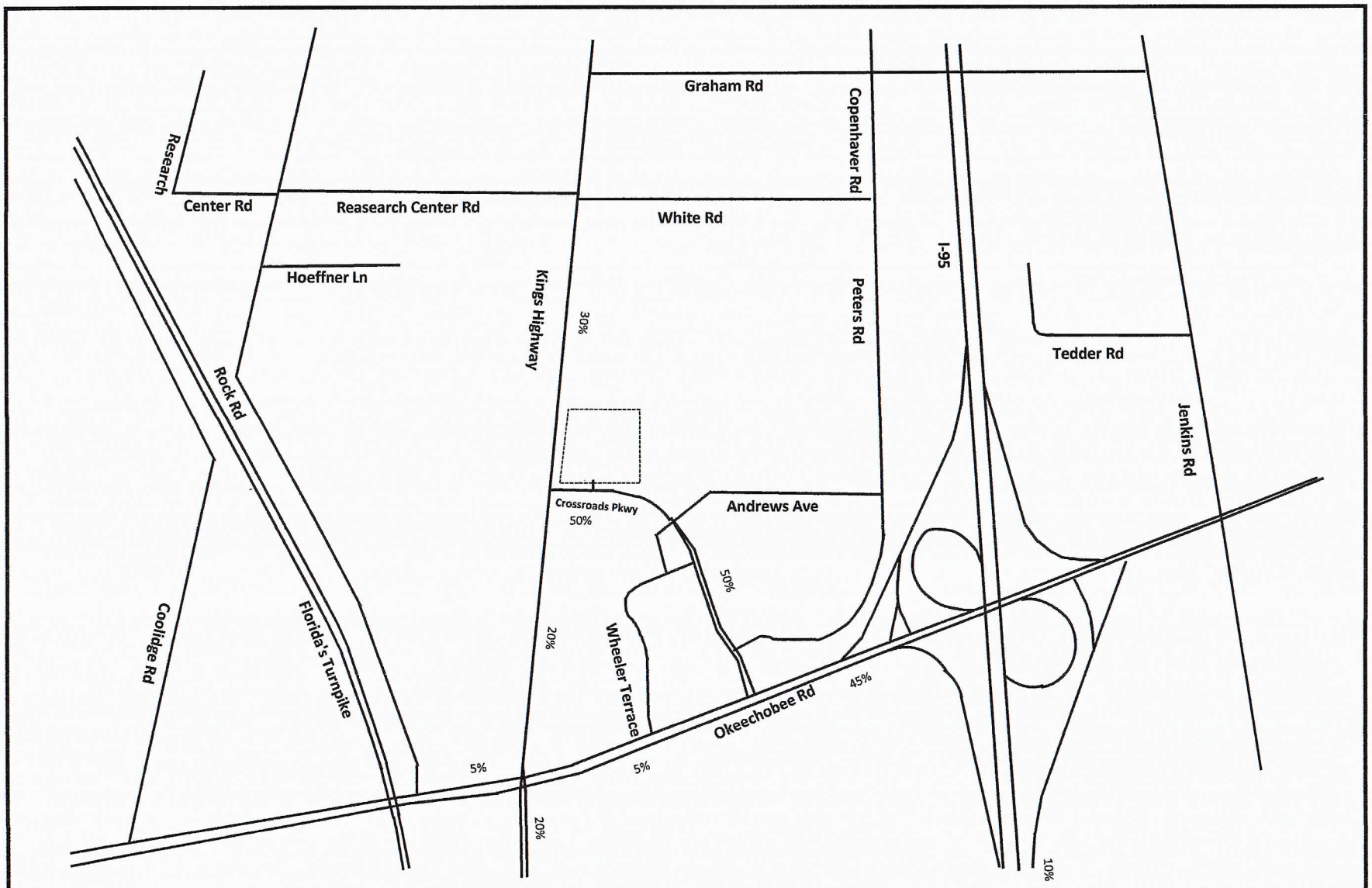
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Mini Warehousing	151	121,938	Sft	T = 0.10(X)	60%	40%	7	5	12
TOTALS							**7**	**5**	**12**

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

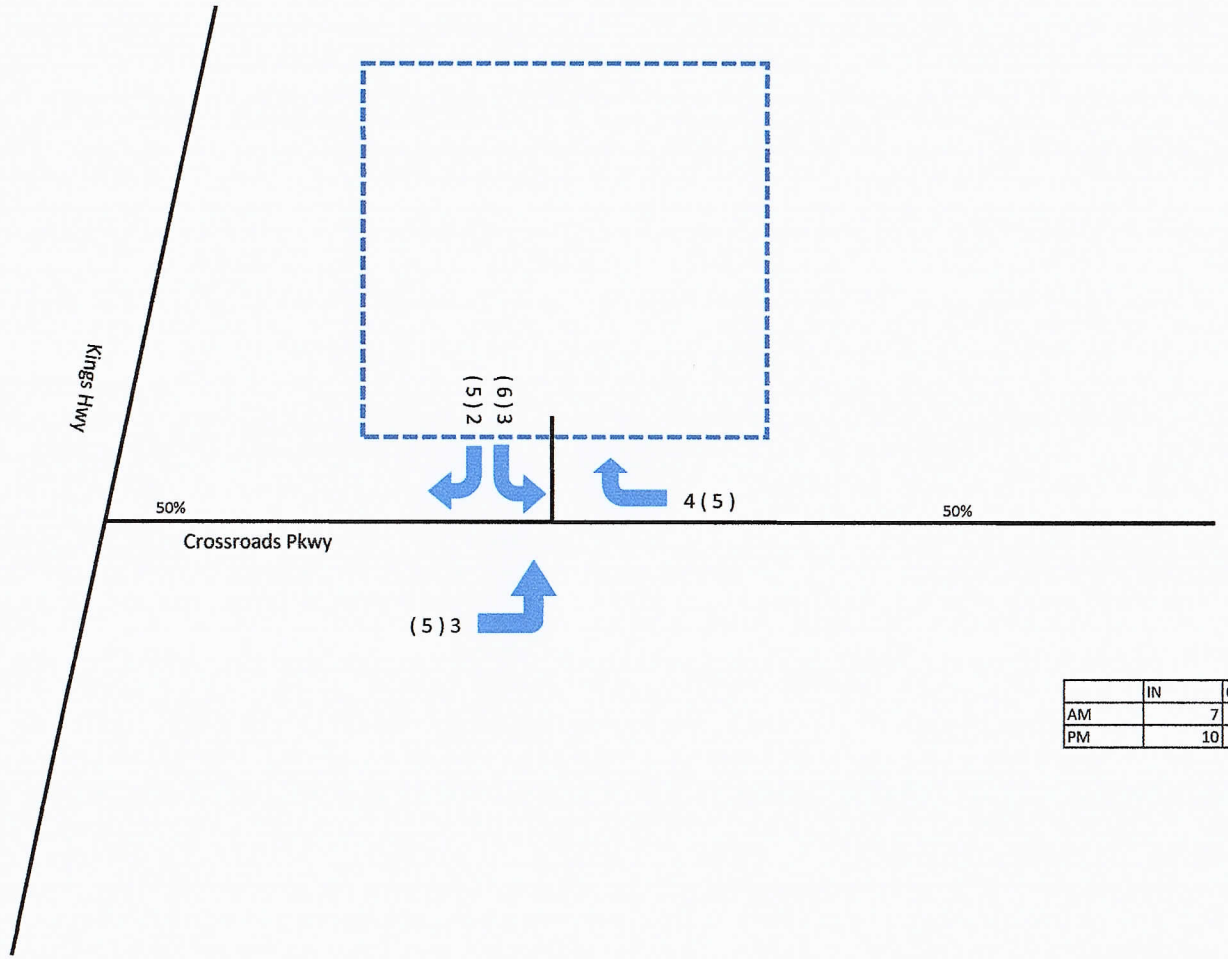
Two-Way:	21
Net In:	10
Net Out:	11
Years Grown:	6

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

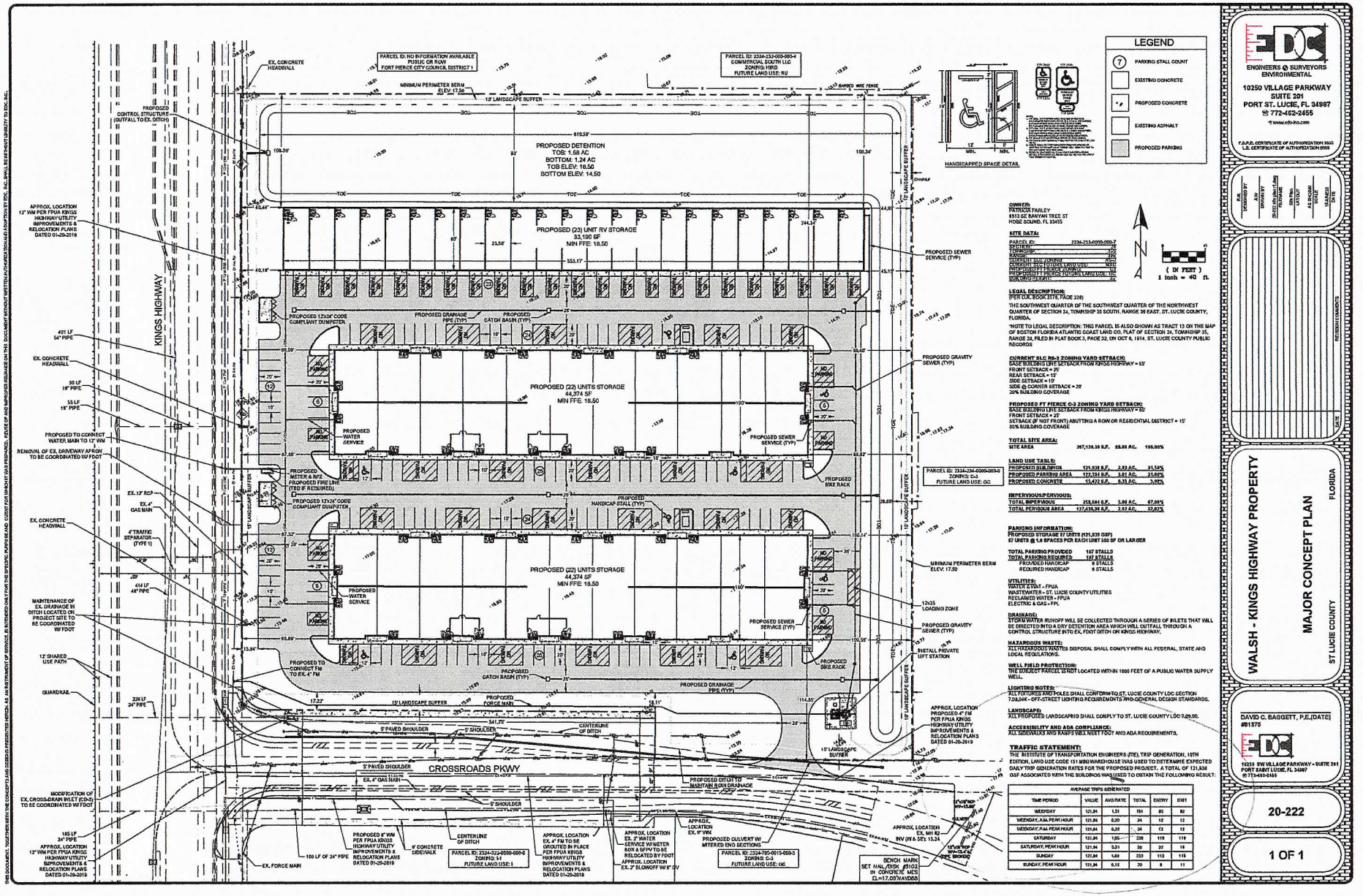
XX (XX) = AM (PM)

= 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 6995

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\Working\20-222 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

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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

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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

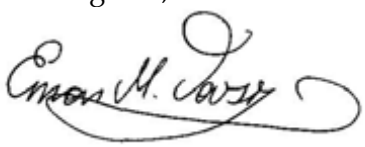
When interpreting the results of this search, please consider the following information:

- **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: 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.

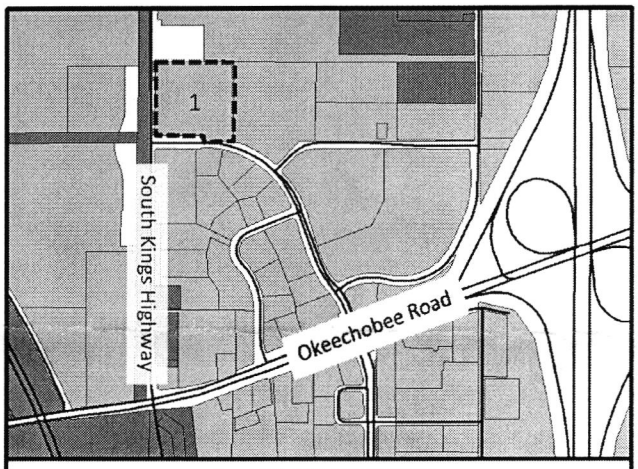
ORDINANCE 21-005 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF A PARCEL GENERALLY LOCATED AT OR NEAR 2564 S. KINGS HIGHWAY FROM CITY OF FORT PIERCE MIXED USE (MXD) TO CITY OF FORT PIERCE 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 - 6:00 pm **12. d.**

Meeting Date: 04/05/2021

Re: Zoning Atlas Map Amendment - Walsh Kings Highway - 2564 South Kings Highway

---

SUBJECT:

Legislative 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). SECOND 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
Proof of Publication

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: 03/16/2021

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.

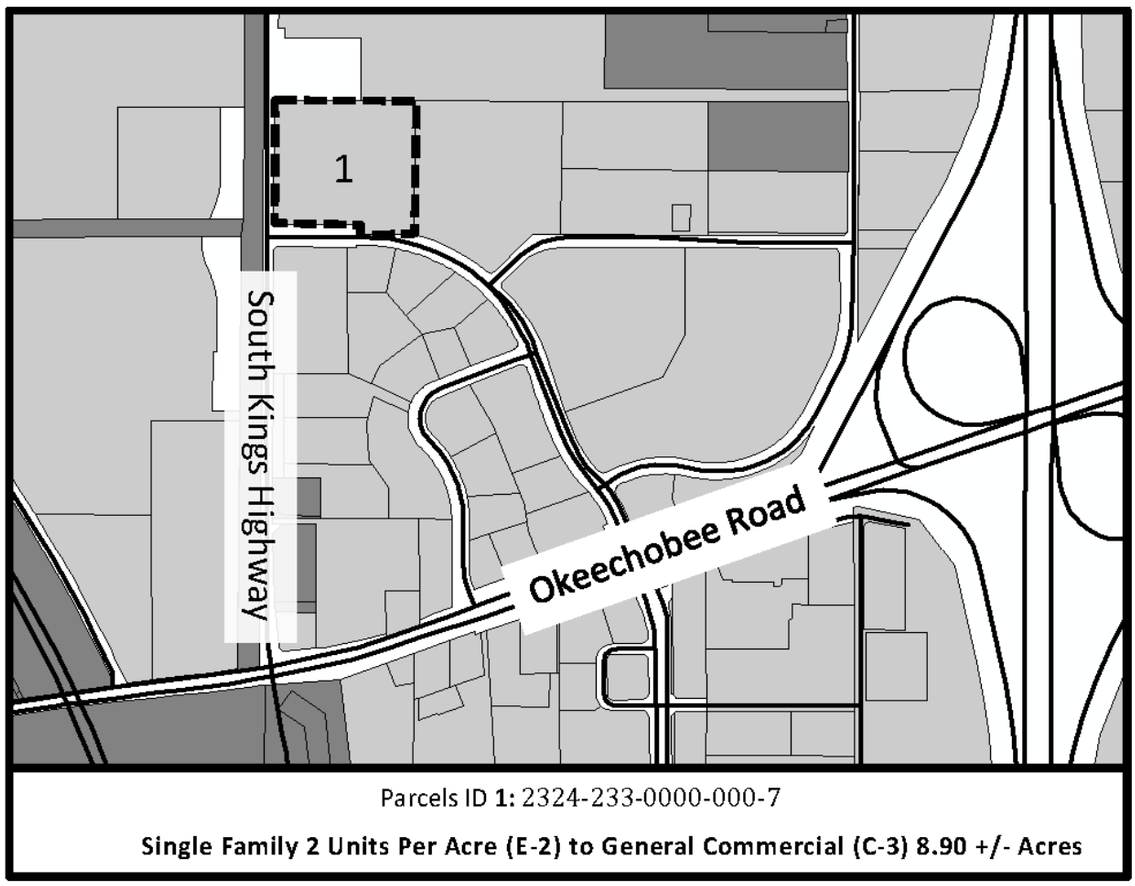
_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

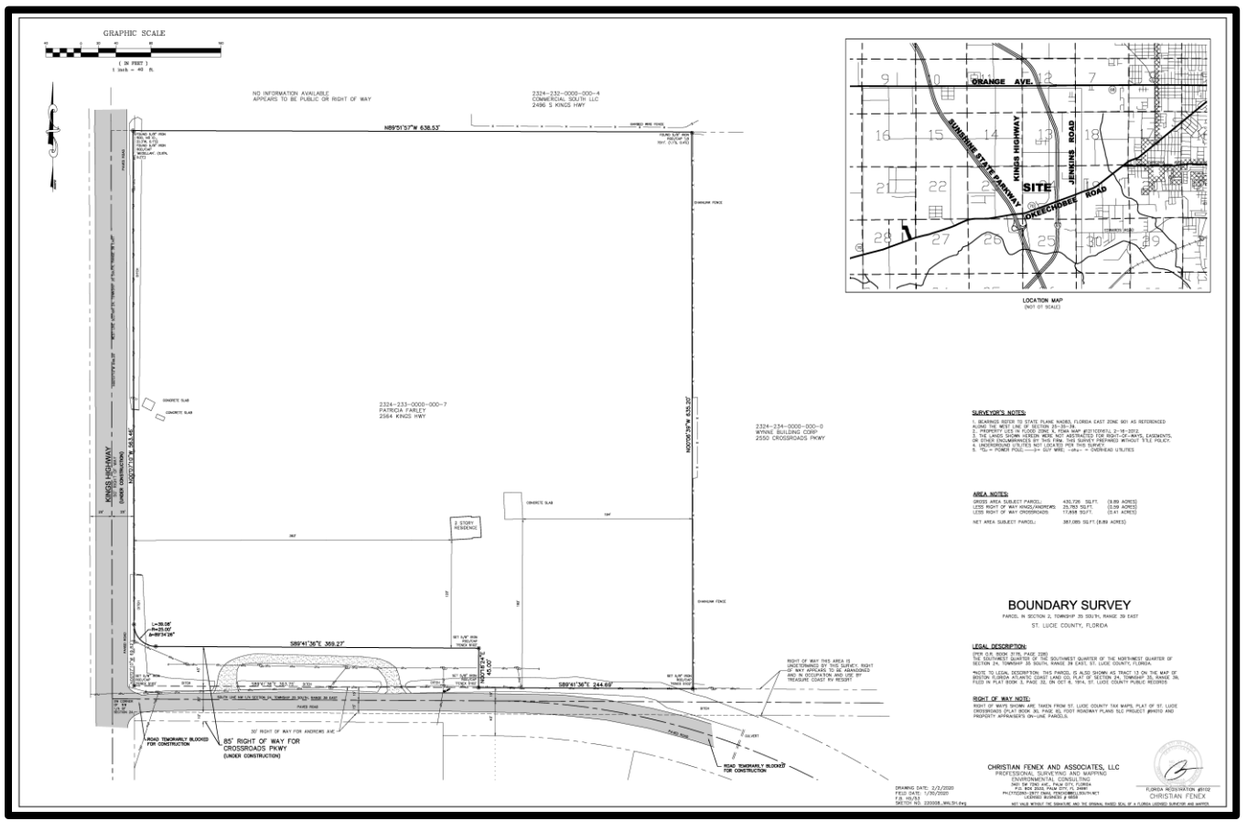
Exhibit A
Proposed Zoning Atlas Map Amendment
C-3, General Commercial



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
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FORT PIERCE
Florida
Future Land Use & Zoning Atlas Map Amendment
2564 South Kings Highway
Aerial Map
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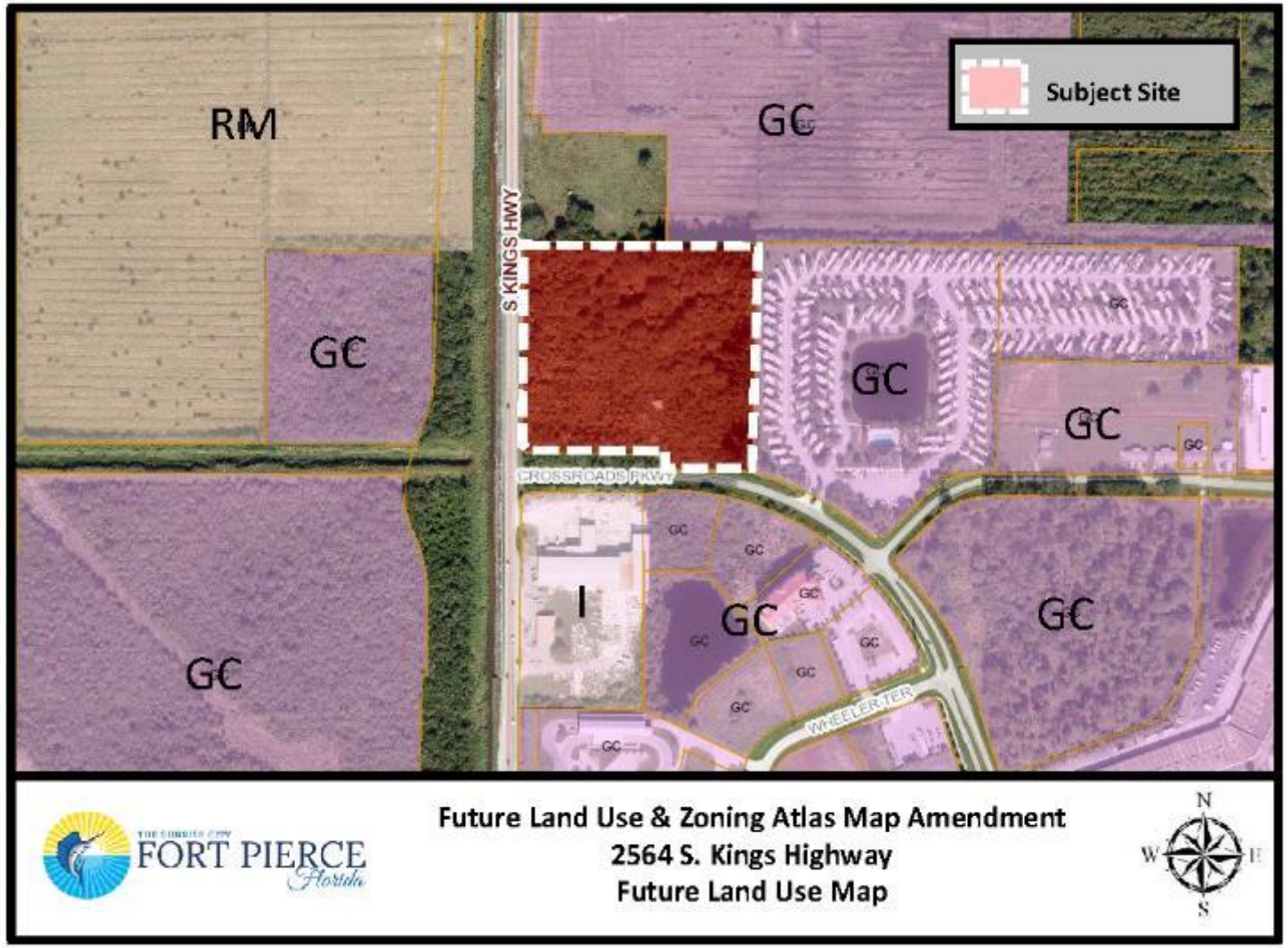
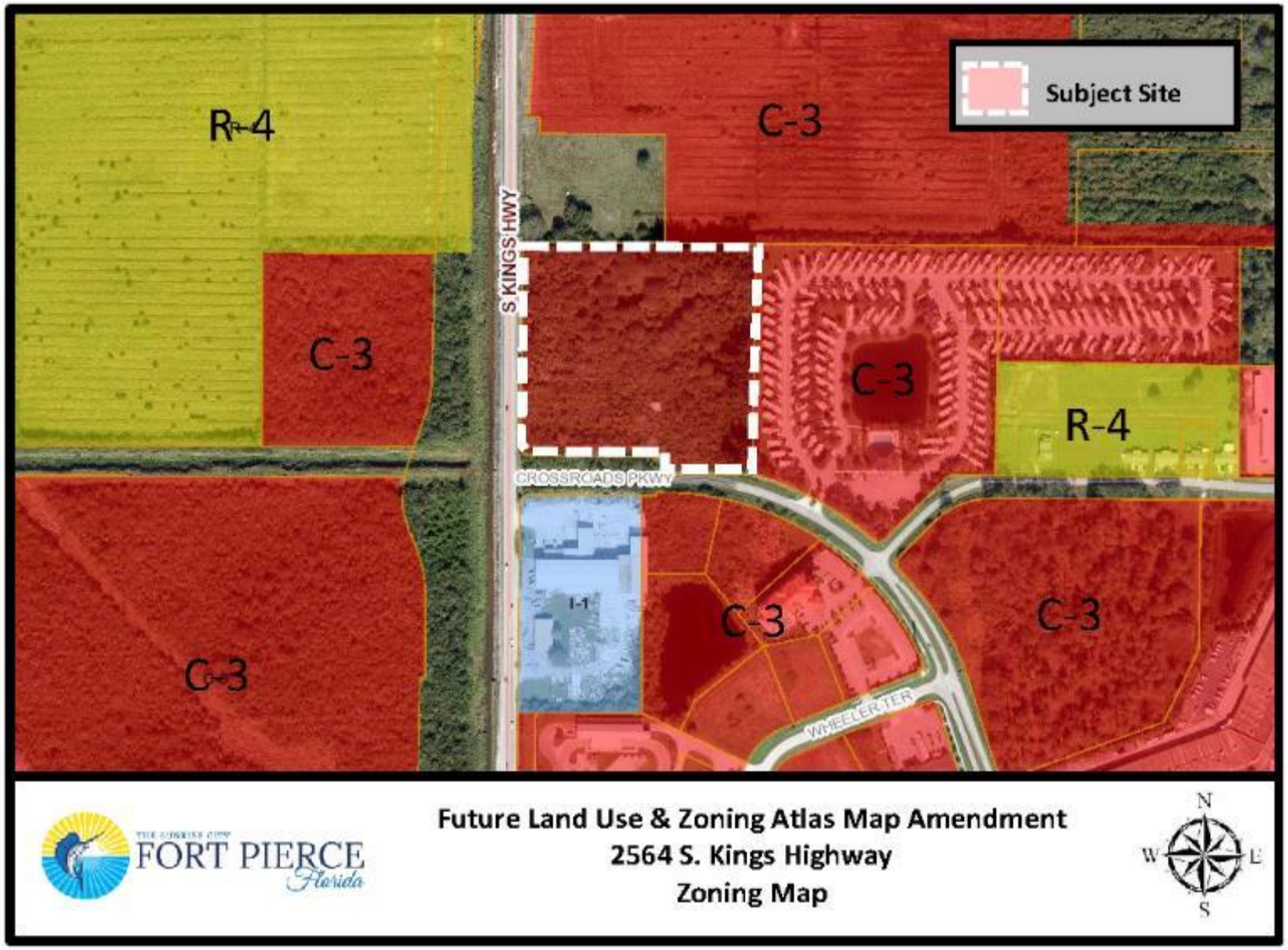
Future Land Use Map



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.

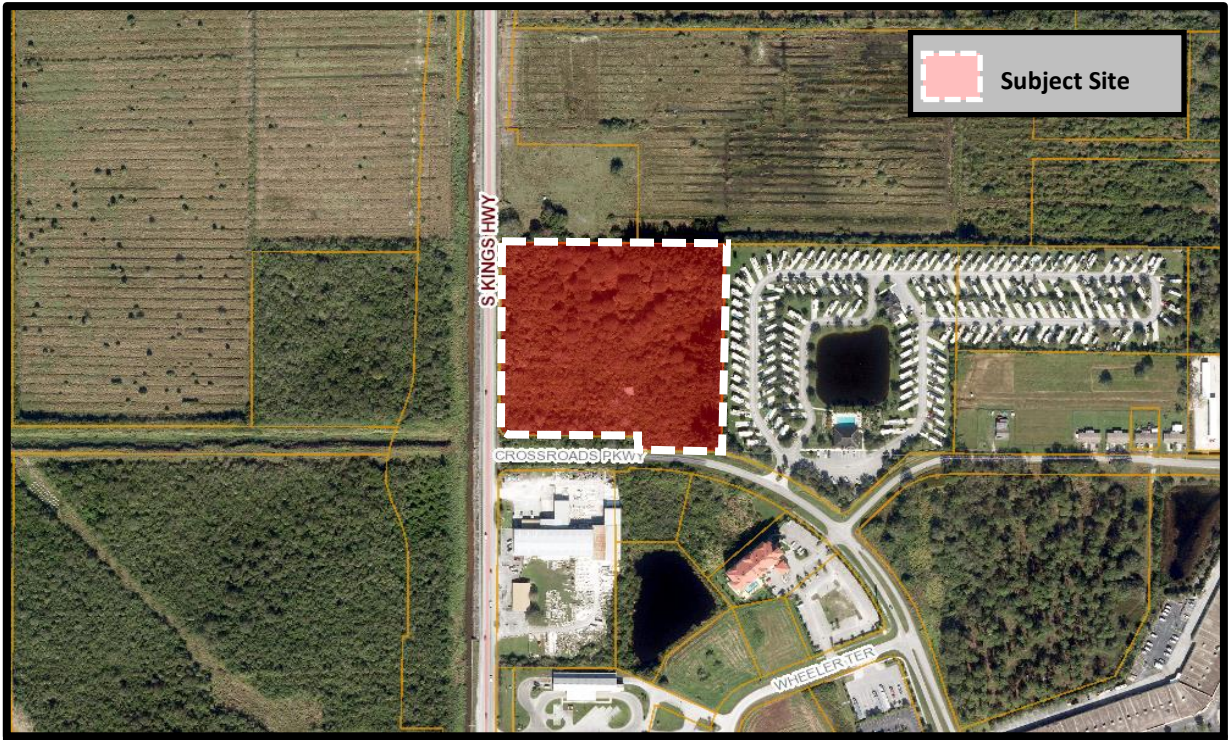
The Planning Board at their meeting on February 9, 2021 voted 7-0 to recommend approval of the Zoning Atlas Map Amendment as requested.

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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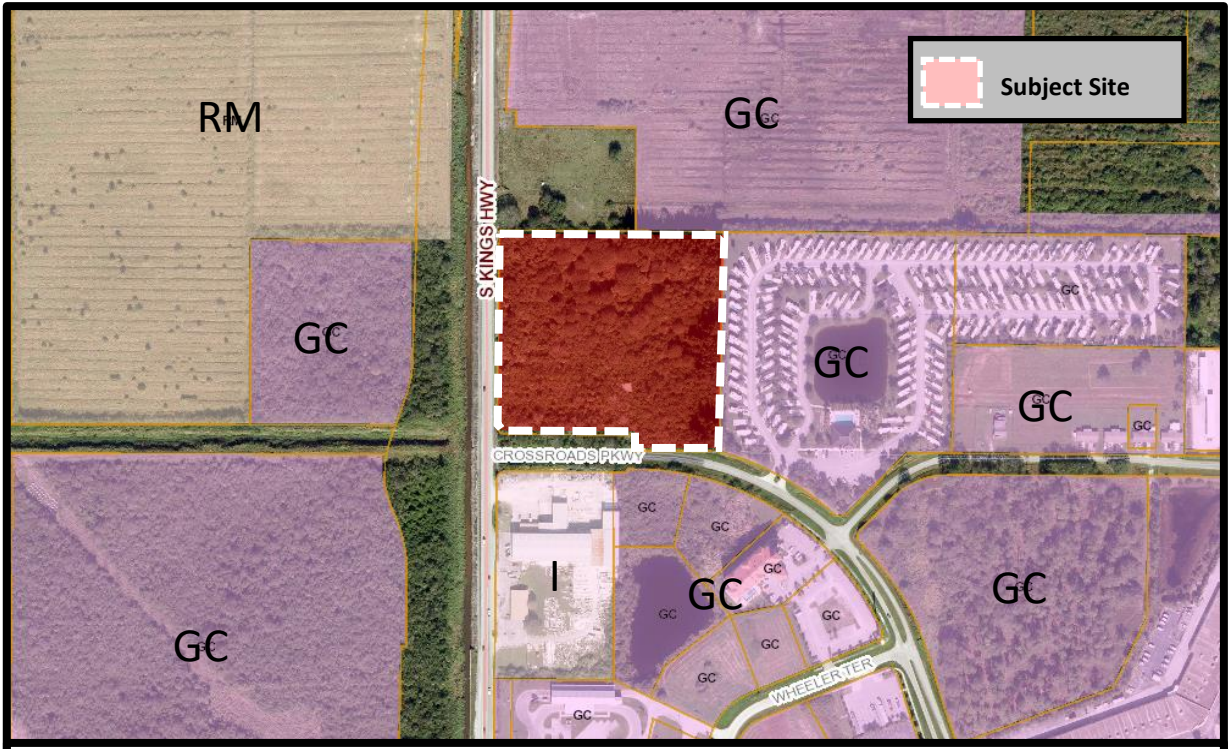

THE SUNRISE CITY
FORT PIERCE
Florida

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
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:

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Phone # 561-758-5619 Fax #
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	
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)
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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
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

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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
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E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
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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 Vinciglio

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 FLDL 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

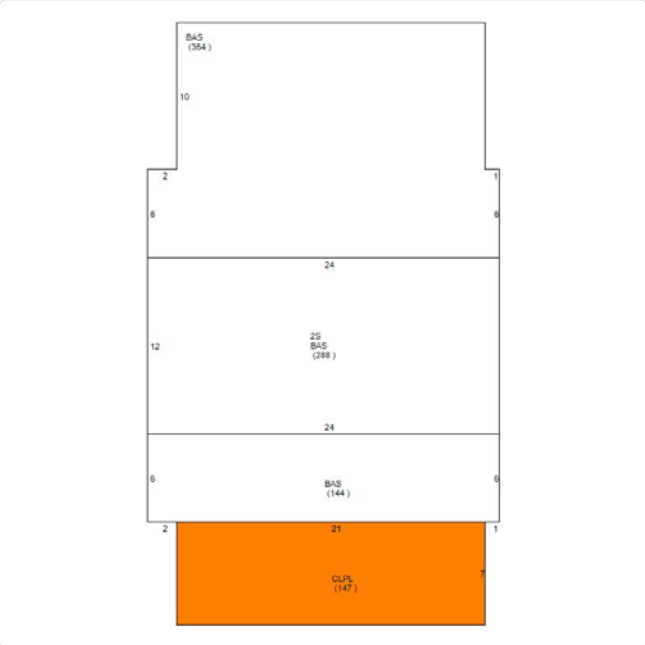
Special Assessments

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

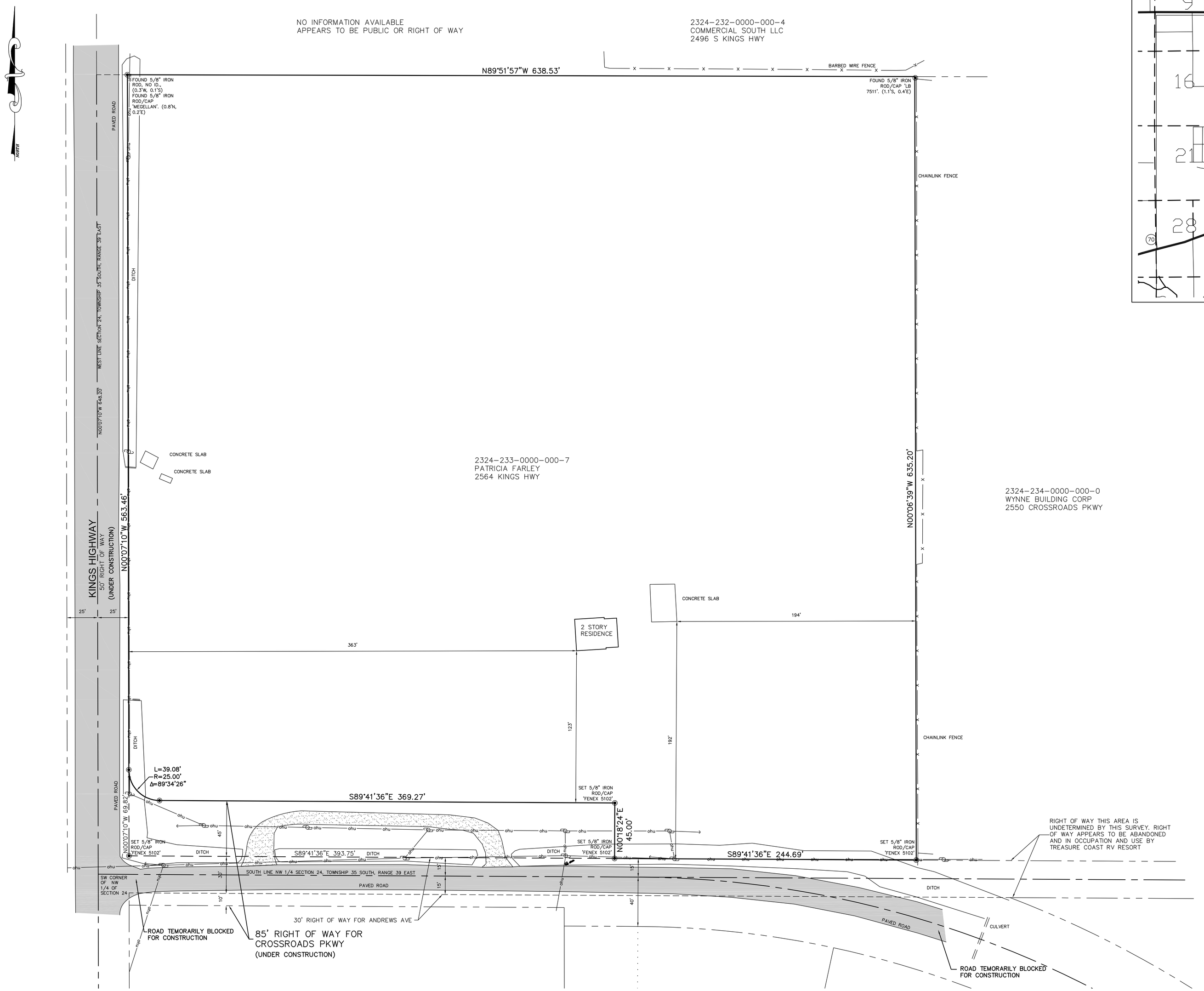
Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/15/2010	$0	0111	WD	Corley Jack	3176-228	Clerk of Courts
09/01/2009	$100	0130	WD	Corley Jack	3138-1047	Clerk of Courts
06/10/2005	$1,300,000	XX00	WD	Archer John T	2271-1885	Clerk of Courts
02/29/1996	$100	XX01	QC	Archer John T	1002-306	Clerk of Courts
07/05/1995	$0	XX01	PB		964-1115	Clerk of Courts

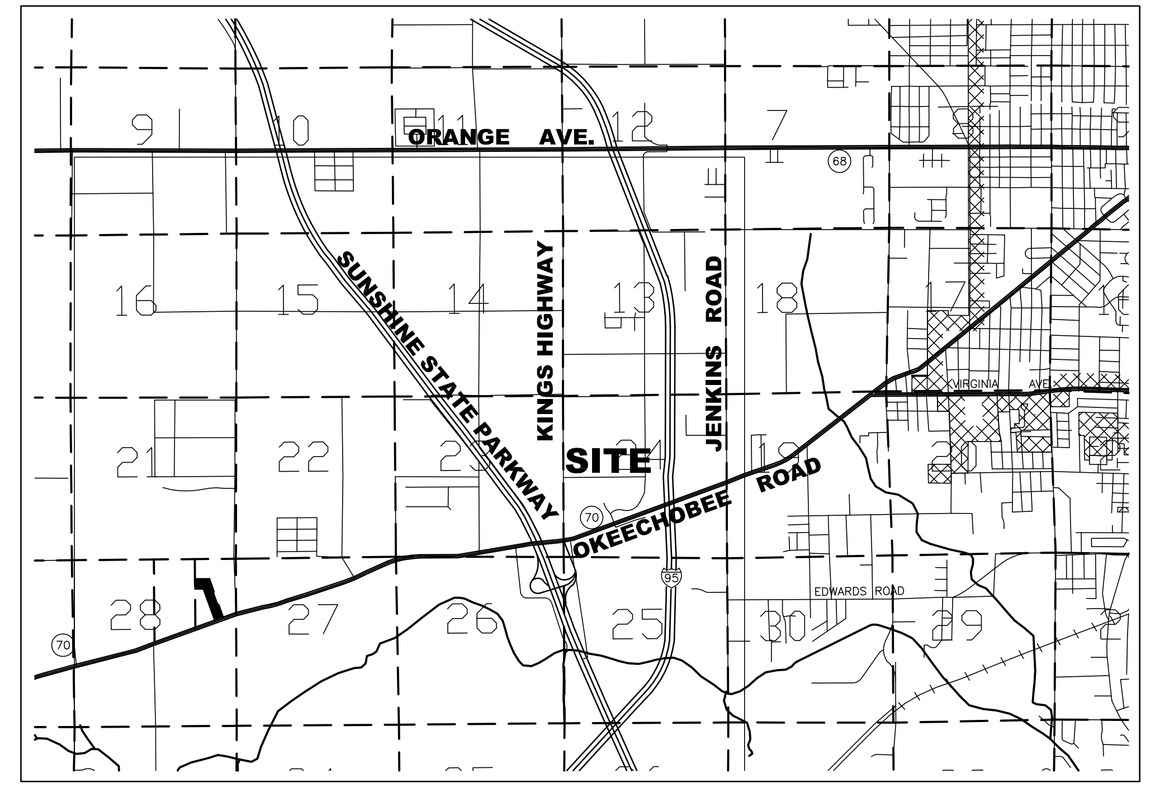
Photos

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

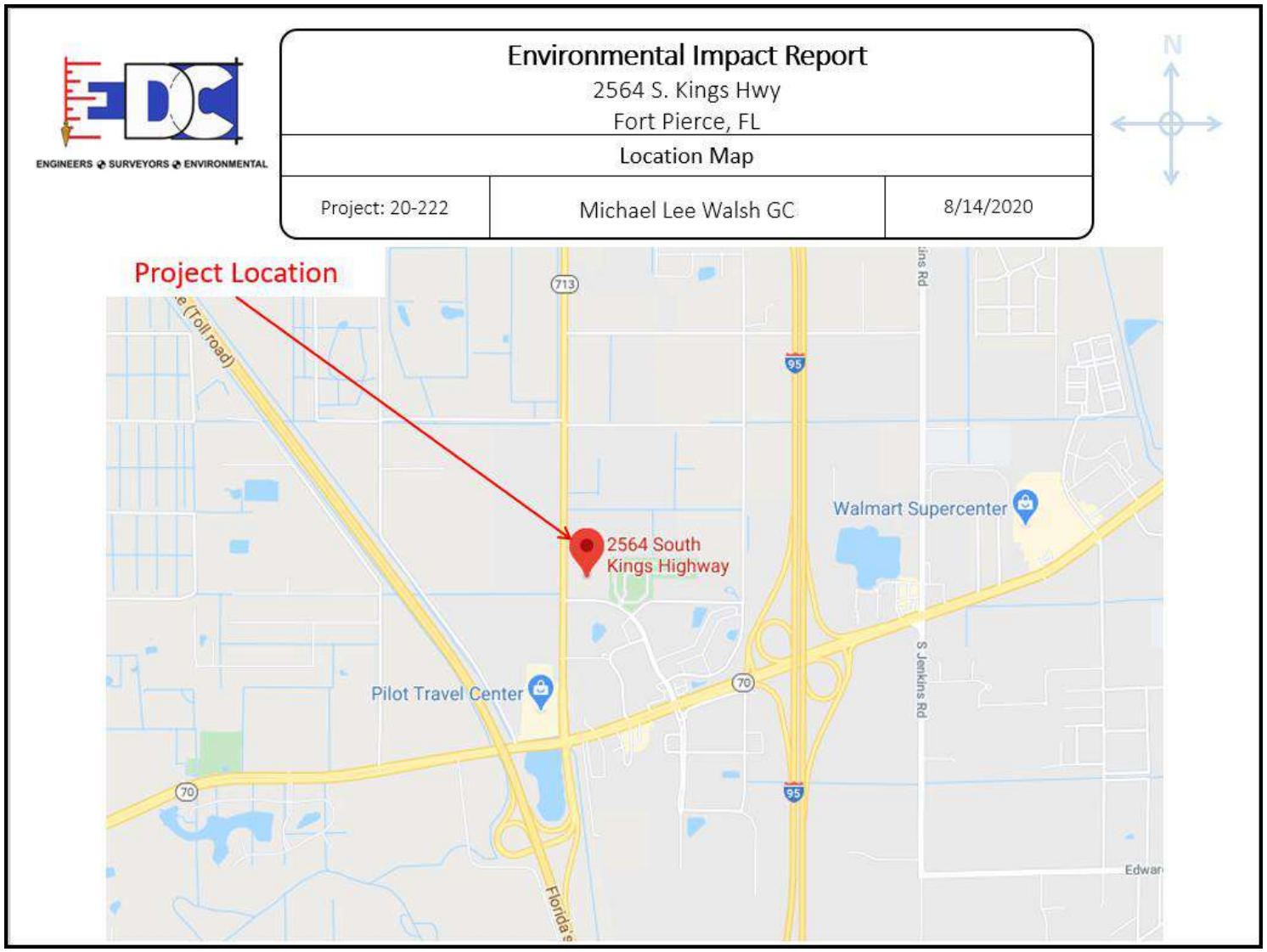


Figure 1. Location Map.

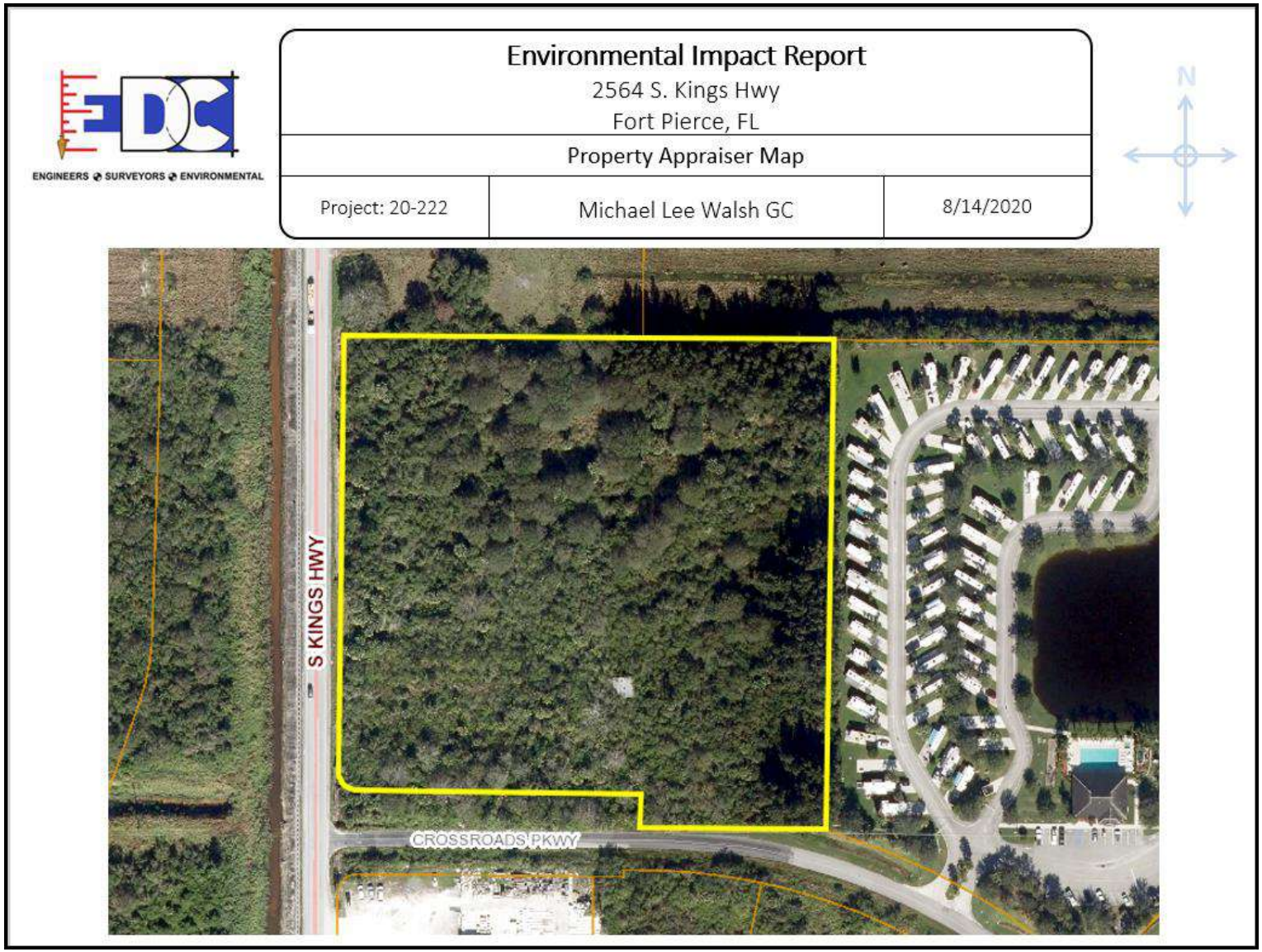


Figure 2. Site Map.

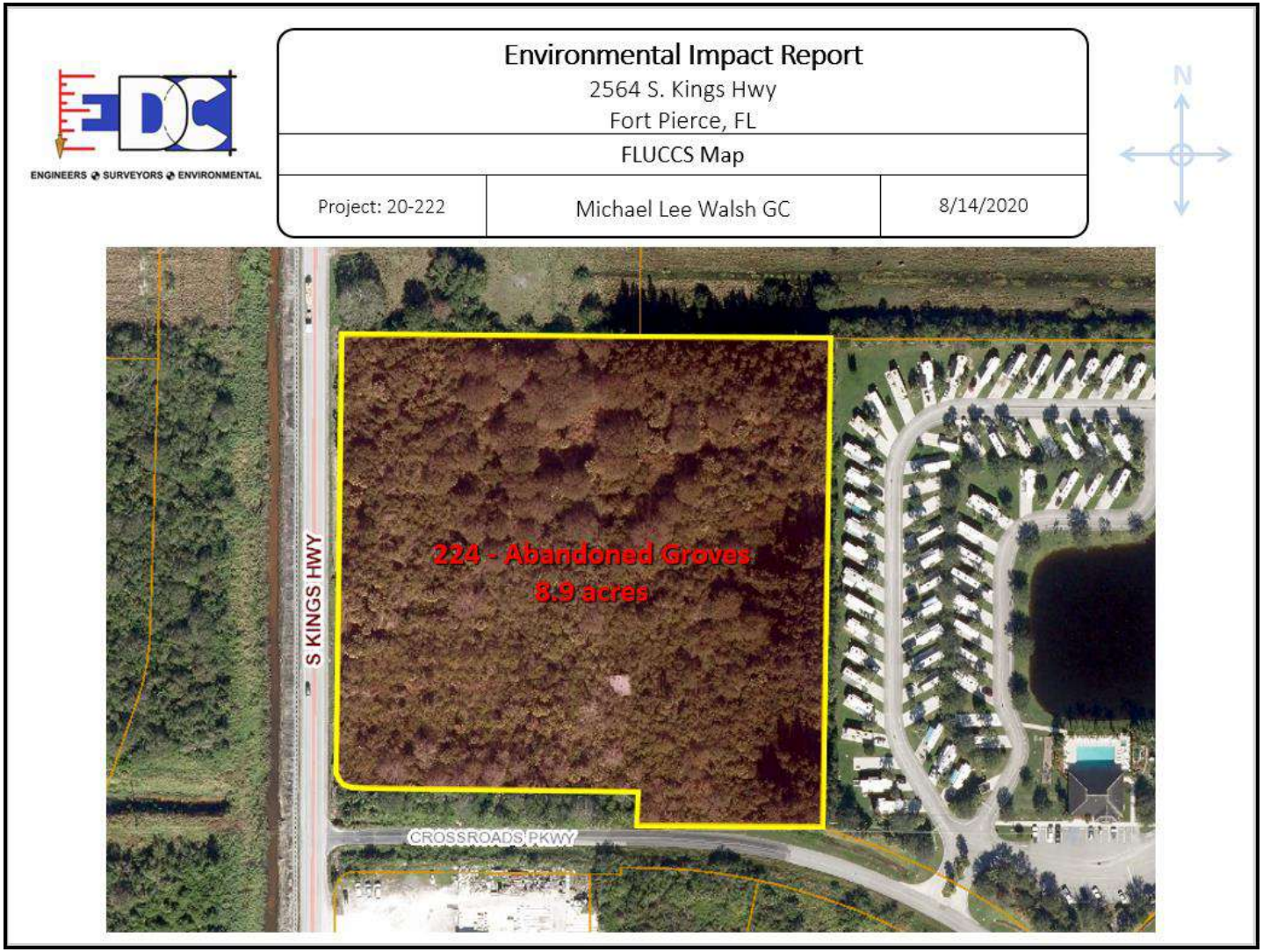


Figure 3. Existing Habitat/FLUCCS Map.

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.

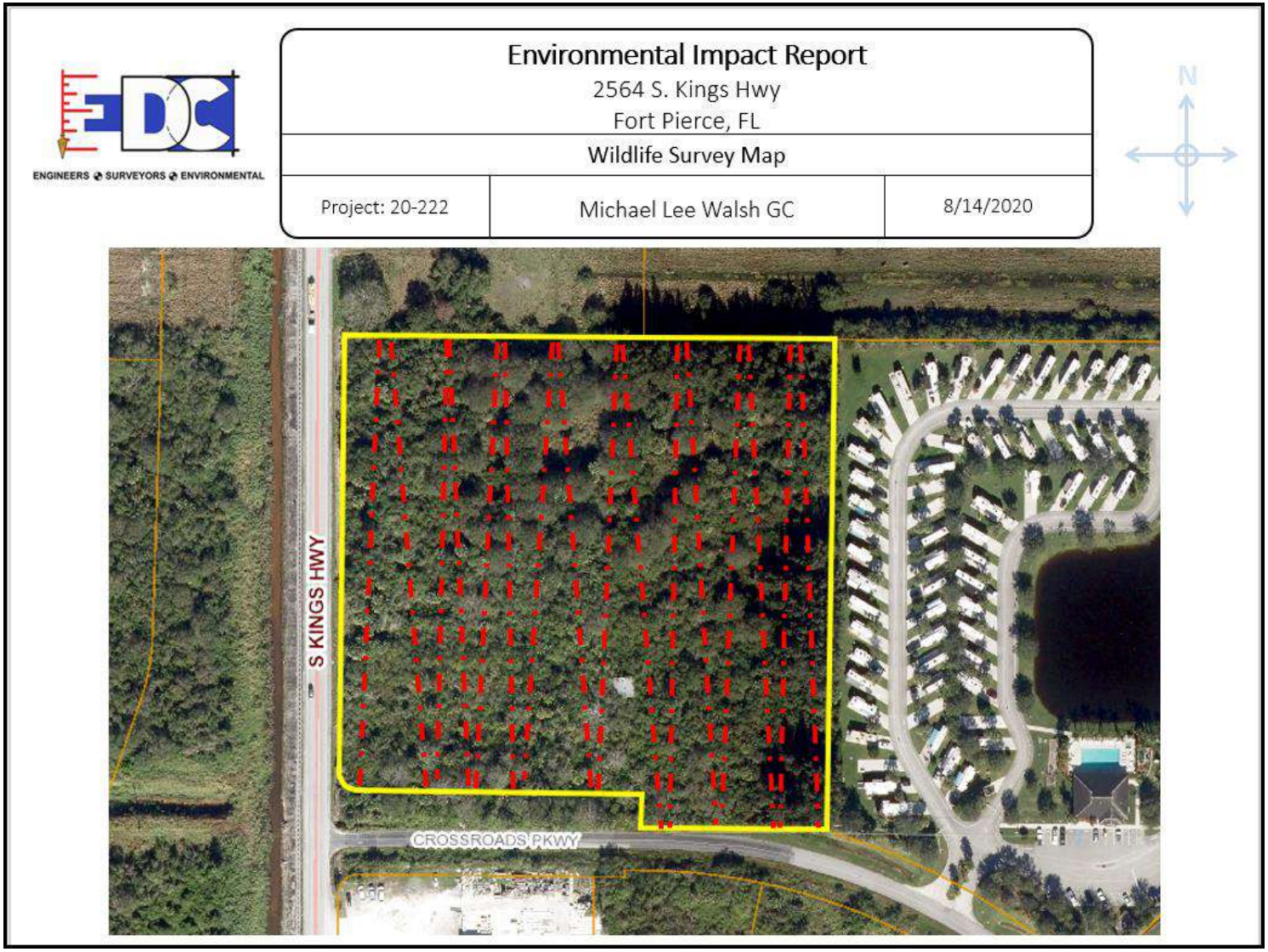


Figure 5. Wildlife Survey Map.

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Walsh Parcel

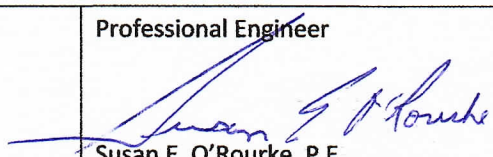
Prepared for:

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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EXISTING CONDITIONS	3
PROJECT TRAFFIC	4
PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT	4
OTHER PROJECT TRAFFIC/ GROWTH RATE	8
LINK ANALYSIS/ REVIEW	8
DRIVEWAY ANALYSIS/ REVIEW	10
CONCLUSION	10

TABLES

TABLE 1a: Project Trip Generation – Daily	5
TABLE 1b: Project Trip Generation – AM	5
TABLE 1c: Project Trip Generation – PM	5
TABLE 2a: Project Percent Impact – AM	7
TABLE 2b: Project Percent Impact – PM	7
TABLE 3a: Link Analysis – AM	9
TABLE 3b: Link Analysis – PM	9

FIGURES

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FIGURE 3: Driveway Volumes	11

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.

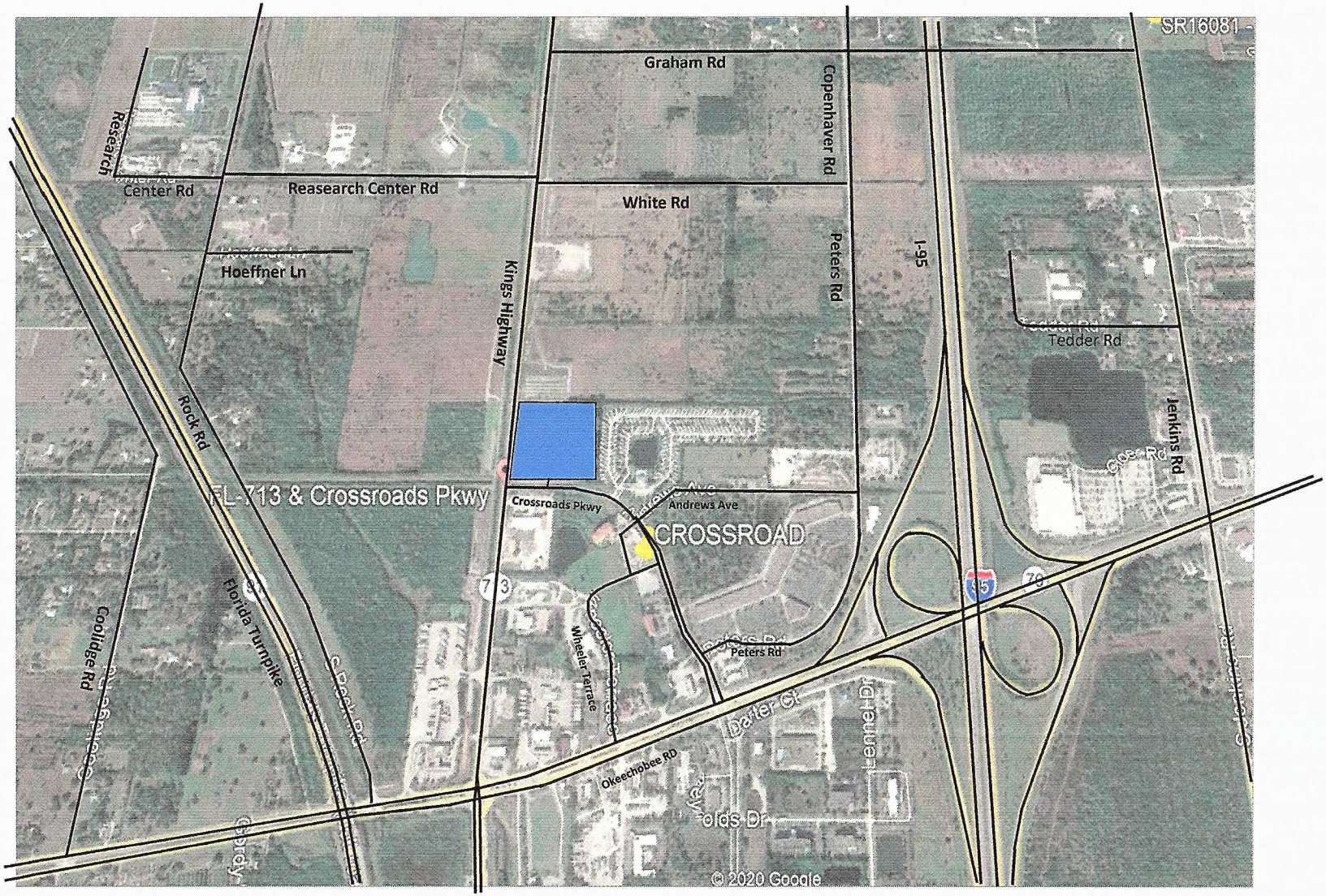
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

- 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 O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Job Number: SR20103.0 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

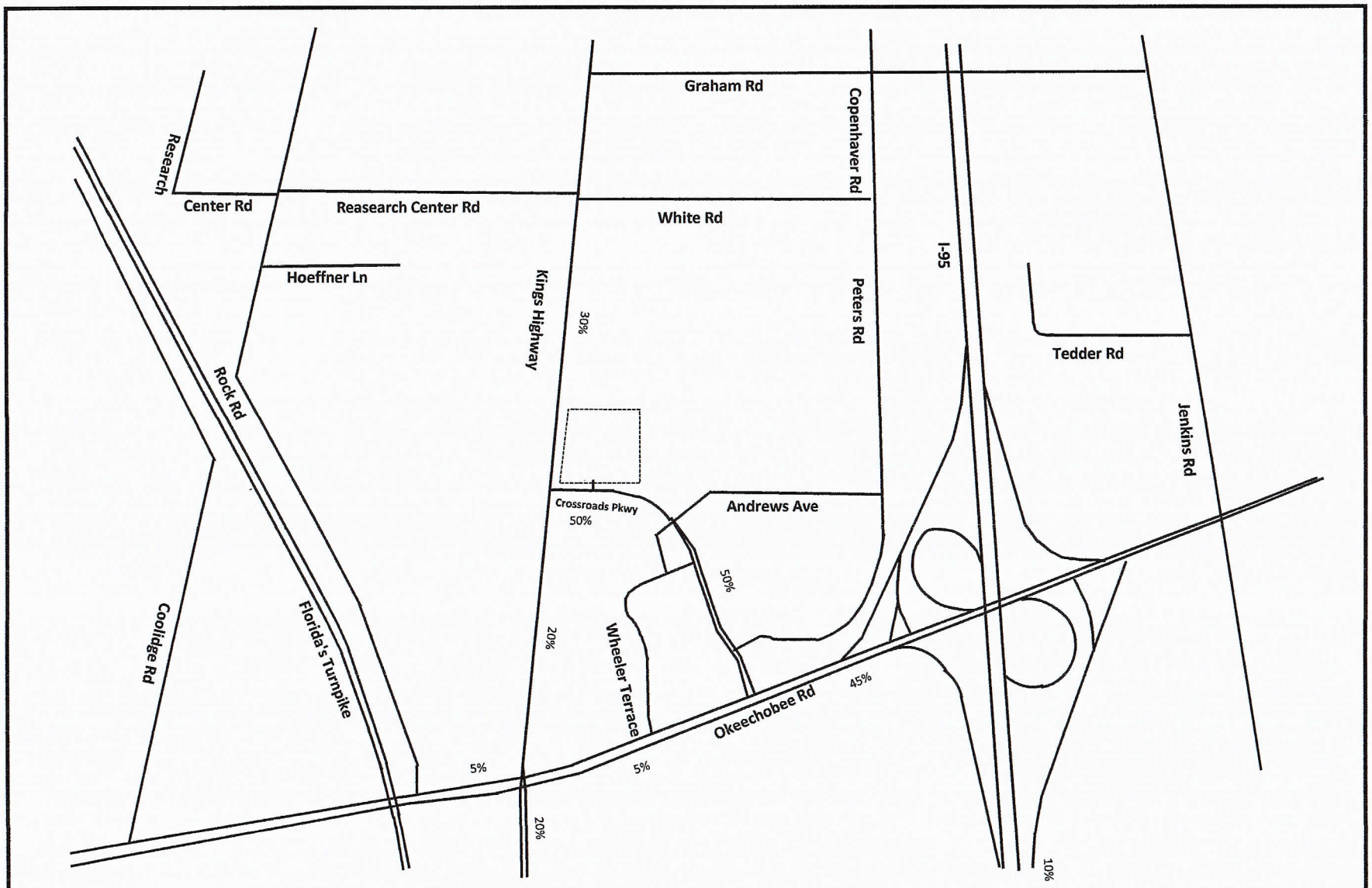
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Mini Warehousing	151	121,938	Sft	T = 0.10(X)	60%	40%	7	5	12
TOTALS							**7**	**5**	**12**

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

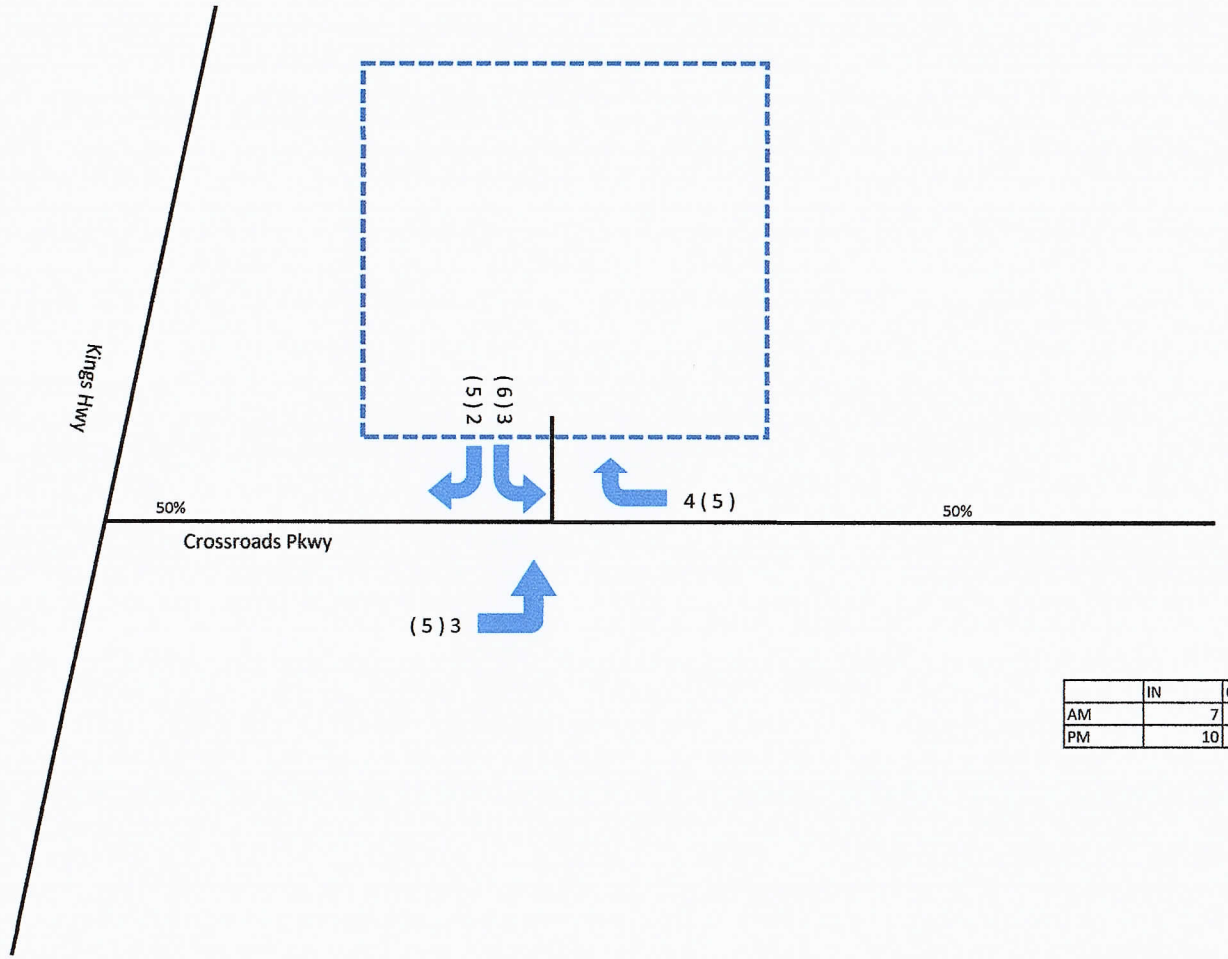
Two-Way:	21
Net In:	10
Net Out:	11
Years Grown:	6

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

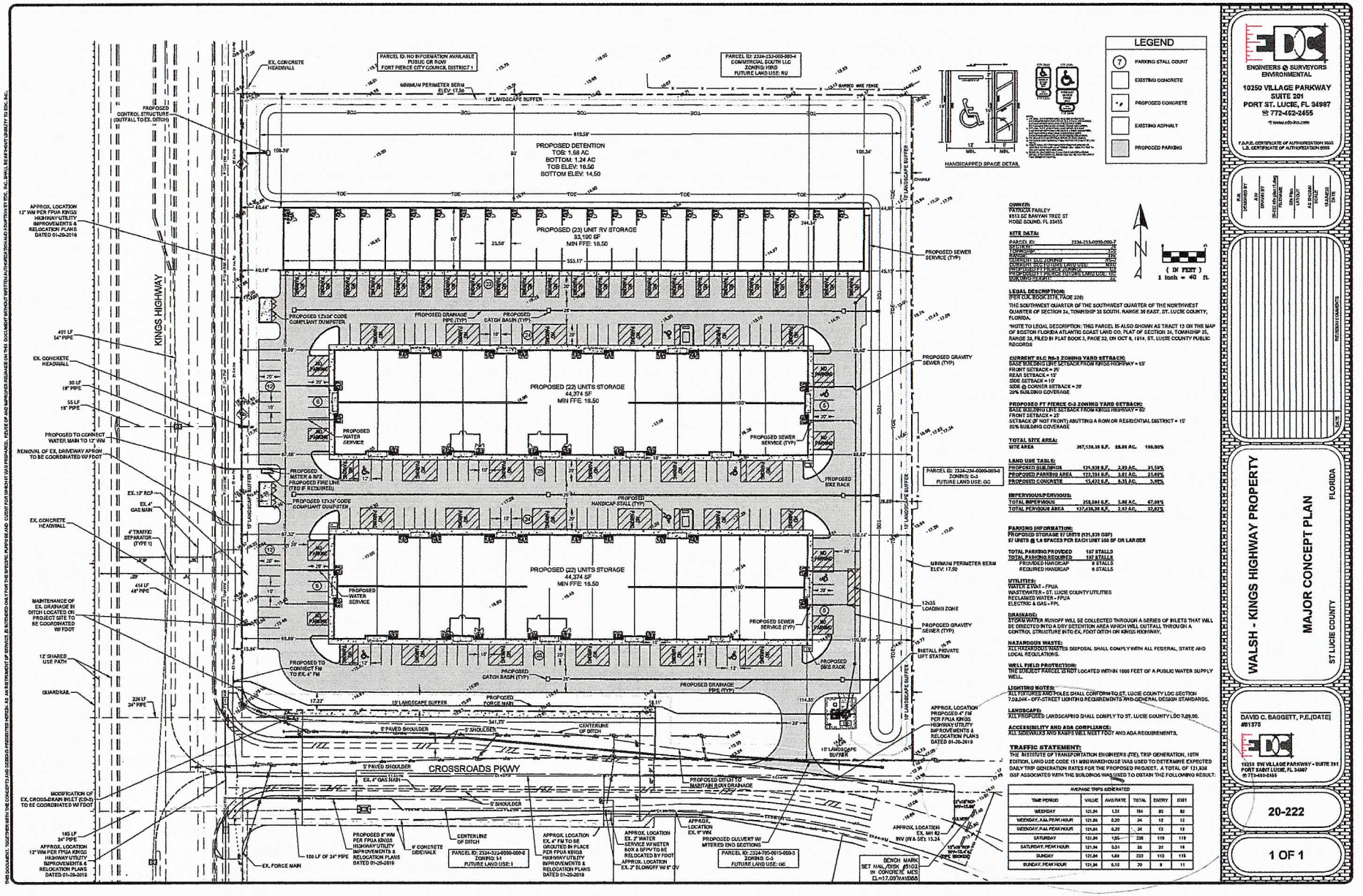
XX (XX) = AM (PM)

= 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 6995

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\Working\20-222 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
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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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* 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 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

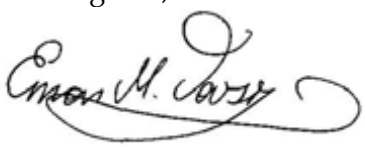
When interpreting the results of this search, please consider the following information:

- **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

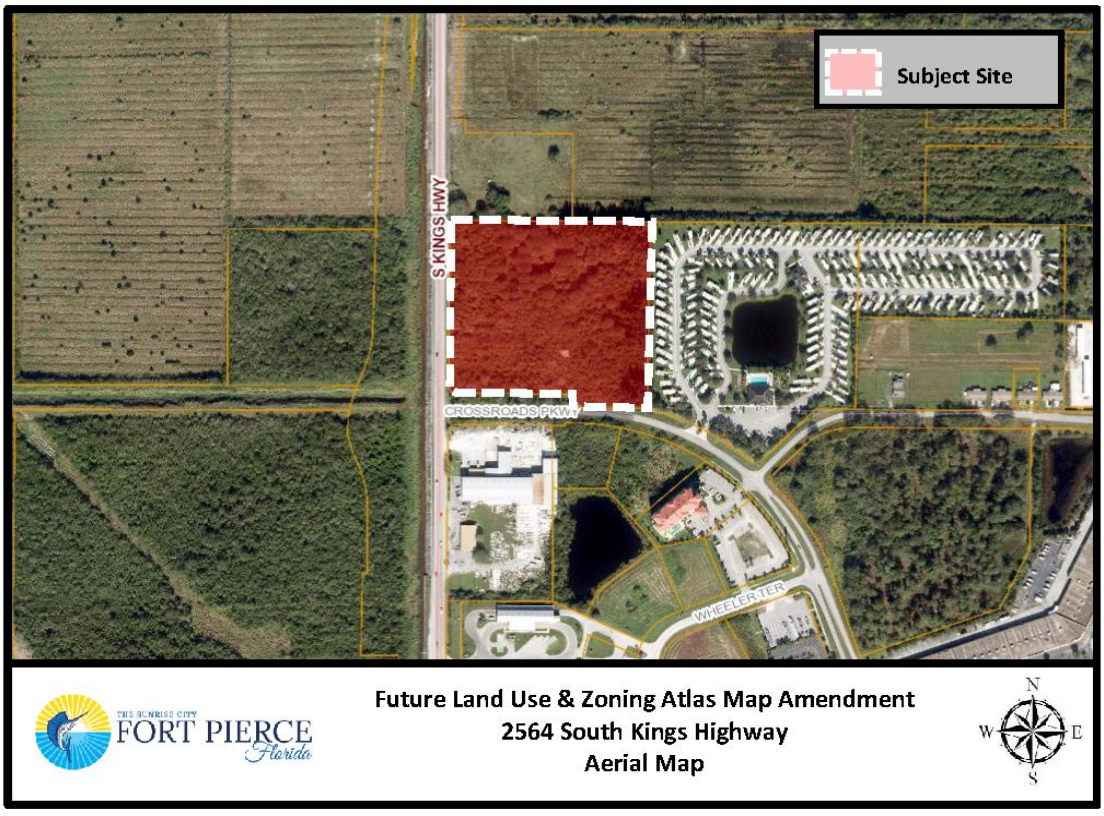
Dear Property Owner(s):

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

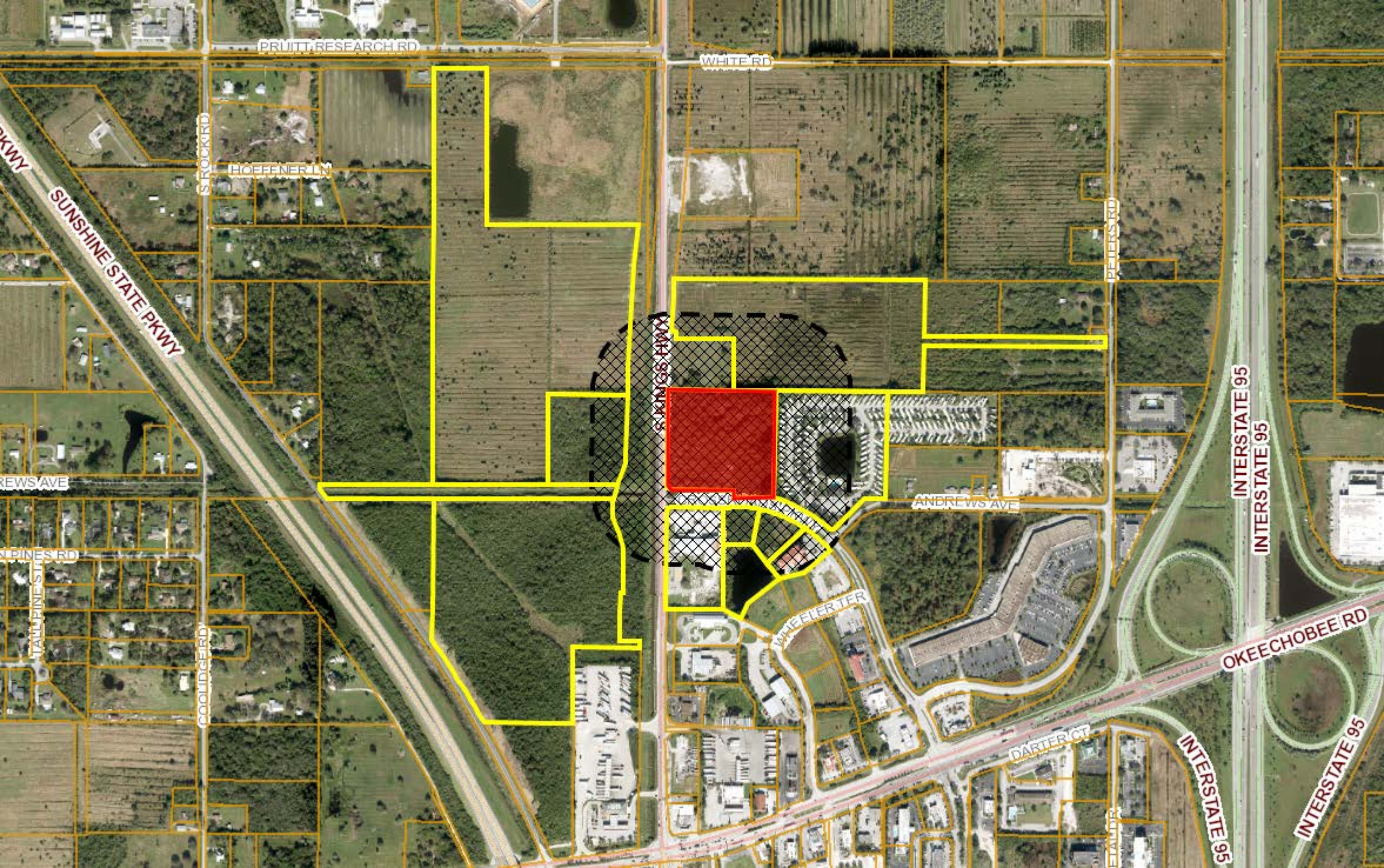
SFW Group LLC 8
2640 S Kings Highway
Fort Pierce, FL 34945-2646

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
HOEFENER LN
S ROCK RD
SUNSHINE STATE PKWY
PETERS RD
S KINGS HWY
ANDREWS AVE
INTERSTATE 95
INTERSTATE 95
INTERSTATE 95
OKEECHOBEE RD
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1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480

FORT PIERCE, FL 34954-1480

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

RECEIVED
MAR - 5 2021
FINANCE DEPT.

02/28/2021

Subscribed and sworn to before on February 28, 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: $129.48
Ad No: 0004616822
Customer No: 1309463
PO #:

# of Affidavits 1

PUBLIC NOTICE
CITY OF FORT PIERCE
CITY COMMISSION

NOTICE IS HEREBY GIVEN, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Section 166.041(3)(a), procedures for adoption of ordinances and resolutions, of the Florida Statutes, the City Commission of the City of Fort Pierce, Florida, will 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 North U.S. Hwy 1, Fort Pierce, Florida.

ORDINANCE 21-006 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING A PARCEL GENERALLY LOCATED AT OR NEAR 2564 S. 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.

Parcel ID's: 2324-233-0000-000-7

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
Pub: 2/28/2021 TCN4616822

RECEIVED
MAR - 5 20
FINANCE DEPT.

City Commission Regular Meeting - 6:00 pm **12. e.**

Meeting Date: 04/05/2021

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. SECOND 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
Proof of Publication

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: 03/16/2021

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

Timestamp
2/23/2021 15:05:50 (CST)

Final Pub Date
2/28/2021 0:00:00 (CST) move to

Ad Number 2·28 3-14
GCI0598149

Publication
St. Lucie News Tribune

Market
Treasure Coast

Delivery Method
Both

Number of Affidavits Needed
1

Customer Email
lcox@cityoffortpierce.com

Customer Name
City Of Fort Pierce Legals

Customer Address
100 North U.S. 1 Fort Pierce, FL 34950

Account Number (If Known)
334166

Name
Linda Cox

Street
100 North U.S. 1

City
Fort Pierce

State
FL

ZIP Code
34950

Your Name
Michael Staley

Email Address
mstaley@gannett.com

Treasure Coast Newspapers

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St. Lucie News-Tribune
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AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
100 NORTH US 1
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ATTN LINDA COX

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

2/28/2021; 3/14/2021

Subscribed and sworn to before on the 14th of March, 2021

Tara M. Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires: August 6, 2021

Publication Cost: $630.00
Ad No: GCI0598149
Customer No: 334166
PO#: PUBLIC NOTICE

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING ON ZONING TEXT AMENDMENTS

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Sections 166.041(3)(a) of the Florida State Statutes, will on Monday, March 15, 2021 at 4:30 p.m., and Monday, April 5, 2021 at 6:00 p.m., hold Public Hearings on the enactment of the proposed ordinances on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

ORDINANCE NO. 21-007 - 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.

ORDINANCE NO. 21-008 - 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.

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

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

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

/s/ Linda W. Cox, City Clerk
Publish: 2/28/2021 & 3/14/2021

City Commission Regular Meeting - 6:00 pm **12. f.**

Meeting Date: 04/05/2021

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. SECOND 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
Proof of Publication

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: 03/16/2021

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

Timestamp
2/23/2021 15:05:50 (CST)

Final Pub Date
2/28/2021 0:00:00 (CST) move to

Ad Number 2·28 3-14
GCI0598149

Publication
St. Lucie News Tribune

Market
Treasure Coast

Delivery Method
Both

Number of Affidavits Needed
1

Customer Email
lcox@cityoffortpierce.com

Customer Name
City Of Fort Pierce Legals

Customer Address
100 North U.S. 1 Fort Pierce, FL 34950

Account Number (If Known)
334166

Name
Linda Cox

Street
100 North U.S. 1

City
Fort Pierce

State
FL

ZIP Code
34950

Your Name
Michael Staley

Email Address
mstaley@gannett.com

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
100 NORTH US 1
FORT PIERCE FL 34950
ATTN LINDA COX

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

2/28/2021; 3/14/2021

Subscribed and sworn to before on the 14th of March, 2021

Tara M. Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires: August 6, 2021

Publication Cost: $630.00
Ad No: GCI0598149
Customer No: 334166
PO#: PUBLIC NOTICE

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING ON ZONING TEXT AMENDMENTS

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ORDINANCE NO. 21-008 - 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.

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

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

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

/s/ Linda W. Cox, City Clerk
Publish: 2/28/2021 & 3/14/2021

City Commission Regular Meeting - 6:00 pm **12. g.**

Meeting Date: 04/05/2021

Re: Ordinance No.21-009, Amending the 2020-2021 Budget

Submitted For: Johnna Morris, Finance Director, Finance Department

SUBJECT:

Legislative Hearing - Ordinance 21-009 - Final Budget Amendment of the General Fund 2019-2020 Budget. SECOND 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

Proof of Publication

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: 03/16/2021

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.

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480

FORT PIERCE, FL 34954-1480

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

03/05/2021

Subscribed and sworn to before on March 5, 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: $117.00
Ad No: 0004627004
Customer No: 1309463
PO #: Public Hearing

# of Affidavits 1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to City Charter and Florida Statute 166.041, will hold Public Hearings, on Monday, March 15, 2021 and Monday, April 5, 2021 on first and second readings, respectively in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m., to consider review and approval of the following:

ORDINANCE NO. 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.

All interested parties may appear at the meeting and be heard with respect to the Ordinance; said Ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida or on the city's website at www.cityoffortpierce.com.

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

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

/s/ Linda W. Cox, City Clerk
Publish: 3/5/2021

Pub Mar 5th 2021
TCN4627004

RECEIVED
MAR 1 [illegible] 2021
FINANCE DEPT.

City Commission Regular Meeting - 6:00 pm **12. h.**

Meeting Date: 04/05/2021

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. SECOND 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

Updated Ordinance 21-010

Original 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: 03/16/2021

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 SIC (6) 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 six (6) months 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 six (6) months 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 six (6) months, 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)

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 - 6:00 pm **12. i.**

Meeting Date: 04/05/2021

Re: Ordinance #21-011 Amending Chapter 103, Article II, Administrative Amendments to the Florida Building Code, 7th Edition - FIRST HEARING

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Legislative Hearing - Ordinance 21-011 Amending Chapter 103, Article II, Administrative Amendments to the Florida Building Code, 7th Edition (2020). FIRST READING

SUMMARY:

Local governments are authorized per Florida Statute Section 553.73(4)(a) to adopt administrative amendments to clarify and aid in the enforcement of the Florida Building Code, as long as these amendments do not weaken or diminish the code itself. The Administrative Chapter 1 is based upon a model developed by the Building Officials' Association of Florida and was further refined by the City of Fort Pierce. No changes to the current fee schedule, or level of activity required to enforce the Florida Building Code are anticipated as a result of this ordinance.

RECOMMENDATION:

The Building Department recommends approval of Ordinance 21-011 Amending Chapter 103, Article II, Administrative Amendments to the Florida Building Code, 7th Edition (2020).

ALTERNATIVES:

Do not approve the ordinance at this time.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Building Official

COORDINATED WITH:

Shaun Coss, CFM, Building Department Coordinator

Fiscal Impact

OTHER INFORMATION:

No changes to the currently adopted fee schedule are anticipated as a result of this ordinance.

Attachments

Proposed Ord. 21-011

BOAF Model 1 Amended FP

Form Review

Inbox	Reviewed By	Date

Building	Paul Thomas	03/15/2021 07:55 PM
City Manager	Nick Mimms	03/23/2021 10:51 AM

Form Started By: Karen Murphy
Started On: 03/10/2021 04:37 PM
Final Approval Date: 03/23/2021

ORDINANCE NO. 21-011

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING CHAPTER 103, ARTICLE II,** OF THE CODE OF ORDINANCES ENTITLED **"BUILDING CODE"**; PROVIDING FOR ADOPTION OF LOCAL ADMINISTRATIVE AMENDMENTS TO THE FLORIDA BUILDING CODE (FBC), 7TH EDITION (2020); CORRECTING CODIFICATION ERRORS OF LOCAL TECHNICAL AMENDMENTS TO THE FLORIDA BUILDING CODE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature enacted the "Florida Building Codes Act" in 2001 to provide for uniform adoption, updating, amendment, interpretation, and enforcement of a single, unified statewide building code; and

WHEREAS, the Florida Building Code is adopted and updated with new editions every three years pursuant to Florida Statutes. In last year's session, the legislature approved the 7th Edition (2020) Florida Building Code; and

WHEREAS, the Code of Ordinances, provides for the adoption and regulation of the Florida Building Code; which shall be amended from time to time to ensure compliance with Florida State Statutes and the Florida Building Code;

WHEREAS, section 553.73(4)(a)(2020), Florida Statutes, authorizes the City to adopt amendments to the administrative provisions of the Florida Building Code to meet local conditions; and

WHEREAS, section 553.73(b)(2020), Florida Statutes, authorizes the City to adopt technical amendments to the Florida Building Code to meet local conditions.

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

SECTION 1. Chapter 103, Article II, Division 1 of the Code of Ordinances, is hereby amended as follows:

Sec. 103-23. - Adopted.

The Florida Building Code (FBC), as described in F.S. ch. 553, and as published by the respective publishers, plus any administrative amendments, is hereby adopted by reference as the building code of the city, to apply to the incorporated areas of the city. The code is available online to the public at floridabuilding.org. One copy of such code shall be filed in the office of the ~~city clerk~~ Building Department and shall be available for inspection by the public during business hours of such office.

Sec. 103-24. - Florida Building Code amendments.

(a) Florida Building Code Administrative Amendments.

(1) Florida Building Code, Building; Chapter 1, Scope and Administration.

~~*Section 1.01 FBC Sec. 107.3.5 Minimum plan review criteria for buildings.*~~

~~*Commercial Buildings: Building.*~~

~~1. Structural requirements shall include:~~

~~Flood requirements in accordance with section 1612, including lowest floor elevations, enclosures, declaration of land restriction (nonconversion agreement), flood damage-resistant materials.~~

~~*Residential (one- and two-family).*~~

~~1. Structural requirements shall include:~~

~~Flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, declaration of land restriction (nonconversion agreement), equipment, and flood damage-resistant materials.~~

The Building Officials Association of Florida's (BOAF) *Model Administrative Code (2020)* for the *7th Edition of the Florida Building Code (2020),* with local additions and deletions thereto recommended by the City's building official as authorized by F.S. § 553.73(4)(a), attached hereto as Exhibit "A" is hereby adopted and incorporated herein by reference. The *Model Administrative Code (2020),* together with the City's additions and deletions is on file in the office of the Building Department.

(2) Florida Building Code, Building; Chapter 16, Structural Design.

FBC Sec. 1609.3 Ultimate design wind speed.

Ultimate Design Wind Speed Lines. As directed by the state legislature and adopted by the Florida Building Code, the exact location of the ultimate design wind speed lines for use in the design of Risk Category I buildings, Risk Category II buildings, Risk Category III and IV buildings shall be established by local ordinance using recognized physical landmarks such as major roads, canals, rivers and lake shores wherever possible.

Risk Category I. The jurisdiction of the City of Fort Pierce has one Ultimate Design Wind Speed for Risk Category I buildings and other structures, 140 mph.

Risk Category II. The jurisdiction of the City of Fort Pierce has two Ultimate Design Wind Speeds for Risk Category II buildings and other structures, 150 mph and 160 mph. The centerline of 25th Street is designated to represent the Ultimate Design Wind Speed Line. All land eastward of this line, including the barrier island, shall be in the 160 mph ultimate design wind zone. All land westward of this line shall be in the 150 mph ultimate wind design wind zone.

Risk Category III~~ and Risk Category IV~~. The jurisdiction of the City of Fort Pierce has two Ultimate Design Wind Speeds for Risk Category III~~ and Risk Category IV~~ buildings and other structures, 160 mph and 170 mph. The centerline of 25th Street is designated to represent the Ultimate Design Wind Speed Line. All land eastward of this line, including the barrier island, shall be in the 170 mph ultimate design wind zone. All land westward of this line shall be in the 160 mph ultimate wind design wind zone.

Risk Category IV. The jurisdiction of the City of Fort Pierce has two Ultimate Design Wind Speeds for Risk Category IV buildings and other structures, 170 mph and 180 mph. The centerline of 25th Street is designated to represent the Ultimate Design Wind Speed Line. All land eastward of this line, including the barrier island, shall be in the 180 mph ultimate design wind zone. All land westward of this line shall be in the 170 mph ultimate wind design wind zone.

~~*Section 1.02*~~

(b) Florida Building Code Technical Amendments.

(1) Florida Building Code, Existing Building; Chapter 11, Additions.

~~*Section 1.04*~~ *FBC Sec. 1101.1 Scope.*

Scope. An addition to a building or structure shall comply with the state codes, as adopted for new construction, without requiring the existing building or structure to comply with any requirements of those codes or of these provisions,

except as required by this chapter. Where an addition impacts the existing building or structure, that portion shall comply with this code.

(2) Florida Building Code, Existing Building; Chapter 11, Additions.

FBC Sec. 1103.5 Flood hazard areas.

1. For horizontal additions that are structurally interconnected to the existing building:

   1.1 If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.

   1.2 If the addition constitutes substantial improvement, the existing building and the addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.

   1.3 The addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable. [1.3 must remain underlined once codified]

2. For horizontal additions that are not structurally interconnected to the existing building:

   2.1 The addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.

   2.2 If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.

3. For vertical additions and all other proposed work that, when combined, constitute substantial improvement, the existing building shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.

4. For a raised or extended foundation, if the foundation work and all other proposed work, when combined, constitute substantial improvement, the existing building shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.

5. For a new foundation or replacement foundation, the foundation shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.

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

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 21-011 was duly advertised by title only in the St. Lucie News Tribune on XXXX; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on Monday, April 5, 2021; and was duly introduced, read by title only, and passed on second and final reading on Monday, April 19, 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.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

BOAF MODEL ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7TH EDITION (2020) FLORIDA BUILDING CODE

Approved by the BOAF Board of Directors

October 1, 2020

Amended and adopted by the City of Fort Pierce, Florida

Ordinance 21-011

April 19, 2021

BOAF Model Administrative Code – 7th Edition (2020)

The Building Officials Association of Florida is proud to present this model document for use by its members as a tool to facilitate the uniform and consistent application of local amendments to the administrative provisions of the Florida Building Code. Every effort has been made to present the amendments in mandatory language format. The language that is shaded represents those text revisions approved by the BOAF Board of Directors.

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CHAPTER 1
SCOPE AND ADMINISTRATION

PART 1—SCOPE AND APPLICATION
SECTION 101
GENERAL

[A] 101.1 Title. These regulations shall be known as the *Florida Building Code,* hereinafter referred to as "this code."

[A] 101.2 Scope. The provisions of this code shall apply to the construction, *alteration*, relocation, enlargement, replacement, *repair*, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exceptions:

1. Detached one-and two-family *dwellings* and multiple single-family *dwellings (townhouses)* not more than three *stories above grade plane* in height with a separate *means of egress*, and their accessory structures not more than three *stories above grade plane* in height, shall comply with the *Florida Building Code, Residential*.
2. Code requirements that address snow loads and earthquake protection are pervasive; they are left in place but shall not be utilized or enforced because Florida has no snow load or earthquake threat.

[A] 101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted herein, Florida Building Code, Building, Appendices J and K; Florida Building Code, Residential, Appendices M and Q; Florida Building Code, Plumbing, Appendix C;

101.2.2 Florida Building Code, Residential Construction standards or practices which are not covered by Florida Building Code, Residential volume shall be in accordance with the provisions of Florida Building Code, Building.

[A] 101.3 Intent. The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, public health and general welfare through structural strength, *means of egress* facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

101.3.1 Quality control. Quality control of materials and workmanship is not within the purview of this code except as it relates to the purposes stated herein.

101.3.2 Warranty and Liability. The permitting, plan review or inspection of any building, system or plan by this jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. This jurisdiction shall not be liable in tort for damages or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting.

[A] 101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.10 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

[A] 101.4.1 Gas. The provisions of the *Florida Building Code, Fuel Gas* shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

[A] 101.4.2 Mechanical. The provisions of the *Florida Building Code, Mechanical* shall apply to the installation, *alterations*, *repairs* and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy related systems.

[A] 101.4.3 Plumbing. The provisions of the *Florida Building Code, Plumbing* shall apply to the installation, *alteration*, *repair* and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

[A] 101.4.4 Property maintenance. The provisions of the *International Property Maintenance Code* shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures

as amended and codified as the "Fort Pierce Property Maintenance Ordinance", City of Fort Pierce, Florida, Code of Ordinances, Section 103-338.

[A] 101.4.5 Fire prevention. For provisions related to fire prevention, refer to the *Florida Fire Prevention Code*. The *Florida Fire Prevention Code* shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, *repair, alteration* or removal of fire suppression, *automatic sprinkler systems* and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

[A] 101.4.6 Energy. The provisions of the *Florida Building Code, Energy Conservation* shall apply to all matters governing the design and construction of buildings for energy efficiency.

[A] 101.4.7 Existing buildings. The provisions of the *Florida Building Code, Existing Building* shall apply to matters governing the *repair*, *alteration*, change of occupancy, *addition* to and relocation of existing buildings.

101.4.8 Accessibility. For provisions related to accessibility, refer to the *Florida Building Code, Accessibility*.

101.4.9 Manufactured buildings. For additional administrative and special code requirements, see Section 458, *Florida Building Code, Building*, and Rule 61-41 F.A.C.

101.4.10 Roofing. The provisions of *Roofing Application Standard (RAS) No. 115, Standard Procedures for Asphalt Single Installation* as published in the *Florida Building Code, Test Procedures for High-Velocity Hurricane Zones* shall apply to the installation of all new or replacement asphalt shingle roof coverings.

SECTION 102
APPLICABILITY

[A] 102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.1.1 *The Florida Building Code* does not apply to, and no code enforcement action shall be brought with respect to, zoning requirements, land use requirements and owner specifications or programmatic requirements which do not pertain to and govern the design, construction, erection, alteration, modification, repair or demolition of public or private buildings, structures or facilities or to programmatic requirements that do not pertain to enforcement of the *Florida Building Cod*e. Additionally, a local code enforcement agency may not administer or enforce the *Florida Building Code, Building* to prevent the siting of any publicly owned facility, including, but not limited to, correctional facilities, juvenile justice facilities, or state universities, community colleges, or public education facilities, as provided by law.

102.2 Building. The provisions of the *Florida Building Code* shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in the *Florida Building Code, Existing Building*. The following buildings, structures and facilities are exempt from the *Florida Building Code* as provided by law, and any further exemptions shall be as determined by the legislature and provided by law:

(a) Building and structures specifically regulated and preempted by the federal government.
(b) Railroads and ancillary facilities associated with the railroad.
(c) Nonresidential farm buildings on farms.
(d) Temporary buildings or sheds used exclusively for construction purposes.
(e) Mobile or modular structures used as temporary offices, except that the provisions of Part II (Sections 553.501-553.513, *Florida Statutes*) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures. Permits shall be required for structural support and tie-down, electric supply and all other such utility connections to such mobile or modular structures as required by this jurisdiction.

(f) Those structures or facilities of electric utilities, as defined in Section 366.02, *Florida Statutes*, which are directly involved in the generation, transmission, or distribution of electricity.

(g) Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.

(h) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other nonwood features.

(i) Family mausoleums not exceeding 250 square feet (23 m^2) in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.

(j) Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.

(k) A building or structure having less than 1,000 square feet (93 m^2) which is constructed and owned by a natural person for hunting and which is repaired or reconstructed to the same dimension and condition as existed on January 1, 2011, if the building or structure:

1. Is not rented or leased or used as a principal residence;
2. Is not located within the 100-year flood plain according to the Federal Emergency Management Agency's current Flood Insurance Rate Map; and
3. Is not connected to an off-site electric power or water supply.

102.2.1 In addition to the requirements of Sections 553.79 and 553.80, *Florida Statutes*, facilities subject to the provisions of Chapter 395, *Florida Statutes*, and Part II of Chapter 400, *Florida Statutes*, shall have facility plans reviewed and construction surveyed by the state agency authorized to do so under the requirements of Chapter 395, *Florida Statutes*, and Part II of Chapter 400, *Florida Statutes*, and the certification requirements of the federal government.

102.2.2 Residential buildings or structures moved into or within a county or municipality shall not be required to be brought into compliance with the state minimum building code in force at the time the building or structure is moved, provided:

1. The building or structure is structurally sound and in occupiable condition for its intended use;
2. The occupancy use classification for the building or structure is not changed as a result of the move;
3. The building is not substantially remodeled;
4. Current fire code requirements for ingress and egress are met;
5. Electrical, gas and plumbing systems meet the codes in force at the time of construction and are operational and safe for reconnection; and
6. Foundation plans are sealed by a professional engineer or architect licensed to practice in this state, if required by the *Florida Building Code, Building* for all residential buildings or structures of the same occupancy class.

102.2.3 The *building official* shall apply the same standard to a moved residential building or structure as that applied to the remodeling of any comparable residential building or structure to determine whether the moved structure is substantially remodeled. The cost of the foundation on which the moved building or structure is placed shall not be included in the cost of remodeling for purposes of determining whether a moved building or structure has been substantially remodeled.

102.2.4 This section does not apply to the jurisdiction and authority of the Department of Agriculture and Consumer Services to inspect amusement rides or the Department of Financial Services to inspect state-owned buildings and boilers.

102.2.5 Each enforcement district shall be governed by a board, the composition of which shall be determined by the affected localities.

1. At its own option, each enforcement district or local enforcement agency may adopt rules granting to the owner of a single-family residence one or more exemptions from the *Florida Building Code* relating to:
   a. Addition, alteration, or repairs performed by the property owner upon his or her own property, provided any addition or alteration shall not exceed 1,000 square feet (93 m^2) or the square footage of the primary structure, whichever is less.
   b. Addition, alteration, or repairs by a nonowner within a specific cost limitation set by rule, provided the total cost shall not

exceed $5,000 within any 12-month period.

c. Building and inspection fees.

2. However, the exemptions under subparagraph 1 do not apply to single-family residences that are located in mapped flood hazard areas, as defined in the code, unless the enforcement district or local enforcement agency has determined that the work, which is otherwise exempt, does not constitute a substantial improvement, including the repair of substantial damage, of such single-family residences.
3. Each code exemption, as defined in sub-subparagraphs 1a, 1b, and 1c shall be certified to the local board 10 days prior to implementation and shall only be effective in the territorial jurisdiction of the enforcement district or local enforcement agency implementing it.

102.2.6 This section does not apply to swings and other playground equipment accessory to a one- or two-family dwelling.

Exception: Electrical service to such playground equipment shall be in accordance with Chapter 27 of this code.

[A] 102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

[A] 102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

[A] 102.4.1 Conflicts. Where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

[A] 102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code or the Florida Codes listed in Section 101.4, the provisions of this code or the Florida Codes listed in Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or standard.

[A] 102.5 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

[A] 102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *Florida Building Code, Existing Building, International Property Maintenance Code*, *Fort Pierce Property Maintenance Ordinance* or the *Florida Fire Prevention Code*.

[A] 102.6.1 Buildings not previously occupied. A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of the *Florida Building Code, Building* or *Florida Building Code, Residential*, as applicable, for new construction or with any current *permit* for such occupancy.

[A] 102.6.2 Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *Florida Fire Prevention Code, International Property Maintenance Code*, *Fort Pierce Property Maintenance Ordinance* or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

102.7 Relocation of manufactured buildings.

(1) Relocation of an existing manufactured building does not constitute an alteration.
(2) A relocated building shall comply with wind speed requirements of the new location, using the appropriate wind speed map. If the existing building was manufactured in compliance with the Standard Building Code (prior to March 1, 2002), the wind speed map of the Standard Building Code shall be applicable. If the existing building was manufactured in compliance with the *Florida Building Code* (after March 1, 2002), the wind speed map of the *Florida Building Code* shall be applicable.
(3) A relocated building shall comply with the flood hazard area requirements of the new location, if applicable.

102.8 Existing mechanical equipment. An agency or local government may not require that existing mechanical equipment located on or above the

surface of a roof be installed in compliance with the requirements of the *Florida Building Code* except during reroofing when the equipment is being replaced or moved and is not in compliance with the provisions of the *Florida Building Code* relating to roof-mounted mechanical units.

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103
DEPARTMENT OF BUILDING SAFETY

103.1 Creation of enforcement agency. The Department of Building Safety is hereby created and the official in charge thereof shall be known as the *building official*.

103.2 Appointment. The *building official* shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *building official* shall have the authority to appoint a deputy *building official*, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the *building official*.

SECTION 104
DUTIES AND POWERS OF BUILDING OFFICIAL

[A] 104.1 General. The *building official* is hereby authorized and directed to enforce the provisions of this code. The *building official* shall also act as the floodplain administrator for this jurisdiction. The *building official* shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

[A] 104.2 Applications and *permits*. The *building official* shall receive applications, review *construction documents* and issue *permits* for the erection, and *alteration*, demolition and moving of buildings and structures, inspect the premises for which such *permits* have been issued and enforce compliance with the provisions of this code.

104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas. For applications for reconstruction, rehabilitation, *repair*, *alteration*, *addition* or other improvement of existing buildings or structures located in *flood hazard areas*, the *building official* shall determine if the proposed work constitutes substantial improvement or *repair* of *substantial damage*. Where the *building official* determines that the proposed work constitutes *substantial improvement* or *repair* of *substantial damage*, and where required by this code, the *building official* shall require the building to meet the requirements of Section 1612 or R322 of the Florida Building Code, Residential, as applicable.

[A] 104.3 Notices and orders. The *building official* shall issue all necessary notices or orders to ensure compliance with this code.

[A] 104.4 Inspections. The *building official* shall make all of the required inspections, or the *building official* shall have the authority to accept reports of inspection by *approved agencies* or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such *approved agency* or by the responsible individual. The *building official* is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

[A] 104.5 Identification. The *building official* shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

[A] 104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the *building official* has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the *building official* is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the *building official* shall first make a

reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the *building official* shall have recourse to the remedies provided by law to secure entry.

[A] 104.7 Department records. The *building official* shall keep official records of applications received, *permits* and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records per FS 119.

104.8 Liability. The *building official* or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be civilly or criminally rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The *building official* or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

[A] 104.8.1 Legal defense. Any suit or criminal complaint instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representatives of the jurisdiction until the final termination of the proceedings. The *building official* or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

[A] 104.9 Approved materials and equipment. Materials, equipment and devices *approved* by the *building official* shall be constructed and installed in accordance with such approval.

[A] 104.9.1 Used materials and equipment. The use of used materials that meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless *approved* by the *building official*.

[A] 104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the *building official* shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the *building official* shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.

104.10.1 Flood hazard areas. The *building official* acting as the floodplain administrator shall review requests that seek approval to modify the strict application of the flood resistant construction requirements of the *Florida Building Code* to determine whether such requests require the granting of a variance pursuant to Section 117.

[A] 104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where the *building official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, *fire resistance*, durability and safety. Where the alternative material, design or method of construction is not *approved*, the *building official* shall respond in writing, stating the reasons why the alternative was not *approved*.

[A] 104.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from *approved* sources.

[A] 104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the *building official* shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *building official* shall approve the testing procedures. Tests shall be performed by an *approved agency*. Reports of such tests shall be retained by the *building official* for the period required for retention of public records.

104.12 Requirements not covered by code. Any requirements necessary for strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by this or other technical codes, shall be determined by the *building official.*

SECTION 105
PERMITS

[A] 105.1 Required. Any *owner* or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

[A] 105.1.1 Annual facility *permit*. In lieu of an individual *permit* for each *alteration* to an existing electrical, gas, mechanical, plumbing or interior nonstructural office system(s), the *building official* is authorized to issue an annual *permit* for any occupancy to facilitate routine or emergency service, repair, refurbishing, minor renovations of service systems or manufacturing equipment installations/relocations. The *building official* shall be notified of major changes and shall retain the right to make inspections at the facility site as deemed necessary. An annual facility *permit* shall be assessed with an annual fee and shall be valid for one year from date of issuance. A separate *permit* shall be obtained for each facility and for each construction trade, as applicable. The *permit* application shall contain a general description of the parameters of work intended to be performed during the year.

[A] 105.1.2 Annual Facility *permit* records. The person to whom an annual *permit* is issued shall keep a detailed record of *alterations* made under such annual *permit*. The *building official* shall have access to such records at all times or such records shall be filed with the *building official* as designated.

105.1.3 Food *permit*. In accordance with Section 500.12, *Florida Statutes*, a food *permit* from the Department of Agriculture and Consumer Services is required of any person who operates a food establishment or retail store.

105.1.4 Public swimming pool. The local enforcing agency may not issue a building permit to construct, develop, or modify a public swimming pool without proof of application, whether complete or incomplete, for an operating *permit* pursuant to Section 514.031, *Florida Statutes*. A certificate of completion or occupancy may not be issued until such operating *permit* is issued. The local enforcing agency shall conduct their review of the building *permit* application upon filing and in accordance with Chapter 553, *Florida Statutes*. The local enforcing agency may confer with the Department of Health, if necessary, but may not delay the building *permit* application review while awaiting comment from the Department of Health.

[A] 105.2 Work exempt from *permit*. Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction, to include work in any special flood hazard area. Exemptions granted under this section do not relieve the owner or contractor from their duty to comply with applicable provisions of the Florida Building Code, and requirements of the *local floodplain management ordinance*. *Permits* shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, domestic animal shelters or similar uses, provided the floor area does not exceed 120 square feet (11 m2).
2. Fences not over 7 feet (1829 mm) high accessory

to structures regulated by the *Florida Building Code, Residential*.

3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids accessory to structures regulated by the *Florida Building Code, Residential*
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. Dog runs or similar enclosures less than 120 square feet when not used as a fence to enclose the property.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work excluding work which would alter the configuration of floorspace.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to structures regulated by the *Florida Building Code, Residential* that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for commercial nursery operation or agricultural purposes, not including service systems.
11. Shade cloth structures, temporary shade structures or tents accessory to structures regulated by the *Florida Building Code, Residential.*
12. Swings and other playground equipment accessory to structures regulated by the *Florida Building Code, Residential.*
13. Non fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of *approved* portable electrical equipment to *approved* permanently installed receptacles.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

Temporary testing systems: A *permit* shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.
8. The installation, replacement, removal or metering of any load management control device.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a *permit* shall be obtained and inspection made as pro- vided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

[A] 105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the *permit* application shall be submitted within the next working business day to the *building official*.

[A] 105.2.2 Minor repairs. Ordinary minor repairs may be made with the approval of the *building official* without a *permit*, provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required *means of egress*, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include *addition* to, *alteration* of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

[A] 105.2.3 Public service agencies. A *permit* shall not be required for the installation, *alteration* or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

[A] 105.3 Application for *permit*. To obtain a *permit*, the applicant shall first file an application therefor in writing on a form furnished by the building department for that purpose.

Permit application forms shall be in the format prescribed by a local administrative board, if applicable, and must comply with the requirements of Sections 713.135(5) and (6), *Florida Statutes*.

Each application shall be inscribed with the date of application, and the code in effect as of that date. For a building *permit* for which an application is submitted prior to the effective date of the *Florida Building Code*, the state minimum building code in effect in the permitting jurisdiction on the date of the application governs the permitted work for the life of the *permit* and any extension granted to the *permit*.

Effective October 1, 2017, a local enforcement agency shall post each type of building *permit* application on its website. Completed applications must be able to be submitted electronically to the appropriate building department. Accepted methods of electronic submission include, but are not limited to, e-mail submission of applications in portable document format or submission of applications through an electronic fill-in form available on the building department's website or through a third-party submission management software. Payments, attachments, or drawings required as part of the application may be submitted in person in a nonelectronic format, at the discretion of the *building official*.

[A] 105.3.1 Action on application. The *building official* shall examine or cause to be examined applications for *permits* and amendments thereto within a reasonable time after filing. If the application or the *construction documents* do not conform to the requirements of pertinent laws, the *building official* shall reject such application in writing, stating the reasons therefor. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefor as soon as practicable. When authorized through contractual agreement with a school board, in acting on applications for *permits*, the *building official* shall give first priority to any applications for the construction of, or addition or renovation to, any school or educational facility.

105.3.1.1 If a state university, Florida college or public school district elects to use a local government's code enforcement offices, fees charged by counties and municipalities for enforcement of the *Florida Building Code* on buildings, structures, and facilities of state universities, state colleges, and public school districts shall not be more than the actual labor and administrative costs incurred for plans review and inspections to ensure compliance with the code.

105.3.1.2 No *permit* may be issued for any building construction, erection, alteration, modification, repair, or addition unless the applicant for such *permit* provides to the enforcing agency which issues the *permit* any of the following documents which apply to the construction for which the *permit* is to be issued and which shall be prepared by or under the direction of an engineer registered under Chapter 471, *Florida Statutes*:

1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than $125,000.
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as authorized by chapter 633 *Florida Statutes*, may design a fire sprinkler system of 49 or fewer heads and may design the alteration of an existing fire sprinkler

system if the alteration consists of the relocation, addition or deletion of not more than 49 heads, notwithstanding the size of the existing fire sprinkler system.

3. Heating, ventilation, and air-conditioning documents for any new building or addition which requires more than a 15-ton-per-system capacity which is designed to accommodate 100 or more persons or for which the system costs more than $125,000. This paragraph does not include any document for the replacement or repair of an existing system in which the work does not require altering a structural part of the building or for work on a residential one-, two-, three-, or four-family structure.

   An air-conditioning system may be designed by an installing air-conditioning contractor certified under Chapter 489, *Florida Statutes*, to serve any building or addition which is designed to accommodate fewer than 100 persons and requires an air-conditioning system with a value of $125,000 or less; and when a 15-ton-per system or less is designed for a singular space of a building and each 15-ton system or less has an independent duct system. Systems not complying with the above require design documents that are to be sealed by a professional engineer.

   Example 1: When a space has two 10-ton systems with each having an independent duct system, the contractor may design these two systems since each unit (system) is less than 15 tons.

   Example 2: Consider a small single-story office building which consists of six individual offices where each office has a single three-ton package air conditioning heat pump. The six heat pumps are connected to a single water cooling tower. The cost of the entire heating, ventilation and air-conditioning work is $47,000 and the office building accommodates fewer than 100 persons. Because the six mechanical units are connected to a common water tower, this is considered to be an 18-ton system.

   Note: It was further clarified by the Commission that the limiting criteria of 100 persons and $125,000 apply to the building occupancy load and the cost for the total air-conditioning system of the building.

4. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than $5,000.

5. Electrical documents. See *Florida Statutes* 471.003(2)(h). Any electrical or plumbing or air-conditioning and refrigeration system meeting the following thresholds are required to be designed by a Florida Registered Engineer. The system, Requires an electrical system with a value of over $125,000; and Requires an aggregate service capacity of over 600 amperes (240 volts) on a residential electrical system or over 800 amperes (240 volts) on a commercial or industrial electrical system;
   NOTE: It was further clarified by the Commission that the limiting factor of 240 volt or over is required to be designed by an Engineer. Documents requiring an engineer seal by this part shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in Section 471.025, *Florida Statutes*.

6. All public swimming pools and public bathing places defined by and regulated under Chapter 514, *Florida Statutes*.

[A] 105.3.2 Time limitation of application. An application for a *permit* for any proposed work shall be deemed to have been abandoned becoming null and void 180 days after the date of filing, unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.3.3 An enforcing authority may not issue a building *permit* for any building construction, erection, alteration, modification, repair or addition unless the *permit* either includes on its face or there is attached to the *permit* the following statement: "NOTICE: In addition to the requirements of this *permit*, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional *permits* required from other governmental entities such as water management districts, state agencies, or federal agencies."

105.3.4 A building *permit* for a single-family residential dwelling must be issued within 30 working days of application therefor unless unusual circumstances require a longer time for processing the application or unless the *permit* application fails to satisfy the *Florida Building Code* or the enforcing agency's laws or ordinances.

105.3.5 Identification of minimum premium policy. Except as otherwise provided in Chapter 440, *Florida Statutes*, Workers' Compensation, every employer shall, as a condition to receiving a building *permit,* show proof that it has secured compensation for its employees as provided in Sections 440.10 and 440.38, *Florida Statutes*.

105.3.6 Asbestos removal. Moving, removal or disposal of asbestos-containing materials on a residential building where the owner occupies the building, the building is not for sale or lease, and the work is performed according to the owner-builder limitations provided in this paragraph. To qualify for exemption under this paragraph, an owner must personally appear and sign the building *permit* application. The permitting agency shall provide the person with a disclosure statement in substantially the following form:

Disclosure Statement: State law requires asbestos abatement to be done by licensed contractors. You have applied for a *permit* under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own asbestos abatement contractor even though you do not have a license. You must supervise the construction yourself. You may move, remove or dispose of asbestos-containing materials on a residential building where you occupy the building and the building is not for sale or lease, or the building is a farm outbuilding on your property. If you sell or lease such building within 1 year after the asbestos abatement is complete, the law will presume that you intended to sell or lease the property at the time the work was done, which is a violation of this exemption. You may not hire an unlicensed person as your contractor. Your work must be done according to all local, state and federal laws and regulations which apply to asbestos abatement projects. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances.

105.3.7 Applicable Code for Manufactured Buildings. Manufacturers should be permitted to complete all buildings designed and approved prior to the effective date of a new code edition, provided a clear signed contract is in place. The contract shall provide specific data mirroring that required by an application for *permit*, specifically, without limitation, date of execution, building owner or dealer, and anticipated date of completion. However, the construction activity must commence within 6 months of the contract's execution. The contract is subject to verification by the Department of Business and Professional Regulation.

105.3.8 Public right of way. A *permit* shall not be given by the *building official* for the construction of any building, or for the alteration of any building where said building is to be changed and such change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises, unless the applicant had received a right of way *permit* from the authority having jurisdiction over the street, alley or public lane.

105.4 Conditions of the *permit*. The issuance or granting of a *permit* shall not be construed to be a *permit* for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. *Permits* presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a *permit* based on *construction documents* and other data shall not prevent the *building official* from requiring the correction of errors in the *construction documents* and other data. The *building official* is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinance of this jurisdiction.

105.4.1 *Permit* intent. A *permit* issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a *permit* prevent the *building official* from thereafter requiring a correction of errors in plans, construction or violations of this code. Every *permit* issued shall become invalid unless the work authorized by such *permit* is commenced within 6 months after its issuance, or if the work authorized by such *permit* is suspended or abandoned for a period of 6 months after the time the work is commenced.

105.4.1.1 If work has commenced and the *permit* is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new *permit* covering the proposed construction shall be obtained before proceeding with the work.

105.4.1.2 If a new *permit* is not obtained within 180 days from the date the initial *permit* became null and void, the *building official* is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new *permit* may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial *permit* became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new *permit*.

105.4.1.3 Work shall be considered to be in active progress when the *permit* has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.

105.4.1.4 The fee for renewal reissuance and extension of a *permit* shall be set forth by the administrative authority.

105.5 Expiration. Every *permit* issued shall become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* holder and property owner shall be responsible to either complete all work in accordance with the permitted plans and inspection or remove any partially completed work in a safe and code compliant manner. The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated as determined by the *building official.*

105.5.1 Additional options for closing a *permit*. Pursuant to Section 553.79(15), Florida Statutes, a property owner, regardless of whether the property owner is the one listed on the application for the building *permit,* may close a building *permit* by complying with the following requirements:

1. The property owner may retain the original contractor listed on the permit or hire a different contractor appropriately licensed in this state to perform the work necessary to satisfy the conditions of the permit and to obtain any necessary inspection in order to close the *permit*. If a contractor other than the original contractor listed on the *permit* is hired by the property owner to close the permit, such contractor is not liable for any defects in the work performed by the original contractor and is only liable for the work that he or she performs.
2. The property owner may assume the role of an owner- builder, in accordance with Sections 489.103(7) and 489.503(6), *Florida Statutes*.
3. If a building *permit* is expired and its requirements have been substantially completed, as determined by the local enforcement agency, the *permit* may be closed without having to obtain a new building *permit*, and the work required to close the *permit* may be done pursuant to the building code in effect at the time the local enforcement agency received the application for the *permit*, unless the contractor has sought and received approval from the local enforcement agency for an alternative material, design or method of construction.
4. A local enforcement agency may close a building *permit* 6 years after the issuance of the *permit*, even in the absence of a final inspection, if the local enforcement agency determines that no apparent safety hazard exists.

   For purposes of this section, the term "close" means that the requirements of the *permit* have been satisfied.

105.5.2 For the purposes of this subsection, a *closed permit* shall mean a *permit* for which all requirements for completion have been satisfied or a *permit* that has been administratively closed by the *building official.*

105.5.3 For the purposes of this subsection, an *open permit* shall mean a *permit* that has not satisfied all requirements for completion as defined in 105.5.1.1.

[A] 105.6 Denial or revocation. Whenever a *permit* required under this section is denied or revoked because the plan, or the construction, erection, alteration, modification, repair, or demolition of a building, is found by the local enforcing agency to be not in compliance with the *Florida Building Code,* the local enforcing agency shall identify the specific

plan or project features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the *permit* applicant. If the local building code administrator or inspector finds that the plans are not in compliance with the *Florida Building Code,* the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the *permit* applicant.

105.6.1 Pursuant to Section 553.79(16), Florida Statutes, a local enforcement agency may not deny issuance of a building *permit* to; issue a notice of violation to; or fine, penalize, sanction or assess fees against an arm's-length purchaser of a property for value solely because a building *permit* applied for by a previous owner of the property was not closed. The local enforcement agency shall maintain all rights and remedies against the property owner and contractor listed on the *permit*.

105.6.2 Pursuant to Section 553.79(16), Florida Statutes, a local enforcement agency may not deny issuance of a building *permit* to a contractor solely because the contractor is listed on other building *permits* that were not closed. A local enforcement agency has the authority to deny a new *permit* application from an applicant for other reasons.

[A] 105.7 Placement of *permit*. The building *permit* or copy shall be kept on the site of the work until the completion of the project.

105.8 Notice of commencement. In accordance with Section 713.135, *Florida Statutes,* when any person applies for a building *permit,* the authority issuing such *permit* shall print on the face of each *permit* card in no less than 14-point, capitalized, boldfaced type: "WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

105.9 Asbestos. The enforcing agency shall require each building *permit* for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of Section 469.003, *Florida Statutes*, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

105.1 Certificate of protective treatment for prevention of termites. A weather-resistant job-site posting board shall be provided to receive duplicate treatment certificates as each required protective treatment is completed, providing a copy for the person the *permit* is issued to and another copy for the building *permit* files. The treatment certificate shall provide the product used, identity of the applicator, time and date of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used, to establish a verifiable record of protective treatment. If the soil chemical barrier method for termite prevention is used, final exterior treatment shall be completed prior to final building approval.

105.11 Notice of termite protection. A permanent sign which identifies the termite treatment provider and need for reinspection and treatment contract renewal shall be provided. The sign shall be posted near the water heater or electric panel.

105.12 Work starting before *permit* issuance. Upon approval of the *building official*, the scope of work delineated in the building *permit* application and plan may be started prior to the final approval and issuance of the *permit*, provided any work completed is entirely at risk of the *permit* applicant and the work does not proceed past the first required inspection.

105.13 Phased *permit* approval. After submittal of the appropriate construction documents, the *building official* is authorized to issue a *permit* for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted. The holder of such *permit* for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a *permit* for the entire structure will be granted. Corrections may be required to meet the requirements of the technical codes.

105.14 *Permit* issued on basis of an affidavit. Whenever a *permit* is issued in reliance upon an affidavit or whenever the work to be covered by a *permit* involves installation under conditions which, in the opinion of the *building official*, are hazardous or complex, the *building official* shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for conformity to the *permit*, provide copies of inspection reports as inspections are performed, and upon completion make and file with the *building official* written affidavit that the work has been done in conformity to the reviewed plans and with the structural provisions of the technical codes. In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the *building official*. The *building official* shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, *Florida Statutes,* and that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, *Florida Statutes.*

Exception: *Permit* issued on basis of an affidavit shall not extend to the flood load and flood resistance requirements of the *Florida Building Code*.

105.15 Opening protection. When any activity requiring a building *permit,* not including roof covering replacement or repair work associated with the prevention of degradation of the residence, that is applied for on or after July 1, 2008, and for which the estimated cost is $50,000 or more for a site built single-family detached residential structure that is located in the wind-borne debris region as defined in this code and that has an insured value of $750,000 or more, or, if the site built single-family detached residential structure is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of $750,000 or more; opening protections as required within this code or *Florida Building Code, Residential* for new construction shall be provided.

Exception: Where defined wind-borne debris regions have not changed, single family residential structures permitted subject to the *Florida Building Code* are not required to comply with this section.

105.16 Inspection of existing residential building not impacted by construction.

(a) A local enforcing agency, and any local building code administrator, inspector, or other official or entity, may not require as a condition of issuance of a one- or two-family residential building *permit* the inspection of any portion of a building, structure, or real property that is not directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the *permit* is sought.

(b) This subsection does not apply to a building *permit* sought for:
1. A substantial improvement as defined in s. 161.54, *Florida Statutes* or as defined in the *Florida Building Code*.
2. A change of occupancy as defined in the *Florida Building Code*.
3. A conversion from residential to nonresidential or mixed use pursuant to s. 553.507(2)(a), *Florida Statutes* or as defined in the *Florida Building Code*.
4. A historic building as defined in the *Florida Building Code*.

(c) This subsection does not prohibit a local enforcing agency, or any local building code administrator, inspector, or other official or entity, from:
1. Citing any violation inadvertently observed in plain view during the ordinary course of an inspection conducted in accordance with the prohibition in paragraph (a).
2. Inspecting a physically nonadjacent portion of a building, structure, or real property that is directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the *permit* is sought in accordance with the prohibition in paragraph (a).
3. Inspecting any portion of a building, structure, or real property for which the owner or other person having control of the building, structure, or real property has voluntarily consented to the inspection of that portion of the building, structure, or real property in accordance with the prohibition in paragraph (a).
4. Inspecting any portion of a building, structure, or real property pursuant to an inspection warrant issued in accordance with ss. 933.20-933.30, *Florida Statutes*.

105.17 Streamlined low-voltage alarm system installation permitting.

(1) As used in this section, the term:
   (a) "Contractor" means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under Part II of Chapter 489, *Florida Statutes*.
   (b) "Low-voltage alarm system project" means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in s. 489.505, *Florida Statutes*, that is hardwired and operating at low voltage, as defined in the *National Electrical Code* Standard 70, Current Edition, or a new or existing low-voltage electric fence, and ancillary components or equipment attached to such a system, or fence, including, but not limited to, home-automation equipment, thermostats, closed-circuit television systems, access controls, battery recharging devices, and video cameras.
   (c) "Low-voltage electric fence" means an alarm system, as defined in s. 489.505, that consists of a fence structure and an energizer powered by a commercial storage battery not exceeding 12 volts which produces an electric charge upon contact with the fence structure.
   (d) "Wireless alarm system" means a burglar alarm system of smoke detector that is not hardwired.

(2) Notwithstanding any provision of this code, this section applies to all low-voltage alarm system projects for which a *permit* is required by a local enforcement agency. However, a *permit* is not required to install, maintain, inspect, replace, or service a wireless alarm system, including any ancillary components or equipment attached to the system.

(3) A low-voltage electric fence must meet all of the following requirements to be permitted as a low-voltage alarm system project and no further *permit* shall be required for the low-voltage alarm system project other than as provided in this section:
   (a) The electric charge produced by the fence upon contact must not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of International Electrotechnical Commission Standard No. 60335-2-76, Current Edition.
   (b) A nonelectric fence or wall must completely enclose the low-voltage electric fence. The low- voltage electric fence may be up to 2 feet higher than the perimeter nonelectric fence or wall.
   (c) The low-voltage electric fence must be identified using warning signs attached to the fence at intervals of not more than 60 feet.
   (d) The low-voltage electric fence shall not be installed in an area zoned exclusively for single- family or multi-family residential use.
   (e) The low-voltage electric fence shall not enclose the portions of a property which are used for residential purposes.

(4) This section does not apply to the installation or replacement of a fire alarm if a plan review is required.

(5) A local enforcement agency shall make uniform basic *permit* labels available for purchase by a contractor to be used for the installation or replacement of a new or existing alarm system at a cost as indicated in s. 553.793, *Florida Statutes*. The local enforcement agency may not require the payment of any additional fees, charges, or expenses associated with the installation or replacement of a new or existing alarm.
   (a) A local enforcement agency may not require a contractor, as a condition of purchasing a label, to submit information other than identification information of the licensee and proof of registration or certification as a contractor.
   (b) A label is valid for 1 year after the date of purchase and may only be used within the jurisdiction of the local enforcement agency that issued the label. A contractor may purchase labels in bulk for one or more unspecified current or future projects.

(6) A contractor shall post an unused uniform basic *permit* label in a conspicuous place on the premises of the low-voltage alarm system project site before commencing work on the project.

(7) A contractor is not required to notify the local enforcement agency before commencing work on a low-voltage alarm system project. However, a contractor must submit a Uniform Notice of a Low-Voltage Alarm System Project as provided under subsection (7) to the local enforcement agency within 14 days after

completing the project. A local enforcement agency may take disciplinary action against a contractor who fails to timely submit a Uniform Notice of a Low-Voltage Alarm System Project.

(8) The Uniform Notice of a Low-Voltage Alarm System Project may be submitted electronically or by facsimile if all submissions are signed by the owner, tenant, contractor, or authorized representative of such persons. The Uniform Notice of a Low-Voltage Alarm System Project shall be in the format prescribed by the local enforcement agency and must comply with the requirements of s. 553.793(7), *Florida Statutes*.

(9) A local enforcement agency may coordinate directly with the owner or customer to inspect a low-voltage alarm system to ensure compliance with applicable codes and standards. If a low-voltage alarm system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.

(10) A municipality, county, district, or other entity of local government may not adopt or maintain in effect any ordinance or rule regarding a low-voltage alarm system project that is inconsistent with this section.

(11) A uniform basic *permit* label shall not be required for the subsequent maintenance, inspection, or service of an alarm system that was permitted in accordance with this section. The provisions of this act are not intended to impose new or additional licensure requirements on persons licensed in accordance with the applicable provisions of Chapter 489, *Florida Statutes*.

SECTION 106
FLOOR AND ROOF DESIGN LOADS

[A] 106.1 Live loads posted. In commercial or industrial buildings, for each floor or portion thereof designed for *live loads* exceeding 50 psf (2.40 kN/m^2), such design *live loads* shall be conspicuously posted by the owner or the owner's authorized agent in that part of each *story* in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.

[A] 106.2 Issuance of certificate of occupancy. A certificate of occupancy required by Section 111 shall not be issued until the floor load signs, required by Section 106.1, have been installed.

[A] 106.3 Restrictions on loading. It shall be unlawful to place, or cause or *permit* to be placed, on any floor or roof of a building, structure or portion thereof, a load greater than is permitted by this code.

SECTION 107
SUBMITTAL DOCUMENTS

[A] 107.1 General. Submittal documents consisting of *construction documents*, statement of *special inspections*, geotechnical report and other data shall be submitted in two or more sets with each *permit* application. The *construction documents* shall be prepared by a *registered design professional* where required by Chapter 471, *Florida Statutes* & 61G15 Florida Administrative Code or Chapter 481, *Florida Statutes* & 61G1 Florida Administrative Code. Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a *registered design professional*.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a *registered design professional* if it is found that the nature of the work applied for is such that review of *construction documents* is not necessary to obtain compliance with this code.

[A] 107.2 Construction documents. *Construction documents* shall be in accordance with Sections 107.2.1 through 107.2.6.

107.2.1 Information on construction documents. *Construction documents* shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted where *approved* by the *building official*. *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information. All information, drawings, specifications and accompanying data shall bear the name and

signature of the person responsible for the design.

[A] 107.2.2 Fire protection system shop drawings. Shop drawings for the *fire protection system(s)* shall be submit- ted to indicate conformance to this code and the *construction documents* and shall be *approved* prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.

[A] 107.2.3 Means of egress. The *construction documents* shall show in sufficient detail the location, construction, size and character of all portions of the *means of egress* including the path of the *exit discharge* to the *public way* in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the *construction documents* shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

[A] 107.2.4 Exterior wall envelope. *Construction documents* for all buildings shall describe the *exterior wall envelope* in sufficient detail to determine compliance with this code. The *construction documents* shall provide details of the *exterior wall envelope* as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

The *construction documents* shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the *construction documents* maintain the weather resistance of the *exterior wall envelope*. The supporting documentation shall fully describe the *exterior wall* system that was tested, where applicable, as well as the test procedure used.

107.2.5 Exterior balcony and elevated walking surfaces. Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

[A] 107.2.6 Site plan. The *construction documents* submitted with the application for *permit* shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from *lot lines*, the established street grades and the proposed finished grades and, as applicable, *flood hazard areas*, *floodways*, and *design flood elevations*; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The *building official* is authorized to waive or modify the requirement for a site plan where the application for *permit* is for *alteration* or *repair* or where otherwise warranted.

[A] 107.2.6.1 Design flood elevations. Where *design flood elevations* are not specified, they shall be established in accordance with Section 1612.3.1.

107.2.6.2 For the purpose of inspection and record retention, site plans for a building may be maintained in the form of an electronic copy at the worksite. These plans must be open to inspection by the *building official* or a duly authorized representative, as required by the *Florida Building Code*.

[A] 107.2.7 Structural information. The *construction documents* shall provide the information specified in Section 1603.

[A] 107.3 Examination of documents. The *building official* shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

Exceptions:

1. Building plans approved pursuant to Section 553.77(5), *Florida Statutes*, and state-approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly and construction at the site are subject to local permitting and inspections. Photocopies of plans approved according to Rule 61-41.009, *Florida Administrative Code*, shall be sufficient for local *permit* application documents of record for the modular building portion of the permitted project.
2. Industrial construction on sites where design, construction and fire safety are supervised by

appropriately licensed design and inspection professionals and which contain adequate in-house fire departments and rescue squads is exempt, subject to approval by the *building official,* from review of plans and inspections, providing the appropriate licensed design and inspection professionals certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and fire-safety inspectors.

[A] 107.3.1 Approval of construction documents. When the *building official* issues a *permit*, the *construction documents* shall be *approved*, in writing or by stamp, as "Reviewed for Code Compliance." One set of *construction documents* so reviewed shall be retained by the *building official*. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the *building official* or a duly authorized representative.

[A] 107.3.2 Previous approvals. This code shall not require changes in the *construction documents*, construction or designated occupancy of a structure for which a lawful *permit* has been heretofore issued or otherwise law- fully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

[A] 107.3.3 Phased approval. The *building official* is authorized to issue a *permit* for the construction of foundations or any other part of a building or structure before the *construction documents* for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such *permit* for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a *permit* for the entire structure will be granted.

[A] 107.3.4 Design professional in responsible charge. Where it is required that documents be prepared by a *registered design professional*, the *building official* shall be authorized to require the *owner* or the owner's authorized agent to engage and designate on the building *permit* application a *registered design professional* who shall act as the *registered design professional in responsible charge*. If the circumstances require, the owner or the owner's authorized agent shall designate a substitute *registered design professional in responsible charge* who shall perform the duties required of the original *registered design professional in responsible charge*. The *building official* shall be notified in writing by the *owner* or owner's authorized agent if the *registered design professional in responsible charge* is changed or is unable to continue to perform the duties.

The *registered design professional in responsible charge* shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

107.3.4.1 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the *building official.*

Deferral of any submittal items shall have the prior approval of the *building official*. The *registered design professional in responsible charge* shall list the deferred submittals on the *construction documents* for review by the *building official*.

Documents for deferred submittal items shall be submitted to the *registered design professional in responsible charge* who shall review them and forward them to the *building official* with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been *approved* by the *building official*.

107.3.4.2 Certifications by contractors authorized under the provisions of Section 489.115(4)(b), *Florida Statutes*, shall be considered equivalent to sealed plans and specifications by a person licensed under Chapter 471, *Florida Statutes*, or Chapter 481, *Florida Statutes,* by local enforcement agencies for plans review for permitting purposes relating to compliance with the wind- resistance provisions of the code or alternate methodologies approved by the Florida Building Commission for one- and two-family dwellings. Local enforcement agencies may rely upon such certification by contractors that the plans and specifications submitted conform to the requirements of the code for wind resistance. Upon good cause shown, local government code enforcement agencies may accept or reject plans sealed by persons licensed under Chapters 471, 481

or 489, *Florida Statutes*.

107.3.5 Minimum plan review criteria for buildings. The examination of the documents by the *building official* shall include the following minimum criteria and documents: a floor plan; site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration and building envelope penetrations; flashing; and rough opening dimensions; and all exterior elevations:

Commercial Buildings:

Building:

1. Site requirements:
   Parking Fire access
   Vehicle loading
   Driving/turning radius
   Fire hydrant/water supply/post indicator valve (PIV)
   Set back/separation (assumed property lines)
   Location of specific tanks, water lines and sewer lines
   Flood hazard areas, flood zones, and design flood elevations
2. Occupancy group and special occupancy requirements shall be determined (with cross check with the energy code submittal).
3. Minimum type of construction shall be determined (see Table 503).
4. Fire-resistant construction requirements shall include the following components:
   Fire-resistant separations
   Fire-resistant protection for type of construction
   Protection of openings and penetrations of rated walls
   Fireblocking and *draftstopping* and calculated fire resistance
5. Fire suppression systems shall include:
   Early warning smoke evacuation systems
   Schematic fire sprinklers
   Standpipes
   Pre-engineered systems
   Riser diagram.
6. Life safety systems shall be determined and shall include the following requirements:
   Occupant load and egress capacities
   Early warning
   Smoke control
   Stair pressurization
   Systems schematic
7. Occupancy load/egress requirements shall include:
   Occupancy load
   Gross
   Net
   Means of egress
   Exit access
   Exit
   Exit discharge
   Stairs construction/geometry and protection
   Doors
   Emergency lighting and exit signs
   Specific occupancy requirements
   Construction requirements
   Horizontal exits/exit passageways
8. Structural requirements shall include:
   Soil conditions/analysis
   Termite protection
   Design loads
   Wind requirements
   Building envelope
   Impact resistant coverings or systems
   Structural calculations (if required)
   Foundation
   Flood requirements in accordance with Section 1612, including lowest floor elevations, enclosures, declaration of land restriction (non-conversion agreement) flood damage- resistant materials
   Wall systems
   Floor systems
   Roof systems
   Threshold inspection plan
   Stair systems
9. Materials shall be reviewed and shall at a minimum include the following:
   Wood
   Steel
   Aluminum
   Concrete
   Plastic
   Glass
   Masonry
   Gypsum board and plaster Insulating (mechanical)
   Roofing
   Insulation
   Building envelope portions of the Energy Code (including calculation and mandatory requirements)
10. Accessibility requirements shall include the following:
    Site requirements
    Accessible route
    Vertical accessibility
    Toilet and bathing facilities
    Drinking fountains
    Equipment
    Special occupancy requirements
    Fair housing requirements
11. Interior requirements shall include the following:
    Interior finishes (flame spread/smoke

development)
Light and ventilation (including corresponding portion of the energy code)
Sanitation

12. Special systems:
Elevators
Escalators
Lifts
13. Swimming pools:
Barrier requirements
Spas
Wading pools
14. Location and installation details. The specific location and installation details of each fire door, fire damper, ceiling damper and smoke damper shall be shown and properly identified on the building plans by the designer.

Electrical:

1. Electrical:
Wiring
Services
Feeders and branch circuits
Overcurrent protection
Grounding
Wiring methods and materials
GFCIs
Electrical portions of the Energy Code (including calculation and mandatory requirements)
2. Equipment
3. Special occupancies
4. Emergency systems
5. Communication systems
6. Low voltage
7. Load calculations
8. Design flood elevation

Plumbing:

1. Minimum plumbing facilities
2. Fixture requirements
3. Water supply piping
4. Sanitary drainage
5. Water heaters
6. Vents
7. Roof drainage
8. Back flow prevention
9. Irrigation
10. Location of water supply line
11. Grease traps
12. Environmental requirements
13. Plumbing riser
14. Design flood elevation
15. Water/plumbing portions of the Energy Code (including calculation and mandatory requirements)

Mechanical:

1. Mechanical portions of the Energy calculations
2. Exhaust systems: Clothes dryer exhaust
Kitchen equipment exhaust
Specialty exhaust systems
3. Equipment
4. Equipment location
5. Make-up air
6. Roof-mounted equipment
7. Duct systems
8. Ventilation
9. Combustion air
10. Chimneys, fireplaces and vents
11. Appliances
12. Boilers
13. Refrigeration
14. Bathroom ventilation
15. Laboratory
16. Design flood elevation

Gas:

1. Gas piping
2. Venting
3. Combustion air
4. Chimneys and vents
5. Appliances
6. Type of gas
7. Fireplaces
8. LP tank location
9. Riser diagram/shutoffs
10. Design flood elevation
11. Gas portions of the Energy Code (including calculation and mandatory requirements)

Demolition:

1. Asbestos removal

Residential (one- and two-family):

1. Site requirements:
Set back/separation (assumed property lines)
Location of septic tanks
Drainage plan prepared by a registered design professional.
2. Fire-resistant construction (if required)
3. Fire
4. Smoke detector locations
5. Egress:
Egress window size and location stairs construction requirements
6. Structural requirements shall include:
Wall section from foundation through roof, including assembly and materials connector tables wind requirements structural calculations (if required)
Termite protection
Design loads
Wind requirements

Building envelope
Foundation
Wall systems
Floor systems
Roof systems
Flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, declaration of land restriction (non-conversion agreement), equipment, and flood damage-resistant materials

7. Accessibility requirements:
   Show/identify accessible bath
8. Impact resistant coverings or systems
9. Residential Energy Code submittal (including calculation and mandatory requirements)

Manufactured buildings/housing:

1. Site requirements
   Setback/separation (assumed property lines)
   Location of septic tanks (if applicable)
2. Structural
   Wind zone
   Anchoring
   Blocking
3. Plumbing
   List potable water source and meter size (if applicable)
4. Mechanical
   Exhaust Systems
   Clothes dryer exhaust
   Kitchen equipment exhaust
5. Electrical exterior disconnect location

Exemptions: Plans examination by the *building official* shall not be required for the following work:

1. Replacing existing equipment such as mechanical units, water heaters, etc.
2. Reroofs
3. Minor electrical, plumbing and mechanical repairs
4. Annual maintenance *permits*
5. Prototype plans:
   Except for local site adaptions, siding, foundations and/or modifications.
   Except for structures that require waiver.
6. Manufactured buildings plan except for foundations and modifications of buildings on site and as listed above in manufactured buildings/housing.

[A] 107.4 Amended construction documents. Work shall be installed in accordance with the *approved construction documents*, and any changes made during construction that are not in compliance with the *approved construction documents* shall be resubmitted for approval as an amended set of *construction documents*.

[A] 107.5 Retention of construction documents. One set of *approved construction documents* shall be retained by the *building official* for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

107.6 Affidavits. The *building official* may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The *building official* may without any examination or inspection accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the *building official* copies of inspection reports as inspections are performed and upon completion of the structure, electrical, gas, mechanical or plumbing systems a certification that the structure, electrical, gas, mechanical or plumbing system has been erected in accordance with the requirements of the technical codes. Where the building official relies upon such affidavit, the architect or engineer shall assume full responsibility for compliance with all provisions of the technical codes and other pertinent laws or ordinances. The *building official* shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, *Florida Statutes*, and that any person con- ducting inspections is qualified as a building inspector under Part XII of Chapter 468, *Florida Statutes*.

107.6.1 Building *permits* issued on the basis of an affidavit. Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Parts 59 and 60), the authority granted to the *building official* to issue *permits*, to rely on inspections, and to accept plans and construction documents on the basis of affidavits and plans submitted pursuant to Sections 105.14 and 107.6, shall not extend to the flood load and flood-resistance construction requirements of the *Florida Building Code.*

SECTION 108
TEMPORARY STRUCTURES AND USES

[A] 108.1 General. The *building official* is authorized to issue a *permit* for temporary structures and temporary uses. Such *permits* shall be limited as to time of service, but shall not be permitted for more than 180 days. The *building official* is authorized to grant extensions for demonstrated cause.

[A] 108.2 Conformance. Temporary structures and uses shall comply with the requirements in Section 3103.

[A] 108.3 Temporary power. The *building official* is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.

[A] 108.4 Termination of approval. The *building official* is authorized to terminate such *permit* for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 109
FEES

[A] 109.1 Payment of fees. A *permit* shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a *permit* be released until the additional fee, if any, has been paid.

[A] 109.2 Schedule of *permit* fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or *alterations* requiring a *permit*, a fee for each *permit* shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

109.2.1 Types of Fees Enumerated. Fees may be charged for but not limited to the following:

- Permits;
- Plans examination;
- Certificates of competency (including fees for applications, examinations, renewal, late renewal, and reciprocity);
- Re-inspections;
- Administrative fees (including fees for investigative and legal costs incurred in the context of certain disciplinary cases heard by the board);
- Variance requests;
- Administrative appeals;
- Violations; and
- Other fees as established by local resolution or ordinance.

[A] 109.3 Building permit valuations. *Permit* valuation shall mean the total value of work or total contract price including all materials and labor, for which the permit is being issued, including, but not limited to, electrical, gas, mechanical and plumbing equipment, permanent systems and appurtenances, including, but not limited to, equipment for which services and systems are designed for; regardless of whether the labor or materials are donated or obtained at discounted rates, overhead and profit. The building official shall make the final determination if there is a dispute regarding the valuation. The building official shall determine valuation by using the total contract price submitted or the most recent building valuation data as compiled by the International Code Council (ICC), whichever is greater.

[A] 109.4 Work commencing before *permit* issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary *permits* or without prior approval from the *building official* as permitted in Section 105.2.2 or 105.12 shall be subject to a fee established by the *building official* that shall be in addition to the required *permit* fees or as provided by local ordinance. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required *permit(s)* must be applied for within three (3) business days and any unreasonable delay in obtaining those *permit(s)* shall result in the charge of a double fee. The payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a *permit.* The *building official* may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.

[A] 109.5 Related fees. The payment of the fee for the construction, *alteration*, removal or demolition for work done in connection to or concurrently with the work authorized by a building *permit* shall not relieve the applicant or holder of the *permit* from the payment of other fees that are prescribed by

law.

[A] 109.6 Refunds. The *building official* is authorized to establish a refund policy.

SECTION 110
INSPECTIONS

[A] 110.1 General. Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain exposed and provided with access for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the *owner* or the owner's authorized agent to cause the work to remain exposed and provided with access for inspection purposes. The *building official* shall be permitted to require a boundary line survey prepared by a Florida licensed professional surveyor and mapper whenever the boundary lines cannot be readily determined in the field. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

110.1.1 Manufacturers and fabricators. When deemed necessary by the *building official*, he/she shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.

110.1.2 Inspection service. The *building official* may make, or cause to be made, the inspections required by Section 110. He or she may accept reports of department inspectors, independent inspectors or of recognized inspection services, provided that after investigation he/she is satisfied as to their licensure, qualifications and reliability. A certificate required by any provision of this code shall not be based on such reports unless the same are recorded by the building code inspector or the architect or engineer performing building code inspections in a manner specified by the *building official*. The *building official* shall ensure that all persons making such inspections shall be certified in accordance to Chapter 468 Florida Statues.

[A] 110.2 Preliminary inspection. Before issuing a *permit*, the *building official* is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

[A] 110.3 Required inspections. The *building official* upon notification from the *permit* holder or his or her agent shall make the following inspections, or any other such inspection as deemed necessary and shall either release that portion of the construction or shall notify the *permit* holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The *building official* shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

Building

1. Foundation inspection. To be made after trenches are excavated, any required reinforcing steel is in place, forms erected and shall at a minimum include the following building components:
   - Stem-wall
   - Monolithic slab-on-grade
   - Piling/pile caps
   - Footers/grade beams

   1.1. Slab Inspection: Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

   1.2. A foundation/form board survey prepared and certified by a Florida licensed professional surveyor and mapper shall be submitted and approved by the authority having jurisdiction, prior to approval of the slab inspection. The survey shall certify placement of the building on the site, illustrate all surrounding setback dimensions and shall be available at the job site once approved.

   1.3. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification shall be submitted and approved by the authority having jurisdiction.
2. Framing inspection. To be made after the roof, all framing, fireblocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts

and vents are complete and the rough electrical, plumbing, heating wires, pipes and ducts are *approved* and shall at a minimum include the following building components:

- Window/door framing
- Window U-factor/SHGC (as indicated on approved energy calculations)
- Vertical cells/columns
- Lintel/tie beams
- Framing/trusses/bracing/connectors (including truss layout and engineered drawings)
- *Draftstopping/fireblocking*
- Curtain wall framing
- Energy insulation (Insulation R-factor as indicated on approved energy calculations)
- Accessibility
- Verify rough opening dimensions are within tolerances.
- Window/door buck attachment

2.1 Insulation Inspection: To be made after the framing inspection is approved and the insulation is in place, according to approved energy calculation submittal. Includes wall and ceiling insulation.

2.2 Lath and gypsum board inspection for fire-resistance rated or shear assemblies. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before ant plastering is applied or gypsum board joints and fasteners are taped and finished.

3. Sheathing inspection. To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:
   - Roof sheathing
   - Wall sheathing
   - Continuous air barrier
   - Exterior siding/cladding
   - Sheathing fasteners
   - Roof/wall dry-in

   NOTE: Sheathing fasteners installed and found to be missing the structural member (shiners) shall be removed and properly reinstalled prior to installation of the dry-in material.
4. Exterior wall coverings. Shall at a minimum include the following building components in progress inspections:
   - Exterior wall coverings and veneers
   - Soffit coverings
5. Roofing inspection. Shall at a minimum be made in at least two inspections and include the following building components:
   - Dry-in
   - Insulation
   - Roof coverings (including In Progress as necessary)
   - Insulation on roof deck (according to submitted energy calculation)
   - Flashing

   5.1 Re-roof sheathing inspection. An affidavit with a notarized signature of a state or locally licensed roofing contractor for the installation of additional sheathing fasteners as required by the Existing Building Code may be accepted at the discretion of the *building official.*
6. Final inspection. To be made after the building is completed and ready for occupancy.

   6.1. In flood hazard areas, as part of the final inspection, a final certification of the lowest floor elevation shall be submitted and approved by the authority having jurisdiction.
7. Swimming pool inspection. First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete.
   a. Steel reinforcement inspection
   b. Underground electric inspection
   c. Underground piping inspection including a pressure test.
   d. Underground electric inspection under deck area (including the equipotential bonding)
   b. Underground piping inspection under deck area
   c. Deck inspection: to be made prior to installation of the deck material (with forms, deck drains, and any reinforcement in place
   d. Safety Inspection; Made prior to filling the pool with the bonding connections made, the proper drain covers installed and the final barriers installed.
   e. Final pool piping
   f. Final Electrical inspection
   g. Final inspection to be made when the

swimming pool is complete and all required enclosure requirements are in place.
In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17 of this code.

8. Demolition inspections. First inspection to be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsanitary conditions shall exist during or after demolition operations.
Final inspection to be made after all demolition work is completed, all concrete/asphalt has been removed, accessory structures have been removed, and the entire property has been graded and sodded.
9. Manufactured building inspections. The building department shall inspect construction of foundations; connecting buildings to foundations; installation of parts identified on plans as site installed items, joining the modules, including utility cross- overs; utility connections from the building to utility lines on site; and any other work done on site which requires compliance with the *Florida Building Code*. Additional inspections may be required for public educational facilities (see Section 453.27.20 of this code).
10. Where impact-resistant coverings or impact-resistant systems are installed, the *building official* shall schedule adequate inspections of impact- resistant coverings or impact-resistant systems to determine the following:
The system indicated on the plans was installed.
The system is installed in accordance with the manufacturer's installation instructions and the product approval.

Electrical

1. Underground inspection. To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, *fireblocking* and bracing is in place and prior to the installation of wall or ceiling membranes.
3. Final inspection. To be made after the building is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy.
4. Existing Swimming Pools. To be made after all repairs or alterations are complete, all required electrical equipment, GFCI protection, and equipotential bonding are in place on said alterations or repairs.

Plumbing

1. Underground inspection. To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, *fireblocking* and bracing is in place and all soil, waste and vent piping is complete, and prior to this installation of wall or ceiling membranes.
Includes plumbing provisions of the energy code and approved energy calculation provisions.
3. Final inspection. To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.
Note: See Section 312 of the *Florida Building Code, Plumbing* for required tests.

Mechanical

1. Underground inspection. To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, *fireblocking* and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
Includes mechanical provisions of the energy code and approved energy calculation provisions.
3. Final inspection. To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

Gas

1. Rough piping inspection. To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.
Includes gas provisions of the energy code and approved energy calculation provisions.
2. Final piping inspection. To be made after all piping authorized by the *permit* has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
3. Final inspection. To be made on all new gas

work authorized by the *permit* and such portions of existing systems as may be affected by new work or any changes, to ensure compliance with all the requirements of this code and to assure that the installation and construction of the gas system is in accordance with reviewed plans.

Site Debris

1. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles during the course of the construction project and prior to receiving final inspection approval. Construction job sites must be kept clean and in a safe condition at all times.
2. All debris shall be kept in such a manner as to prevent it from being spread by any means.

[A] 110.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

[A] 110.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

[A] 110.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.4 and Section R322 of the Florida Building Code, Residential, shall be submitted to the *building official*.

[A] 110.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, *fireblocking* and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are *approved*.

[A] 110.3.5 Lath, gypsum board and gypsum panel product inspection. Lath, gypsum board and gypsum panel product inspections shall be made after lathing, gypsum board and gypsum panel products, interior and exterior, are in place, but before any plastering is applied or gypsum board and gypsum panel product joints and fasteners are taped and finished.

Exception: Gypsum board and gypsum panel products that are not part of a fire-resistance-rated assembly or a shear assembly.

110.3.6 Weather-exposed balcony and walking surface waterproofing. Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious-moisture-barrier system shall not be concealed until inspected and *approved*.

[A] 110.3.7 Fire and smoke-resistant penetrations. Protection of joints and penetrations in *fire-resistance- rated* assemblies, *smoke barriers* and smoke partitions shall not be concealed from view until inspected and *approved*.

[A] 110.3.8 Energy efficiency inspections. Inspections shall be made to determine compliance with *FBC, Energy Conservation* and confirm with the approved energy code submittal (by appropriate trade) and corresponding mandatory requirements and shall include, but not be limited to, inspections for: corresponding envelope insulation R- and U-values, fenestration U-value, and Solar Heat Gain Coefficient, duct system R-value, and HVAC, lighting, electrical and water-heating equipment efficiency.

[A] 110.3.9 Other inspections. In addition to the inspections specified in Sections 110.3 through 110.3.8, the *building official* is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

[A] 110.3.10 Special inspections. Reserved.

110.3.11 Final inspection. The final inspection shall be made after all work required by the building *permit* is completed.

110.3.11.1 Flood hazard documentation. If located in a *flood hazard area*, documentation of the elevation of the lowest floor as required in

Section 1612.5 and Section R322 of the Florida Building Code, Residential, shall be submitted to the *building official* prior to the final inspection.

110.3.11.2 Commercial Energy Code documentation. If required by energy code path submittal, confirmation that commissioning result requirements have been received by building owner.

110.3.11.3 Residential Energy Code documentation. If required by energy code path submittal (R405), confirmation that the duct test requirements shall be received by building official.

110.3.12 Termites. Building components and building surroundings required to be protected from termite dam- age in accordance with Section 1503.7, Section 2304.12.9 or Section 2304.12.4, specifically required to be inspected for termites in accordance with Section 2114, or required to have chemical soil treatment in accordance with Section 1816 shall not be covered or concealed until the release from the *building official* has been received.

110.3.13 Impact-resistant coverings or systems. Where impact-resistant coverings or systems are installed to meet requirements of this code, the *building official* shall schedule adequate inspections of impact-resistant coverings or systems to determine the following:

1. The system indicated on the plans was installed.
2. The system is installed in accordance with the manufacturer's installation instructions and the product approval.

[A] 110.4 Inspection agencies. The *building official* is authorized to accept reports of *approved* inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

[A] 110.5 Inspection requests. It shall be the duty of the holder of the building *permit* or their duly authorized agent to notify the *building official* when work is ready for inspection. It shall be the duty of the *permit* holder to provide access to and means for inspections of such work that are required by this code.

[A] 110.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *building official*. The *building official*, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the *permit* holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *building official*.

110.7 Shoring. For threshold buildings, shoring and associated formwork or falsework shall be designed and inspected by a Florida licensed professional engineer prior to any required mandatory inspections by the threshold building inspector.

110.8 Threshold building.

110.8.1 During new construction or during repair or restoration projects in which the structural system or structural loading of a building is being modified, the enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building *permit* for the construction of a threshold building. The purpose of the structural inspection plans is to provide specific inspection procedures and schedules so that the building can be adequately inspected for compliance with the permitted documents. The special inspector may not serve as a surrogate in carrying out the responsibilities of the *building official*, the architect, or the engineer of record. The contractor's contractual or statutory obligations are not relieved by any action of the special inspector.

110.8.2 The special inspector shall determine that a professional engineer who specializes in shoring design has inspected the shoring and reshoring for conformance with the shoring and reshoring plans submitted to the enforcing agency. A fee simple title owner of a building, which does not meet the minimum size, height, occupancy, occupancy classification, or number-of-stories criteria which would result in classification as a threshold building under s. 553.71(7), *Florida Statutes* may designate such building as a threshold building, subject to more than the minimum number of inspections required by the *Florida Building Code*.

110.8.3 The fee owner of a threshold building shall select and pay all costs of employing a special inspector, but the special inspector shall be responsible to the enforcement agency. The

inspector shall be a person certified, licensed or registered under Chapter 471, *Florida Statutes*, as an engineer or under Chapter 481, *Florida Statutes*, as an architect.

110.8.4 Each enforcement agency shall require that, on every threshold building:

110.8.4.1 The special inspector, upon completion of the building and prior to the issuance of a certificate of occupancy, file a signed and sealed statement with the enforcement agency in substantially the following form: "To the best of my knowledge and belief, the above described construction of all structural load-bearing components complies with the permitted documents, and the shoring and reshoring conforms to the shoring and reshoring plans submitted to the enforcement agency."

110.8.4.2 Any proposal to install an alternate structural product or system to which building codes apply be submitted to the enforcement agency for review for compliance with the codes and made part of the enforcement agency's recorded set of *permit* documents.

110.8.4.3 All shoring and reshoring procedures, plans and details be submitted to the enforcement agency for recordkeeping. Each shoring and reshoring installation shall be supervised, inspected and certified to be in compliance with the shoring documents by the contractor.

110.8.4.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as deter-mined by the local authority in accordance with this section and Chapter 633, *Florida Statutes.*

110.8.5 No enforcing agency may issue a building *permit* for construction of any threshold building except to a licensed general contractor, as defined in Section 489.105(3)(a), *Florida Statutes*, or to a licensed building contractor, as defined in Section 489.105(3)(b), *Florida Statutes*, within the scope of her or his license. The named contractor to whom the building *permit* is issued shall have the responsibility for supervision, direction, management and control of the construction activities on the project for which the building *permit* was issued.

110.8.6 The building department may allow a special inspector to conduct the minimum structural inspection of threshold buildings required by this code, Section 553.73, *Florida Statutes*, without duplicative inspection by the building department. The *building official* is responsible for ensuring that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, *Florida Statutes,* or certified as a special inspector under Chapter 471 or 481, *Florida Statutes*. Inspections of threshold buildings required by Section 553.79(5), *Florida Statutes*, are in addition to the minimum inspections required by this code.

SECTION 111
CERTIFICATE OF OCCUPANCY

[A] 111.1 Use and occupancy. A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exception: Certificates of occupancy are not required for work exempt from *permits* in accordance with Section 105.2.

[A] 111.2 Certificate issued. After the *building official* inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the department of building safety, the *building official* shall issue a certificate of occupancy that contains the following:

1. The building *permit* number.
2. The address of the structure.
3. The name and address of the *owner* or the owner's authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. For buildings and structures in flood hazard areas, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the records of the authority having jurisdiction

7. The name of the *building official*.
8. The edition of the code under which the *permit* was issued.
9. The use and occupancy, in accordance with the provisions of Chapter 3.
10. The type of construction as defined in Chapter 6.
11. The design *occupant load*.
12. If an *automatic sprinkler system* is provided, whether the sprinkler system is required.
13. Any special stipulations and conditions of the building *permit*.

[A] 111.3 Temporary occupancy. The *building official* is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the *permit*, provided that such portion or portions shall be occupied safely. The *building official* shall set a time period during which the temporary certificate of occupancy is valid.

[A] 111.4 Revocation. The *building official* is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

111.5 Certificate of completion. A certificate of completion is proof that a structure or system is complete and for certain types of *permits* is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.

SECTION 112
SERVICE UTILITIES

[A] 112.1 Connection of service utilities. A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a *permit* is required, until released by the *building official*.

[A] 112.2 Temporary connection. The *building official* shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel or power.

[A] 112.3 Authority to disconnect service utilities. The *building official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The *building official* shall notify the serving utility, and wherever possible the *owner* and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the *owner* or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 113
BOARD OF APPEALS

113.1 General. Appeals relating to the Florida Building Code must be appealed to the Florida Building Commission.

SECTION 114
VIOLATIONS

114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

114.2 Notice of violation. The *building official* is authorized to serve a notice of violation or order on the person responsible for the erection, construction, *alteration*, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a *permit* or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation. If the notice of violation is not complied with promptly, the *building official* is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a *permit* or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

SECTION 115
STOP WORK ORDER

[A] 115.1 Authority. Where the *building official* finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the *building official* is authorized to issue a stop work order**.**

[A] 115.2 Issuance. The stop work order shall be in writing and shall be given to the *owner* of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume.

[A] 115.3 Issuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 116
UNSAFE STRUCTURES AND EQUIPMENT

[A] 116.1 General. The provisions of the *Fort Pierce Property Maintenance Code* shall apply to structures and equipment that have been deemed unsafe by the *building official.*

SECTION 117
VARIANCES IN FLOOD HAZARD AREAS

117.1 Flood hazard areas. Pursuant to Section 553.73(5), *Florida Statutes*, the variance procedures adopted in the local flood plain management ordinance shall apply to requests submitted to the *building official* for variances to the provisions of Section 1612.4 of the *Florida Building Code, Building* or, as applicable, the provisions of Section R322 of the *Florida Building Code, Residential*. This section shall not apply to Section 3109 of the *Florida Building Code, Building*.

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City Commission Regular Meeting - 6:00 pm **13. a.**

Meeting Date: 04/05/2021

Re: 515 N 14th Street - Hearing Resolution 21-R17

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

SUBJECT:

Resolution No. 21-R17 determining that the structure located at 515 N 14th Street is unsafe, has been condemned in accordance with the International Property Maintenance Code as adopted by the City Commission and should be demolished. A hearing to determine this matter is scheduled before the City Commission on May 5, 2021.

SUMMARY:

In accordance with the City Code of Ordinances, a hearing shall be scheduled to allow the owners, agents, or any person, firm or corporation having a lien on, or interest in, the building / structure to show cause, if any, why a building / structure should not be condemned and its removal or destruction required.

This Resolution is to set the hearing date only and instruct the City Clerk to notify all interested parties of their right to be heard. No testimony or evidence will be presented at this time.

RECOMMENDATION:

Approve the Resolution to establish the hearing of this matter on May 5, 2021.

ALTERNATIVES:

Select an alternative date.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Building Department
City Attorney's Office

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Resolution No. 21-R17
Google Earth Photo

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/23/2021 10:51 AM

Form Started By: Peggy Arraiz
Started On: 03/11/2021 02:11 PM
Final Approval Date: 03/23/2021

RESOLUTION NO. 21-R17

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT **515 N 14TH STREET** IN FORT PIERCE, FLORIDA, 34950 IS UNSAFE AND A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT ALL PARTIES OF INTEREST MUST SHOW CAUSE WHY THE STRUCTURE SHOULD NOT BE **DEMOLISHED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF FORT PIERCE**; AND NOTIFYING ALL PARTIES OF POTENTIAL ACTION BY THE CITY OF FORT PIERCE FOR FAILURE TO ACT; AND THAT A **PUBLIC HEARING BE HELD AT THE REGULARLY SCHEDULED CITY COMMISSION MEETING ON APRIL 5, 2021 AT 6:00 PM,** IN THE CITY COMMISSION CHAMBERS LOCATED AT 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA; AND PROVIDING FOR NOTICE TO ALL PARTIES.

WHEREAS, the building or structure located at 515 N 14th Street, Fort Pierce, Florida, 34950 has been declared unsafe in accordance with Section 112 of the International Property Maintenance Code as adopted by the City Commission in January 2017; and

WHEREAS, Section 112 of the International Property Maintenance Code requires that when a structure is found by the Code Official to be unsafe, such structure shall be condemned; and

WHEREAS, the City Commission determines that unsafe buildings or structures are declared a nuisance and constitute a menace to the business, health and safety of the community; and

WHEREAS, there shall be a public hearing before the City Commission whereby any and all interested parties may appear and show cause as to why said building or structure should not be condemned and its removal or destruction required;

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida;

SECTION 1. That the City Commission determines that the building or structure located on the said lot, tract, or parcel of land within the City of Fort Pierce, St. Lucie County, Florida, described as follows:

515 N 14TH STREET

GOLDSMITH`S S/D BLK 1 LOT 7 AND E 7.5 FT OF VAC ALLEY ADJ ON W

Parcel ID: 2409-503-0008-000/1

is unsafe and a nuisance that constitutes a menace to the business, health and safety of the community.

SECTION 2. The owners, agents, or any person, firm or corporation having a lien on, or interest in, said building or structure, which lien or interest is a matter of record in the public records of St. Lucie County, Florida, show cause, if any, before the City Commission of the City of Fort Pierce, Florida why said building or structure, which was condemned by the Code Official in accordance with Section 108 of the International Property Maintenance Code, should not be removed or demolished.

EUGENE BROWN JR
2602 ESSEX DRIVE
FT PIERCE, FL, 34946

CINDA MAE WITTMAN
2089 EVANS PRAIRIE TRAIL
THE VILLAGES, FL, 32163

SECTION 3. Should the interested parties fail to show cause as to why the City Commission should not order the demolition or removal of the building or structure and fail to comply with any order of the City Commission requiring such removal or destruction, the City of Fort Pierce shall provide for its removal or destruction, the cost of which shall constitute a lien up on said property.

SECTION 4. This matter will be heard at the regularly scheduled meeting of the City Commission of the City of Fort Pierce on May 3, 2021 at 6:00 PM in the City Commission Chambers located at 100 North US Highway 1, Fort Pierce, Florida.

SECTION 5. The hereinbefore named persons, firms, or corporations, shall be provided notice of the scheduled hearing by mailing a certified copy of this resolution by registered or certified mail at least ten (10) days prior to the date of said hearing by the City Clerk for the City of Fort Pierce, Florida.

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

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

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

_____
Peter J. Sweeney, Esq.
City Attorney

Legend
515 N 14th St
Google Earth
© 2021 Google
6.61 ft

City Commission Regular Meeting - 6:00 pm **13. b.**

Meeting Date: 04/05/2021

Re: STAB Appointments

SUBJECT:

Resolution 21-R19 appointing members to the Sunrise Theatre Advisory Board.

SUMMARY:

Currently, we have the following opening/vacancies:

3 seats for neighboring counties
1 SLC/PSL seat
4 Fort Pierce seats - one of which is a partial term vacated by Carlos Diaz

Existing members whose terms are not expired are as follows:

Tom Perona, Commissioner
Luke Croghan, City
Robert Bluestone, SLC
Stanley Silver, SLC
John Earnhardt, SLC Schools
Rebecca Shearer, IRSC

RECOMMENDATION:

Consider applications submitted for open seats.

ALTERNATIVES:

Continue to seek applications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

n/a

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

Organizing Resolution

21-R19
Bey (FP)
Ching (FP)
DeVivo (FP)
Haines (FP)
George (FP - Current)
Taylor (FP)
Theuns (FP)
Wolpert (FP)
Adams (SLC)
Darcy (SLC)
Elan (PSL)
Ferreira (SLC)
Lella (PSL - Current)
Dee Meely (SLC)
Neufeld (SLC)
Osking (IRC)
Matteson (PBC)

Form Review

Form Started By: Linda Cox
Started On: 02/02/2021 09:52 AM
Final Approval Date: 03/24/2021

RESOLUTION NO. 16-R32

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, REVISING THE SUNRISE THEATRE ADVISORY BOARD PURPOSE, COMPOSITION, DUTIES, TERMS, ATTENDANCE, ELECTION OF OFFICERS, ORIENTATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce, Florida adopted Resolution 07-08 establishing the Sunrise Theatre Advisory Board; and

WHEREAS, the City of Fort Pierce, Florida adopted Resolution 09-60 which included the Chair of the Sunrise Theatre Foundation as an ex-officio member of the Sunrise Theatre Advisory Board; and

WHEREAS, the Sunrise Theatre plays a significant role in the continued development and redevelopment of the City of Fort Pierce; and

WHEREAS, the City Commission desires and values the input and advice of the public in the programming and operations of the Sunrise Theatre.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida adopts the following revisions to the Sunrise Theatre Advisory Board:

Section 1. Advisory Board created; Purposes of the Board.

There is hereby created an Advisory Board to be known as the Sunrise Advisory Board. The purposes of the Advisory Board include, but are not limited to, the following:

1. To act as a liaison between the community and the Sunrise Theatre including Theatre staff;
2. To recognize the Sunrise Theatre Foundation as an independent 501c3 Board whose purpose shall be to assist with the Sunrise Theatre's ongoing operations with regard to programming and fiscal support at the will and direction of the Foundation;
3. To Liaison and cooperate with the Sunrise Theatre Foundation, with the Sunrise Theatre Executive Director serving as an ex-officio member of that Board.
4. To act as ambassadors for the Sunrise Theatre to patrons and the community at large in support of activities of the Sunrise Theatre;
5. to provide guidance and advice so that the Sunrise Theatre's activities address the needs and desires of the community as a whole; and
6. To actively experience the programs and performances of the Sunrise Theatre.

Section 2. Composition of the Board.

1. The Sunrise Theatre Advisory Board shall consist of 14 members who shall be appointed by the City Commission. Appointments to the Advisory Board should represent the highest degree of relevant experience and demographic, geographic and ethnic representation within the Theatre's recognized market area.

2. The City Commission shall appoint one (1) of its members to serve on the Advisory Board.

3. Five (5) Advisory Board appointees shall be residents of the City of Fort Pierce.

4. Three (3) Advisory Board appointees shall be resident of unincorporated St. Lucie County and/or the City of Port St. Lucie.

5. Three (3) Advisory Board appointees shall be residents of neighboring Counties showing strong patronage of Sunrise Theatre events and activities.

6. The Advisory Board shall include one (1) appointment representing Indian River State College.

7. One (1) appointment representing the St. Lucie County School District.

8. At no time shall the Advisory Board include more than one City of Fort Pierce employee or official or more than one St. Lucie County employee or official or more than one City of Port St. Lucie employee or official.

9. All appointees shall have the right to vote on any motion of the Advisory Board following Roberts Rules of Order.

10. The Executive Director of the Sunrise Theatre shall serve as an ex-officio member of the Advisory Board except that the Executive Director shall not be entitled to vote on any of the Advisory Board's affairs or activities.

11. The Chair of the Sunrise Theatre Foundation, Inc. shall serve as an ex-officio member of the Advisory Board, except that the Foundation Chair shall not be entitled to vote on any of the Advisory Board's affairs or activities.

Section 3. Staff Assistance.

The Executive Director and staff of the Sunrise Theatre shall provide staff assistance to the Advisory Board. Other City Staff may provide the Advisory Board with such information or assistance within the purview of their respective offices.

Section 4. Selection and Appointment of the Sunrise Theatre Executive Director.

The Sunrise Theatre Advisory Board shall be represented on any Executive Director search committee and shall make a recommendation to the City Manager on selection and appointment of the Executive Director. The City Manager shall make all such appointments as are necessary, in accord with the City Charter, giving due weight to the recommendation of the Advisory Board.

Section 5. Duties; Annual Report.

The duties of the Sunrise Theatre Advisory Board are as follows:

1. To participate in maintaining a vision for the long term strategic planning regarding the Sunrise Theatre including operations and capital needs;
2. The City of Fort Pierce, the Sunrise Theatre and its Advisory Board seek to preserve the heritage of the Sunrise Theatre and thereby provide St. Lucie County and the balance of the Treasure Coast with a wide variety of quality performing arts in an exceptional venue. The Theatre serves to inspire the community to enhance its involvement in the arts as well as the heritage of Fort Pierce, and to stimulate active involvement in the revitalization of downtown Fort Pierce.
3. To help promote the mission of the Sunrise Theatre;
4. To conduct an Annual Meeting to review the function and purpose of the Sunrise Theatre Advisory Board;
5. To submit recommendations to the Executive Director on critical issues regarding the Sunrise Theatre;
6. To receive reports of the Executive Director of the Sunrise Theatre regarding the operations of the Theatre and to advise on an as-needed basis;
7. To advise on planning for future capital needs for the Sunrise Theatre;
8. To create Sub-Committees such as, but not limited to financial oversight, capital needs assessment, community outreach, facilities maintenance and strategic planning to perform the duties or purposes of the Sunrise Theatre Advisory Board; and
9. To provide a written Annual Report to the City Commission by September 30 each year discussing:
   a) Whether the Advisory Board is serving the purpose for which it was created;
   b) Highlights of the Advisory Board's accomplishments;
   c) Whether the Resolution which created the Advisory Board is in need of amendment to better enable the Advisory Board to serve the purposes for which it was created;
   d) The attendance records of Advisory Board members.

Section 6. Vacancies on the Advisory Board shall be filled by the City Commission in its normal manner of filling vacancies on advisory boards. The City Commission, at its sole discretion, may require written applications for appointment to the Advisory Board.

Section 7. Terms of Appointment.

Advisory Board members shall be appointed for a three-year term except that the City Commission shall establish staggered 1, 2 or 3 year terms when making initial appointments of the board. Appointments to fill vacancies due to resignation or other unexpected event shall be limited to the unexpired term of such vacancy. No board member may serve more than three (3) consecutive three (3) year terms except upon the affirmative vote of a majority of the members of the Advisory Board.

Section 8. Election of Officers.

The Advisory Board shall elect from within the officers who shall serve for a one year period to include Chairman, Vice Chairman and Secretary. The Chairman shall be responsible for monitoring activities of the Advisory Board and shall report on activities of the Board to the City Commission.

Section 9. Attendance.

An Advisory Board member shall be automatically removed from service at such time as the member's absences exceed twenty five (25) percent of all scheduled Advisory Board meetings, in a given year unless the Executive Director waives an absence by finding that unusual circumstances exist which warrant a waiver. Sunrise Theatre staff

shall monitor attendance of Advisory Board members and shall notify the City Clerk when a member's absences, less those waived, exceed twenty-five (25) percent of scheduled meetings held. At that time, the City Clerk shall give notice to the Advisory Board member that automatic removal will occur at such time as absences exceed fifty (50) percent of all scheduled meetings in a given year.

Section 10. Orientation of Board Members.

When a prospect accepts the initial appointment to the Advisory Board, the new member shall attend an orientation session given by the Executive Director.

Section 11. Regular Meetings of the Advisory Board; Special Meetings.

1) The Advisory Board shall establish a regular meeting time and place for bi-monthly meetings.
2) Special meetings of the Advisory Board may be called by the Chairman.

Section 12. A majority of the Advisory Board members shall constitute a quorum. Roberts Rules of Order shall govern parliamentary procedures of the Advisory Board

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 5th day of July, 2016.

Linda Hudson
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

Linda W. Cox
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

JAMES M. MESSER, CITY ATTORNEY

RESOLUTION NO. 21-R19

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT AND REAPPOINTMENT OF MEMBERS TO THE SUNRISE THEATRE ADVISORY BOARD;** PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and is hereby appointed by the City Commission to serve as a member of the Sunrise Theatre Advisory Board; said term to commence on April 5, 2021 and expire as indicated below, or when a successor has been duly appointed.

NAME	**REPRESENTING**	**TERM EXPIRES**
_____	City of Fort Pierce	April 3, 2024
_____	City of Fort Pierce	April 3, 2024
_____	City of Fort Pierce	April 3, 2024
_____	City of Fort Pierce (Diaz Term)	May 19, 2022
_____	St. Lucie County/PSL	April 3, 2024
Ian E. Osking	Neighboring County	April 3, 2024

BE IT FURTHER RESOLVED that this Resolution shall become effective on April 5, 2021.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 5th day of April, 2021.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PETER J. SWEENEY, CITY ATTORNEY

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

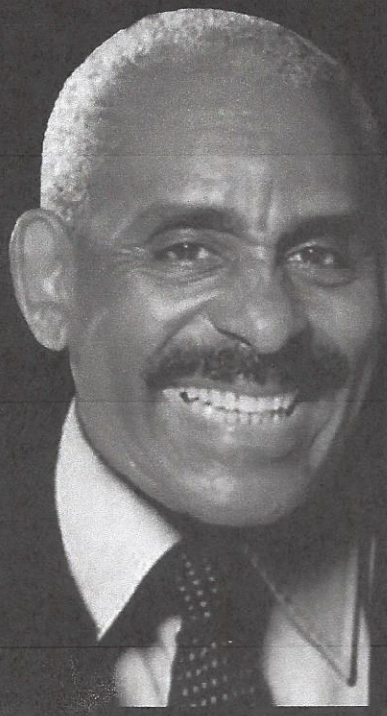
APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Theatre Board

Name: Darryl T. Bey	Phone: (772) 979-6176
Home Address: City/Zip Code: 1005 Kentucky Ave, Fort Pierce, Fl. 34950	How long at this address? 21 Years
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: Impresario	
Do you own a business that operates within the City of Fort Pierce? ■ Yes ☐ No If yes, list the address and nature of said business: BlueBird Productions, Inc. 809 Delaware Avenue, Fort Pierce, Fl. 34950	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No If yes, state the business and location: BlueBird Productions, Inc. 809 Delaware Avenue FP. FL. 34950	
Do you have special training or knowledge in the area of: Architecture: ■ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ■ Yes ☐ No Contracting: ■ Yes ☐ No Land Development: ■ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume):	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ■ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Linda Hudson Applicant Email Address: darrylbey@bellsouth.net	
Date: 10/09/2020	Applicant's Signature: Darryl Thomas Bey

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@cityoffortpierce.com

Darryl T. Bey

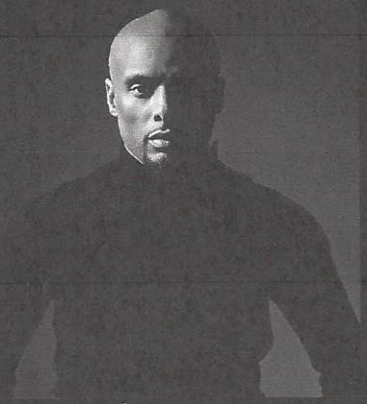


Darryl T. Bey

35 Years Managing & Promoting

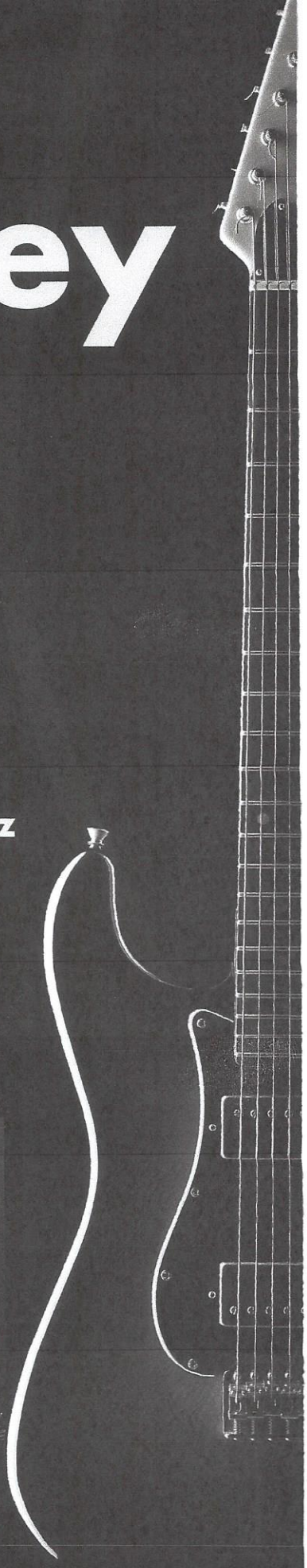
Rhythm & Blues and Jazz

Nicole Henry

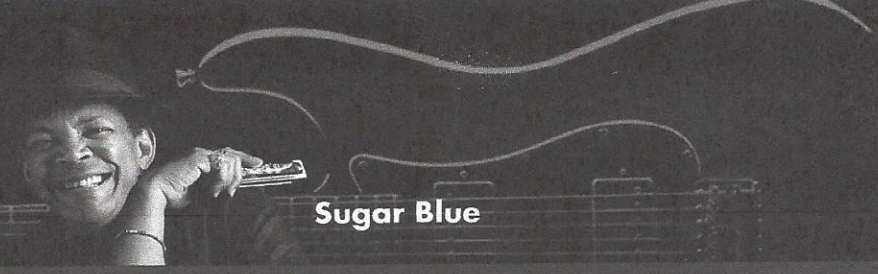


Kenny Latimore

Danielle Nicole



Lauren Mitchell



Sugar Blue

A Lifetime Dedicated to Rhythm & Blues, Jazz & Rock n Roll

Impresario
Consultant
Producer

Darryl T. Bey

As the founder/co-founder and leader of several musical societies, as an active participant in numerous nonprofit civic organizations, as a professional impresario and as an independent businessman, I have acquired decades of successful experience in management, marketing and development. These skills and experience include:

- Development and execution of numerous marketing, advertising and public relations campaigns in support of performing arts programs and events
- Representative and negotiator with artists' agents, publicists and managers to book and promote performances
- Identifying primary and secondary audiences for events and programs and developing cost-effective targeted marketing campaigns to reach them using the appropriate tools and methods, such as direct mail, email blasts, telemarketing, news releases and media advertising
- Making presentations to municipal governmental bodies, civic organizations, clubs, news conferences and other public forums
- Print interviews and appearances on broadcast media to discuss and promote programs and events
- Development, scheduling and distribution of news releases, public service announcements and artist interviews
- Recruitment and leadership of volunteer assistance in promoting programs and staging events
- Building cooperation and coordination among various performing arts and educational organizations
- Developing policies and responding to inquiries regarding performances, promotions and related issues
- Annual planning of performing arts societies' programs, promotions and activities
- Management of Successful Arts and Cultural Arts Organizations

EMPLOYMENT HISTORY

BlueBird Productions, Inc.
January 1997 – Present
809 Delaware Avenue • Fort Pierce, FL
President and Artistic Director

Fort Pierce Jazz & Blues Society
September 1996 – April 2007
110 North Depot Drive • Fort Pierce, FL
President, Artistic Director & Executive Director

EDUCATION

Cleveland Institute of Music

Max S. Hayes Vocational Trade School
Cleveland, OH

Cuyahoga Community College • Cleveland, OH
Music major

University of Maryland • College Park, MD

Professional Organizations
Association of Performing Arts Professionals
Florida Professional Presenters Consortium

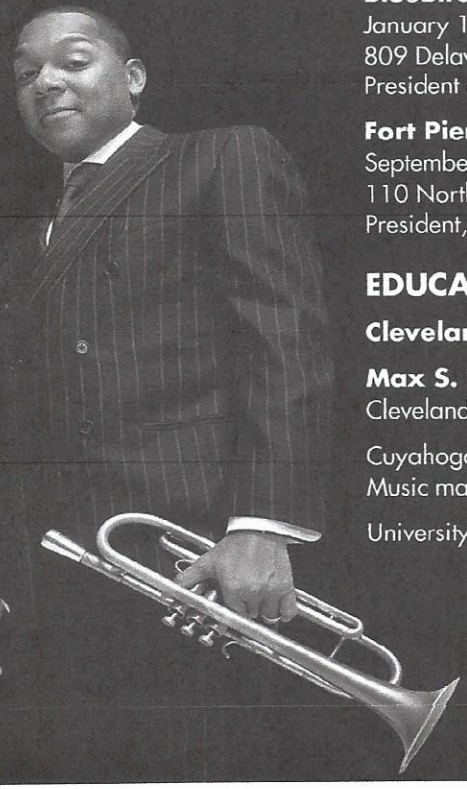
Additional Educational Activities
Alabama School of Real Estate • Birmingham, AL
Real Estate License Program

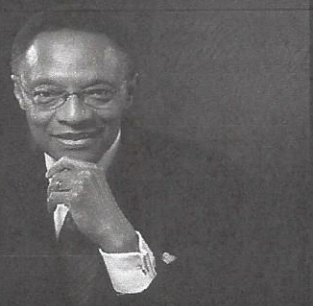
Indian River State College • Fort Pierce, FL
Computer and English refresher courses

Leadership St. Lucie, Class 19, 2003
Sponsored by St. Lucie Chamber of Commerce

Hobbies
Gardening, Photography, Record Collecting, Antique Car Restoration

Wynton Marsalis





Ramsey Lewis

Vanessa Collier

Selwyn Birchwood

Leadership and Management of Professional Events Throughout the United States

Testimonials

JOHN WILKES

Sunrise Theatre, Kravis Center, Van Wezel Performing Arts Center

It is with much enthusiasm that I write this letter of reference for Darryl Bey/BlueBird Productions in support of his work with the Historic Sunset Lounge. I have known Darryl professionally and personally for approximately fifteen years. In those fifteen years, I have watched him interact with colleagues, observed his fine management skills, as a presenter in the 1200 seat Theatre as well the intimate Black Box Theatre. Mr. Bey was also a member of the Board of Trustees of the Sunrise Theatre, Inc.

I have watched Darryl grow from being a presenter to a well rounded professional manager. He has volunteered and undertook various projects and duties of concern to the theatre, thus becoming a very active and valued member of the community at large. As an executive director, I had the pleasure of working with Darryl on a diverse variety of programs of which I found to be artistically successful and spoke to the desires of the regional entertainment market. Mr. Bey is an excellent collaborator and is open to new ideas, is an excellent and active listener; consequently, his presentations were highly successful on many levels.

In conclusion, I strongly feel that Darryl Bey has much to offer and is well equipped to manage the venue and creatively program the Historic Sunset Lounge.

TAMMY AUPPERLE

National Center for Arts & Technology

I am pleased to recommend Darryl Bey. I first had the pleasure to work with Darryl when we had a staffing change in our office and I took over a replication project in West Palm Beach, Florida.

As Director of Global Strategy for NCAT, I learned that Darryl Bey had agreed to serve as an interim board chair to guide the West Palm Beach Center for Arts & Technology (WPB-CAT). As any start-up and often non-profit start ups go, there are many bumps along the way. Darryl navigated getting the CRA funding and bond approved, inspite other detours along the way.

Mr. Bey positively progressed WPB-CAT and helped the board apply for its 501(c)(3) filing with the Internal Revenue Service (obtaining it in record time) and represented the organization at NCAT's annual conference in Akko, Israel. He was also invited to represent WPB-CAT as the A-CAT Director, in Akko, Israel, delivered a historic keynote address at AIPAC, (American Israeli Political Action Committee), in Washington, D.C. in March 2020.

Darryl Bey had not originally planned to chair WPB-CAT. However, he helped to create an organization that was on a positive trajectory when he handed it over to new board chair, former West Palm Beach Mayor, Jeri Muoio. At Dr. Muoio's first board meeting, Mr. Bey indicated his interest in staying involved, but he did not want to be in the way. The board unanimously elected Darryl Bey as the first ex-officio board member.

I know that Darryl is now chairing the Sunset Lounge, which will prove to be a great success. I look forward to WPB-CAT partnering with Darryl and the Sunset Lounge in the future. Darryl is a consummate professional. He approaches every project in a very thoughtful and thorough way. He also has complete integrity and people can trust him. Any organization would be very lucky to have Darryl Bey.

JOHN LOESSER

Lyric Theatre

It is my pleasure to be able to comment to you on Darryl Bey of BlueBird Productions. I have known Darryl for over 20 years and got the opportunity to get to know Darryl in my role as Executive Director of the Lyric Theatre, in Stuart Florida. Darryl is an innovative leader in programming and music educational arts with more than 30 years of experience driving and supporting the strategic artistic needs of diverse concert and educational organizations. Darryl has brought together the best musical (jazz) talent from around the country to South Florida and other parts of the country.

Darryl has worked with several top-tier jazz artists over the years this list includes such well-known names as Wynton Marsalis, The Duke Ellington Orchestra, David Sanborn, Nat Adderley Jr. Ramsey Lewis and TS Monk.

Darryl is an excellent program director, and while he is indeed a fine impresario, he also possesses more rare qualities like a passion for music, a sense of humor, integrity, and drive that will guarantee his success in his future ventures.

To conclude, I would like to restate my very highest recommendation for Darryl.

JON WARD

Community Redevelopment Agency, Florida City, FL

It's been my pleasure to know and work with Mr. Darryl T. Bey for almost 30 years.

I know Darryl as a respected businessman. I know Darryl as a creative entrepreneur. I have watched his management of Bluebird Productions, a premier regional jazz and blues producer, carve a niche in South Florida, presenting a wide variety of known and emerging talent, including significant artists such as Wynton Marsallis. He has worked responsibly across a challenging landscape of venues, from a multi-year contract with the 1200-seat Sunrise Theatre in Fort Pierce, FL, to packing the house at West Palm Beach's Sunset Lounge. His management of talent, contract negotiations and related issues allows owners to literally, "set it and forget it." If Darryl is in charge of an event, it starts on time, talent is managed appropriately, the financial end is handled according to the contract and there is always a minimum of drama. His focus on education is key. His Foundation secures instruments for schools and, whenever possible, Darryl's performance contracts include appearances by professional musicians in local schools, a program that has garnered him much respect in educational circles.

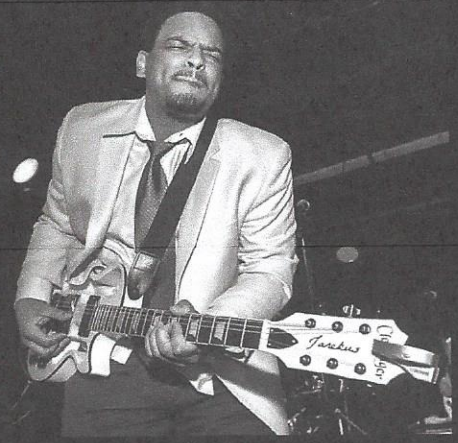
I know Darryl as a community leader. He's served several terms on the Board of Directors of Fort Pierce Utilities, including stints as Chairman of the Board. He was elected Chairman of the Board of the National Center for Arts and Technology, a program developing vocational training programs in West Palm Beach.

Finally, I know Darryl as a trusted Operations Manager as the Sunset Lounge project has taken shape for over four years. He was hired to initially present programming to keep the Sunset "top of mind" with the local community, as plans were developed. He has worked tirelessly with the design professionals to guide the feel of the Sunset and spent days interviewing food and beverage specialists, to assist in the planning of those components of the operation. I've personally been with him to various venues to check out what seems to work, like "Gospel Brunch" in Sarasota and "Collard Green Festivals" in Cleveland and St. Petersburg.

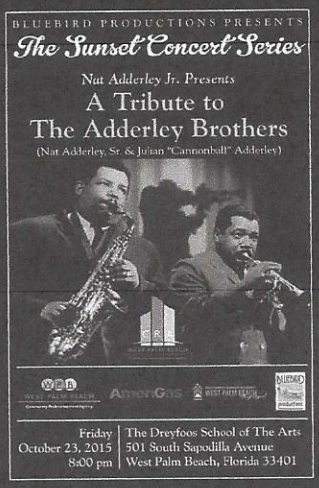
I find Darryl T. Bey to be an honest and trustworthy partner, especially in situations that require one to exercise independent judgment. At the end of the day, aside from his demonstrable management and creative talents, the thing that strikes me about Darryl is that I trust him. I know that he is dependable, focused and has a curious mind that keeps him targeted on creatively solving operational challenges that are impossible to completely anticipate. In those situations, one needs to depend on a strong broken-field runner and, in my opinion, Darryl Bey is that person.

Please accept the remarks as my recommendation of Darryl Bey.

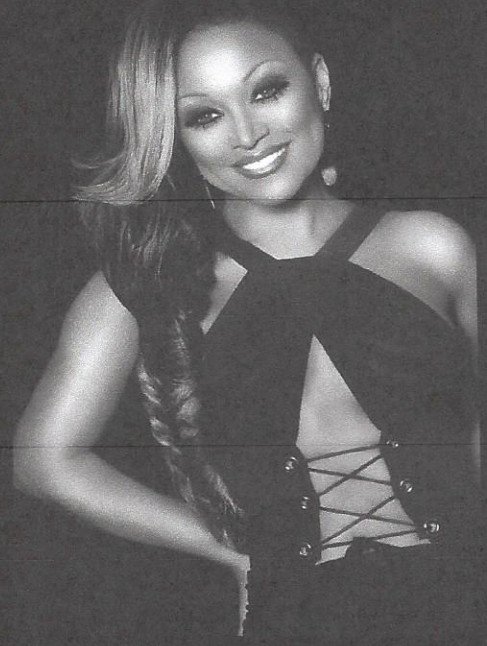
David Sanborn



Jarekus Singleton



Adderley Brothers



Chanté Moore

Robert Navarro & His Latin Jazz Ensemble

Darryl T. Bey

809 Delaware Avenue
Fort Pierce, Florida 34950
(O) 772.460.6493
(C) 772.979.6176
bluebirdproductions.org
darrylbey@bellsouth.net

A lifetime of experience and achievement
in supporting and promoting the performing arts

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory Board

Name: Jessica Ching	Phone: 206-616-0414
Home Address: 36 Harbour Isle Dr. W., #203, Fort Pierce, FL 34949 City/Zip Code:	How long at this address? 11 years
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: Business Management Consultant	
Do you own a business that operates within the City of Fort Pierce? ■ Yes ☐ No If yes, list the address and nature of said business: PennellChing, LLC,111 N Orange Ave, 2nd Fl, Orlando, FL 32801. My business is a fundraising consulting business for non-profits. In addition to other clients, we work with a Broadway level theater company and do a broad range of event production.	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No If yes, state the business and location: See above	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ■ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☐ Yes ☑ No Contracting: ☑ Yes ☐ No Land Development: ☐ Yes ■ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): BA from Grace University in Omaha, NE / Associates from The Art Institute of Seattle / 18 Years experience in event production and business management	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ■ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address: jessica@pennellching.com
Date: 10-21-2020	Applicant's Signature Jessica Ching

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
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(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory Board

Name: Dennis J. DeVivo	Phone: 631-831-8192
Home Address: 1709 Bayshore Drive, Fort Pierce, FL 34949 City/Zip Code:	How long at this address? 5 years
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: Insurance Professional	
Do you own a business that operates within the City of Fort Pierce? ■ Yes ☐ No If yes, list the address and nature of said business: Insurance, both commercial & personal lines, from the address listed above.	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ■ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ■ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ■ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): As an insurance agent for the past 45 years, I have had special training in all area of home building and land development especially flood insurance. For this position, I am a musician too and have booked bands and talent in the past for various venues.	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ■ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Linda Hudson	Applicant Email Address: dennis@devivoassociates.com
Date: 10/7/2020	Applicant's Signature Dennis J. DeVivo Dennis J. DeVivo (Oct 7, 2020 14:15 EDT)

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(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory Board

Name: Steven Ernest Haines, PE, LEED AP	Phone: 772.370.7865
Home Address: 725 S Indian River Dr., Fort Pierce, FL 34950 City/Zip Code:	How long at this address? 1.5 Years

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: Civil Engineer

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No

If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce? ■ Yes ☐ No

If yes, in what capacity?

As a Sr. Project Engineer performing Professional Engineer Services on transportation projects.

Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No

If yes, state the business and location:

Johnson, Mirmiran & Thompson, Inc. (JMT)
3631 Oleander Ave., Suite 108
Fort Pierce, FL 34982

Do you have special training or knowledge in the area of:

Architecture: ☐ Yes ☐ No Engineering: ■ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No

Contracting: ☐ Yes ☐ No Land Development: ■ Yes ☐ No Other:

Describe your education, background, training and knowledge – (feel free to attach a resume):

University of Florida (2000-2006): B.S Mechanical Engineer, B.S. Aerospace Engineering, M.S. Civil Engineering - Construction Management; Culpepper & Terpening, Fort Pierce, Project Engineer (2006-2011); Florida Department of Transportation, Fort Pierce, Area Engineer (2011-2013); Johnson, Mirmiran & Thompson, Inc., Fort Pierce, Vice President/Sr. Project Engineer (2013-Present). Various Civil Engineering Certifications and Trainings, including Florida Engineering Leadership Institute (FELI) Class of 2019; Certified Public Manager Training (FDOT); Project Manager Training (JMT), etc.

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No

If yes, please specify:

Have you ever been convicted of a felony? ☐ Yes ■ No

If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Applicant Email Address: shaines@jmt.com

Date: 10.21.2020 Applicant's Signature Steven E Haines Digitally signed by Steven E Haines Date: 2020.10.21 12:50:07 -04'00'

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CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory Board

Name: Melanie George	Phone: 863-669-8649
Home Address: ~~2990 Conifer Dr.~~ 714 Quincy Fort Pierce, FL	How long at this address? 2 1/2 yrs
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Educational Consultant	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☑ Yes ☐ No If yes, state the business and location: Indian River State College / Blackburn Center 3002 Ave D Fort Pierce, FL 34950	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Marketing Describe your education, background, training and knowledge in the above area(s): B.B.A - Marketing Florida Atlantic University M.A - Webster University	
Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No If yes, please specify: Sunrise Theatre Advisory Board	
Have you ever been convicted of a crime? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Comm. Rufus Alexander Email Address: mgeorge13081@gmail.com	
Date: 10/9/20 Applicant's Signature Melanie George	

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory Board

Name: James Taylor	Phone: 7722163842
Home Address: 606 French Creek Lane, Fort Pierce, FL. 34982 City/Zip Code:	How long at this address?
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: Development Manager, Paul Jacquin & Sons	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No If yes, state the business and location: Paul Jacquin & Sons Construction	
Do you have special training or knowledge in the area of: Architecture: ■ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ■ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): My education and experince is in Marketing and Business Administration. I also have some experience in theatre production.	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ■ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address: james.taylor@pjsi.com
Date: 10/07/2020	Applicant's Signature

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory

Name: Holly Theuns	Phone: 772-801-9509
Home Address: City/Zip Code: 419 N 2nd St, FtP, 34950	How long at this address? 6 yrs

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: Grant Writer

Do you own a business that operates within the City of Fort Pierce? ■ Yes ☐ No

If yes, list the address and nature of said business:

Independent Grant Writer (starting bus 4/15/21) 419 N 2nd St, Fort Pierce, FL 34950

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No

If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No

If yes, state the business and location:

Independent Grant Writer (starting bus 4/15/21) 419 N 2nd St, Fort Pierce, FL 34950

Do you have special training or knowledge in the area of:

Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No

Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other:

Describe your education, background, training and knowledge – (feel free to attach a resume):

My experience is in arts and culture and historic preservation. I was the ED of Art Mundo, downtown art incubator, from 2011-2016. Grant writing for Backus Museum, Main Street. Marketing and Grant writing for Heathcote Botanical Gardens 2019-2021

Are you currently a member of a Commission-appointed board/committee? ■ Yes ☐ No

If yes, please specify:

Historic Preservation and Board of Examiners of Contractors. Neither is commission-appointed

Have you ever been convicted of a felony? ☐ Yes ■ No

If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Applicant Email Address: hollytheuns@gmail.com

Date: 3/23/21	Applicant's Signature Holly Theuns

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950

fax (772) 467-3841 or via email at lcox@cityoffortpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Theater Advisory Board

Name: Robert Wolpert	Phone: 772-848-0415
Home Address: 13 Harbour Isle Dr West, Unit 205, Fort Pierce, FL 34949 City/Zip Code:	How long at this address? 6 years
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: Retired.	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ■ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ■ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ■ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): Degree in Physics from Case Western Reserve University. Was Major Account Manager for Hamamatsu Corp, in San Jose, CA. Was involved in highly technical semiconductor and biomedical component design and sales.	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ■ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Dennis DeVivo	Applicant Email Address: rcwolpert@comcast.net
Date: 10/8/2020	Applicant's Signature Robert C Wolpert

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
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CITY OF FORT PIERCE

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(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory Board

Name: Tom Adams	Phone: 772-360-5923
Home Address: 1216 Pulitzer RD City/Zip Code: Ft Pierce 34945	How long at this address? 5 yrs
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Steel Building Designer	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No If yes, state the business and location: CCI Buildings, 6099 U.S. 1 Ft Pierce	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☒ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): In this field I assist customers design steel buildings in accordance with city & county requirements	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address: AAdams@cciBuildings.com
Date: 03-25-2021	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
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SLC

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: advisory board Sunrise theatre

Name: Tom Darcy	Phone: 772 489 5708
Home Address: 4908 Palm Dr Ft Pierce 34982 City/Zip Code:	How long at this address? 35 yrs
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: retired	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ■ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): 40 years in consumer finance business. 16 yrs with American General Finance/Springleaf Finance- managed in Ft Pierce, Vero Beach And Jensen Beach.	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ■ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: face book	Applicant Email Address: twdarcy1151@comcast.net
Date: 10/06/2020	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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CITY OF FORT PIERCE

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory Board

Name: Jean Elan	Phone: 7724189277
Home Address: 701 Southwest Estate Avenue PSL,FL 3495 City/Zip Code:	How long at this address? 18
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: Music Teacher	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ■ Yes ☐ No If yes, in what capacity? More music based events through my employer.	
Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No If yes, state the business and location: The Lindsay School of the Arts	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ■ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): I attended Full Sail University for music production. I worked in the music industry as a musician songwriter/Producer for 10 years.	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No If yes, please specify: N/A	
Have you ever been convicted of a felony? ☐ Yes ■ No If yes, what was the nature of the crime(s) you were convicted of: N/A	
Referred by: N/A	Applicant Email Address: Jelandott@yahoo.com
Date: 10/15/2020	Applicant's Signature Jean Elan

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory Board

Name: Cheryl Ferreira	Phone: 941 266 0270 (cell)
Home Address: 327 Seahorse Terrace, Fort Pierce, FL 34982 City/Zip Code:	How long at this address? 2 years
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: Retired Marketing Director	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ■ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ■ No Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ■ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): To fully understand the depth of my involvement in theatre, you must go way back to when I was a teenager. I was hired as an Usher and Stage Apprelice by the world famous Kenley Players in Columbus Ohio. As such I worked both the front and the back of the house and was honored to meet a number of then-famous celebrities such as Jack Carson and Betty White (in Take Me Along), Hugh O'Brien (in Destry Rides Again), Yul Brynner (The King and I), Mae West (starring in the vanity-play Sextette) and many others. Most of my adulthood was spent in Massachsetts and Florida where I was an avid attendee of local and regional theatres. This eventually led to my becoming the Director of Marketing for the Asolo Repertory Theatre in Sarasota. There I was responsible for all box office, concessions and marketing (web site planning and oversigt, print/radio and tv advertising, printed materials (programs, signage, notices). For further information regarding my marketing experience, please see the attached resume.	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ■ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Thondra Lanese	Applicant Email Address: artchers@hotmail.com
Date: 10/13/2020	Applicant's Signature Cheryl Ferreira

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@cityoffortpierce.com

CHERYL FERREIRA

327 Seahorse Terrace, Fort Pierce, FL 34982 ♦ (941) 266-0270 ♦ artchers@hotmail.com

PROFESSIONAL SUMMARY

Successful Marketing and Advertising Director applying to join the Sunrise Theatre Advisory Board in the City of Fort Pierce, FL. Well versed in many aspects of operating professional theatres, including box office, concessions, marketing and advertising, and fund raising.

SKILLS

- Operational skills
  - I tend to see the "big picture" while executing tasks with an eye for detail.
  - Organization – everything from a purse to a garage and especially storage areas and office files and archives.
  - Meetings (scheduling, notifications, minutes, follow through)
- Computer skills
  - Microsoft Office (Word, Excel, Publisher, PowerPoint)
  - Social media, web site maintenance, search engines
- Personal Skills
  - Articulate and well-spoken, skilled writer
  - Personable and outgoing with a professional demeanor
  - Critical Thinking
  - Flexible

WORK HISTORY

Administrative Assistant, (P/T) 06/2018 to 10/20/2019

Stuart Main Street Inc. – Stuart, FL

- Identified changes to improve accuracy, efficiency, and responsiveness of Executive Director.
- Scanned and filed thousands of historical records including establishing naming and filing protocols.
- Research and data collection and reporting.
- Wrote professional business memos, letters and marketing copy to support business objectives and growth.
- Managed accounts payable and receivable in conjunction with external accountants
- Supported efficient meetings by organizing spaces and materials, documenting discussions, and distributing meeting notes.

Sales Floor Associate, (P/T) 09/2016 to 06/2018

TJMaxx – Bradenton, Florida

- Organized racks and shelves to maintain store visual appeal, restocked sales floor with current merchandise and accurate signage for current promotions.
- Greeted customers, helped locate merchandise and suggested suitable options. Provided top-notch, personal service and polite support to boost sales and customer satisfaction.
- Supported loss prevention goals by monitoring shopper behavior.

Marketing Specialist, Manager, Director 2002 to 2014

Various – Florida, Ohio, Boston MA, Providence RI

- Provided the requested level of support across marketing needs of various companies, including
  - Carbonite, Boston MA –Strategic media planning and Creative Direction based on company goal of attracting a buy-out (purchased by Newell-Rubbermaid in two years).
  - Hoverround, Sarasota FL – Strategic planning, data analysis and creative direction for third party sales of power wheelchairs (primarily for use by Medicare and Medicaid recipients).
  - Asolo Repertory Theatre, Sarasota FL – Director of all media planning, creative direction and execution of all print, internet and broadcast advertising, box office and subscription sales.
  - Maverick Engineering, Ellenton FL – Analysis of media and trade show involvement, creative direction of all internet, print and trade show promotions. (This company designs, sells and constructs fiber glass piping for use in abrasive environments such as mining and processing.)

Director, Corporate Communications 1991 to 2002

Bose Corporation – Framingham MA

- Director of a department of over 100 staff, reporting to the President and Dr. Amar G. Bose.
- Integral part of the team that launched the Bose Wave Radio which became one of the most sought-after sound products ever introduced.
- Managed all creative, all media and all public relations all divisions of the company (home audio, professional audio, automotive audio, direct sales, and telemarketing).

MISCELLANEOUS

- Stood backstage and screamed on cue for Betty White in *Take Me Along*. Stood onstage as an "extra" in *Auntie Mame* (with Gypsy Rose Lee), and *A Streetcar Named Desire* (with Vivian Blaine) and others.
- Earned kudos at Stuart Main Street for reorganizing a large storage area 30 years of paper files (culled, scanned, preserved, and filed).
- Named "Manager of the Year" (twice) at Bose.

CITY OF FORT PIERCE

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(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory Board

Name: Anthony J. Lella	Phone: 772-873-5700
Home Address: 345 NW Shadrue Circle, PSL 34986	How long at this address? 4 years
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Retired	

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No
If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No
If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No
If yes, state the business and location:

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☑ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☐ Yes ☐ No
Contracting: ☐ Yes ☑ No Land Development: ☐ Yes ☐ No Other: Education
Describe your education, background, training and knowledge in the above area(s):
BS Degree - Foreign Service - Georgetown Univ
MA Degree Secondary Education - New York Univ

Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No
If yes, please specify:
Sunrise Theatre Advisory Board

Have you ever been convicted of a crime? ☐ Yes ☑ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Email Address: aj11942@gmail.com

Date: 10-6-20 Applicant's Signature Anthony J. Lella

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Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
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CITY OF FORT PIERCE

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Board of Adjustment

Name: Decreta(Dee) Meely	Phone: 202-460-5668
Home Address: 2610 Bennett Drive City/Zip Code: Fort Pierce, FL 34946	How long at this address? 20 yrs-childhood home/ return home 3 yrs ago
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Event Specialist for St. Lucie County	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☒ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ☒ No Contracting: ☐ Yes ☒ No Land Development: ☐ Yes ☒ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): Education: AA degree in Accounting & AAS in Hospitality Management, currently pursuing BS in Public Safety specializing in Emergency Management Background/Training: 12 years of Banking/ Customer Service, 3 years of Local government as Event Specialist, 2 years as a Facilitator at the Special Needs Shelter(at activation), Currently Emergency Management as Logistic Section Assistant during the Pandemic, Various certifications from FEMA Emergency Management Institute Volunteer/ Community Service: Treasure Coast Food Bank - as Food sorter and Food distributor Sheraton Plaza Community Association Member St. Lucie County Safety Committee Board Member	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Johnna Morris	Applicant Email Address: deemel0295@msn.com
Date: 06/12/2020	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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CITY OF FORT PIERCE

100 NORTH US HWY 1
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(772) 467-3065 fax (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Civil Service Appeals Board

Name: Decreta(Dee) Meely	Phone: 202-460-5668
Home Address: 2610 Bennett Drive City/Zip Code: Fort Pierce, FL 34946	How long at this address? 20 yrs-childhood home/ return home 3 yrs ago
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Event Specialist for St. Lucie County	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☒ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ☒ No Contracting: ☐ Yes ☒ No Land Development: ☐ Yes ☒ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): Education: AA degree in Accounting & AAS in Hospitality Management, currently pursuing BS in Public Safety specializing in Emergency Management Background/Training: 12 years of Banking/ Customer Service, 3 years of Local government as Event Specialist, 2 years as a Facilitator at the Special Needs Shelter(at activation), Currently Emergency Management as Logistic Section Assistant during the Pandemic, Various certifications from FEMA Emergency Management Institute Volunteer/ Community Service: Treasure Coast Food Bank - as Food sorter and Food distributor Sheraton Plaza Community Association Member St. Lucie County Safety Committee Board Member	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Johnna Morris	Applicant Email Address: deemel0295@msn.com
Date: 06/12/2020	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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CITY OF FORT PIERCE

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Art & Culture Advisory Board

Name: Decreta(Dee) Meely	Phone: 202-460-5668
Home Address: 2610 Bennett Drive City/Zip Code: Fort Pierce, FL 34946	How long at this address? 20 yrs-childhood home/ return home 3 yrs ago
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Event Specialist for St. Lucie County	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☒ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ☒ No Contracting: ☐ Yes ☒ No Land Development: ☐ Yes ☒ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): Education: AA degree in Accounting & AAS in Hospitality Management, currently pursuing BS in Public Safety specializing in Emergency Management Background/Training: 12 years of Banking/ Customer Service, 3 years of Local government as Event Specialist, 2 years as a Facilitator at the Special Needs Shelter(at activation), Currently Emergency Management as Logistic Section Assistant during the Pandemic, Various certifications from FEMA Emergency Management Institute Volunteer/ Community Service: Treasure Coast Food Bank - as Food sorter and Food distributor Sheraton Plaza Community Association Member St. Lucie County Safety Committee Board Member	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Johnna Morris	Applicant Email Address: deemel0295@msn.com
Date: 04/22/2020	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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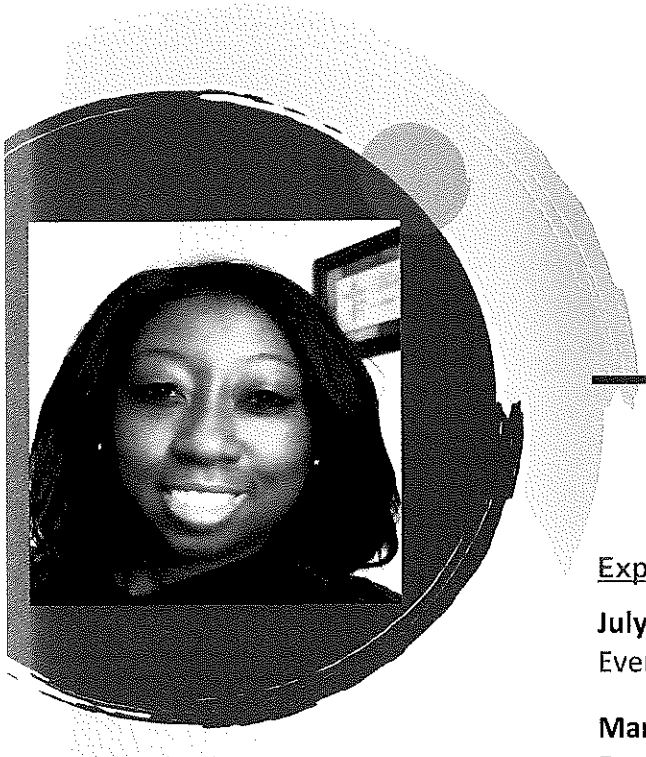


Decreta Q. Meely
"Dee"

2610 Bennett Drive
Fort Pierce, FL 34946

202-460-5668

meelyd@stlucieco.org
deemel0295@msn.com

Experience

July 2018–present
Event Specialist• Parks & Special Facility • St. Lucie County

March 2017–July 2018
Event Specialist • Hospitality/ Park & Recreations • City of Port St. Lucie

September 2015–February 2017
Operation Specialist• Lockbox Department • M&T Bank- Baltimore, MD

Education

Prince George Community College, Largo, MD

- AA Hospitality Service Management
  Graduated May 26, 2016

Indian River State College, Fort Pierce, FL

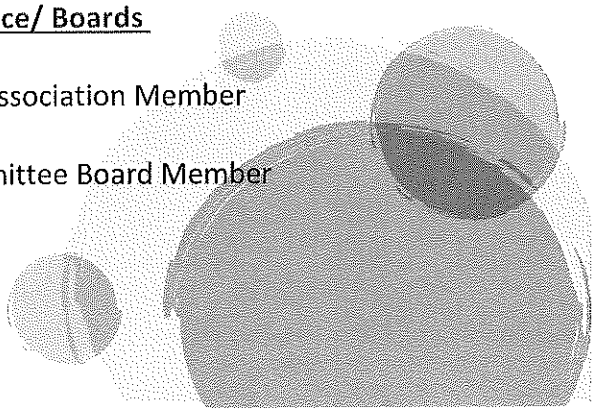
- currently pursuing BS in Public Safety specializing in Emergency Management

Professional Profile/ Skills

12 years of Banking & Customer Service
3 years of Local government
2 years as a Facilitator at the Special Needs Shelter(at activation),
Currently Emergency Operation Management Team Member as Logistic Section Assistant during the Pandemic
Various certifications from FEMA Emergency Management Institute

Volunteer/ Community Service/ Boards

Treasure Coast Food Bank
Sheraton Plaza Community Association Member
Fort Pierce Citizens Academy
St. Lucie County Safety Committee Board Member



CITY OF FORT PIERCE

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory Board

Name: Deb Neufeld	Phone: 32·536·9671
Home Address: 5047 N Hwy A1A, Unit 405 City/Zip Code: N Hutchinson Isl., FL 34949	How long at this address? 8 yrs.
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Retired	

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No

If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No

If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No

If yes, state the business and location:

Do you have special training or knowledge in the area of:

Architecture: ☐ Yes ☒ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ☒ No

Contracting: ☐ Yes ☒ No Land Development: ☐ Yes ☒ No Other:

Describe your education, background, training and knowledge – (feel free to attach a resume):

Education - St. Lucie & Brevard public schools

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No

If yes, please specify:

Have you ever been convicted of a felony? ☐ Yes ☒ No

If yes, what was the nature of the crime(s) you were convicted of:

Referred by: N/A Applicant Email Address: apdeb7@gmail.com

Date: 10/7/20 Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950

fax (772) 467-3841 or via email at lcox@cityoffortpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory Board

Name: Ian E. Osking	Phone: 7726434983
Home Address: City/Zip Code: 710 23rd Place SW, Vero Beach, 32962	How long at this address? 3 years

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: Attorney

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No
If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce? ■ Yes ☐ No
If yes, in what capacity?
I am an attorney and am employed by Neill Griffin Marquis, PLLC, which is located in downtown Fort Pierce. Also, my family and my wife's family are residents of Fort Pierce. We regularly visit and do business in downtown and throughout Fort Pierce.

Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No
If yes, state the business and location:
I am employed by Neill Griffin Marquis, PLLC, which is located in downtown Fort Pierce, just south of the Theatre

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ■ Yes ☐ No
Contracting: ■ Yes ☐ No Land Development: ☐ Yes ☐ No Other:
Describe your education, background, training and knowledge – (feel free to attach a resume):
Please see resume attached.

I am Licensed attorney and a large part of my practice revolves are real estate (both transactions and litigation

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☐ No
If yes, please specify:

Have you ever been convicted of a felony? ☐ Yes ■ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: N/A	Applicant Email Address: josking@jacksonville.edu
Date: 10/8/2020	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@cityoffortpierce.com

IAN OSKING

710 23rd Place SW • Vero Beach, Florida 32962
(772) 464-8200 • iosking@neillgriffin.com

EDUCATION

Florida Coastal School of Law — Jacksonville, Florida
Juris Doctorate — May, 2015
Dual Degree Program JD/MBA

Jacksonville University — Jacksonville, Florida
Master of Business Administration — December, 2012
Jacksonville University Football Team
Senior Captain, Selected as All Conference
Bachelor of Business Administration — May, 2011
Graduated in 3 Years
Jacksonville University Football Team
Selected as All Conference

Fort Pierce Westwood High School
High School Diploma — May, 2008

LEGAL EXPERIENCE

Neill Griffin Marquis, PLLC, f/k/a Neill Griffin Marquis, Chartered, f/k/a Neill, Griffin, Tierney, Neill & Marquis, Chartered (772) 464-8200 — June 5, 2017- Present
Associate Attorney

- General Civil litigation (pleading and discovery drafting, attending hearings)
- Trust and Probate Litigation
- Real Estate Transactions
- Transactional drafting
- Issuing title insurance policies
- Attending closings

Contact: Richard V. Neill, Jr., 311 S. 2nd Street, Fort Pierce, FL 34950

Robert J. Gorman & Associates, P.A. (772) 465-8211 — May 2015- May 2017
Law Clerk then Associate Attorney

- Civil litigation, eminent domain, contract disputes, mechanics liens, personal injury, employment law, will contests, contested guardianships, probate, estate planning, contract drafting, evictions, real property, family law, and more
- Drafted complaints, discovery requests and responses, motions and other pleadings
- Legal research into various areas of the law
- Attended hearings and present argument to the court
- Attended mediations and negotiate settlements
- Organized and analyzed files
- Assisted with client intake
- Attended client meetings and assisted with discovering the facts

Contact: Robert Gorman, 1209 Delaware Avenue, Fort Pierce, FL 34950

Web.com Group, Inc., Jacksonville, Florida (904) 703-7116 — August 2014- April 2015
Legal Extern (Unpaid Externship 7 to 12 hours per week)

- Assisted with contract, employment, intellectual property, trademark, and compliance law

IAN OSKING

710 23rd Place SW • Vero Beach, Florida 32962
(772) 464-8200 • iosking@neillgriffin.com

- Researched trademark and compliance issues
- Prepared, reviewed, and negotiated lease agreements, service agreements, employment agreements, cease and desist letters, attorney general complaint responses, multi-million dollar contracts, and demand letters
- Participated in inter-company meetings, contract review
- Sarbanes Oxley, Office of Foreign Asset Control Compliance, Equal Employment Opportunity Commission (EEOC)

Contact: Jeffrey Neace, P.O. Box 56512, Jacksonville, FL 32241

Grall Law Group, Vero Beach, Florida (772) 569-0000 May 2014- August 2014
Law Clerk

- Assisted with personal injury, mediation, estate planning, and social security defense legal matters
- Client interviews and depositions
- Prepared motions and orders
- Organized discovery and responses to interrogatories
- Researched new areas of the law
- Drafted memoranda of law and demand letters

Contact: Patrick Grall 7555 20th Street, Vero Beach, FL 32966

Jeffrey A. Smith Law Group, Port St. Lucie, Florida April 2012- August 2012
Assistant

- Client intake for potential firm clients
- Assisting with mortgage modifications

Business is no longer operating.

Sonny's BBQ (904) 737-4906 April 2011- August 2011
Cook
Contact: 5097 University Blvd W, Jacksonville, FL 32211

Atlantic Construction Supply February 2008- July 2008
Location no longer in operation

LICENSES

- Licensed to practice law in the State of Florida and the Southern District Courts of Florida.

RESEARCH SKILLS

- Westlaw, LexisNexis

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: SUNRISE THEATER ADVISORY BOARD

Name: DALE MATTESON	Phone: 702-592-4200
Home Address: PO BOX 981 PALM BEACH FL 33480 City/Zip Code:	How long at this address? 10 YRS

Are you a citizen of the United States? ☒ Yes ☐ No

Occupation: REAL ESTATE DEVELOPMENT

Do you own a business that operates within the City of Fort Pierce? ☒ Yes ☐ No

If yes, list the address and nature of said business:

KING'S LANDING

Do you now or in the future plan to do business with the City of Fort Pierce? ☒ Yes ☐ No

If yes, in what capacity?

KING'S LANDING

Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No

If yes, state the business and location:

AUDUBON DEVELOPMENT FIRE

Do you have special training or knowledge in the area of:

Architecture: ☒ Yes ☐ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☒ Yes ☐ No

Contracting: ☒ Yes ☐ No Land Development: ☒ Yes ☐ No Other:

Describe your education, background, training and knowledge – (feel free to attach a resume):

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No

If yes, please specify:

Have you ever been convicted of a felony? ☐ Yes ☒ No

If yes, what was the nature of the crime(s) you were convicted of:

Referred by: TOM PERONA	Applicant Email Address: DALE@AUDUBONDEVELOPMENT.COM
Date: 3-25-21	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@cityoffortpierce.com

City Commission Regular Meeting - 6:00 pm **13. c.**

Meeting Date: 04/05/2021

Re: FPUA Budget Amendment

SUBJECT:

Consideration of FPUA's FY2019 Final Budget Amendment

SUMMARY:

In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 176 (12), John Tompeck, Director of Utilities has forwarded the FY 2020 Final Budget Amendment for consideration and approval by the City Commission.

RECOMMENDATION:

By majority vote, waive the thirty-day period for disapproval and approve FY 2019 Final Budget Amendment as submitted.

ALTERNATIVES:

By four-fifths (4/5) vote, disapprove or decrease any line item expenditures or amendments thereto. If no disapproval occurs, the budget and amendments there to shall be deemed approved as submitted within thirty (30) days.

RESPONSIBLE STAFF:

John Tompeck, Director of Utilities

COORDINATED WITH:

Linda W. Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

Final Budget Amendment

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/23/2021 10:52 AM
City Manager	Nick Mimms	03/25/2021 02:37 PM

Form Started By: Jennifer Robinson Started On: 03/19/2021 12:11 PM

Final Approval Date: 03/25/2021

Fort Pierce Utilities Authority

FPUA COMMUNITY PROUD

MEMORANDUM

To: Fort Pierce City Commission

From: Barbara A. Mika, CGFO BAM
FPUA Director of Financial Services

Through: John K. Tompeck, P.E.
FPUA Director of Utilities

Date: March 17, 2021

Subject: City Commission Agenda Request for April 5, 2021 Meeting
FY 2020 Final Budget Amendment

In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 176 (12), I am requesting approval of FPUA's FY 2020 Final Budget Amendment during the April 5, 2021, City Commission meeting.

If you have any questions or need additional information, please contact me.

Attachment: Final Budget Amendment
Presentation

Email: City Manager
City Clerk

RESOLUTION NO. UA 2021-02

A RESOLUTION AMENDING THE BUDGET OF FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020.

BE IT RESOLVED BY FORT PIERCE UTILITIES AUTHORITY:

SECTION I: That in accordance with City of Fort Pierce Charter, Article XII, Section 176 and Section 178, Fort Pierce Utilities Authority of the City of Fort Pierce, Florida, hereby amends its budget for fiscal year 2020 for the operation of the utilities systems for the City of Fort Pierce, Florida, by adjusting various budget items as set forth in the attached schedule consisting of 44 pages.

SECTION II: Attached hereto and incorporated herein by reference is the 44 page schedule referred to above.

SECTION III: That it shall be the duty of the Director of Fort Pierce Utilities Authority to adjust the accounts and perform necessary transfers among the accounts to conform to the amended budget.

SECTION IV: That this Resolution shall be in full force and effect upon adoption by the Fort Pierce Utilities Authority Board and the City Commission of the City of Fort Pierce, Florida, and shall be effective retroactive to September 30, 2020.

This Resolution is adopted this 16th day of March, 2021.

ATTEST:

Secretary

(FPUA Seal)

FORT PIERCE UTILITIES AUTHORITY

BY: _____

Chairman

APPROVED AS TO FORM & CORRECTNESS:

BY: RNK

Fort Pierce Utilities Authority Attorney

Fort Pierce Utilities Authority

Memorandum

To: John K. Tompeck, P.E., Director of Utilities

From: Barbara A. Mika, CGFO, Director of Financial Services

Date: March 11, 2021

Subject: **Resolution No. UA 2021-02, Final Budget Amendment for FY 2020**

RECOMMENDATION:

Adopt Resolution No. UA 2021-02, a resolution amending the budget of Fort Pierce Utilities Authority of the City of Fort Pierce, Florida for the Fiscal Year beginning October 1, 2019 and ending September 30, 2020.

SUMMARY/SUPPORTING INFORMATION:

Presented for the Board's review and approval is the Final Budget Amendment for FY 2020.

The Final Budget Amendment reflects revenues in the amount of $107,660,685, a decrease of $2,103,751 (1.9%) as compared to the Amended FY 2020 Budget, which was approved by the Board on July 21, 2020. As well, the Final Budget Amendment reflects expenses in the amount of $104,281,145 (budget basis), a decrease of $7,906,764 (7.0%) from the Amended FY 2020 Budget figure of $112,187,909. Also presented in the budget amendment summary is a recap of FPUA's expenses as presented in the financial statements and the calculation of the Change in Net Position. The difference between the two presentations is that capitalized salary, benefit and overhead costs are included in the budgeted expenditures, but are excluded from expenses for financial statement reporting purposes, in accordance with Generally Accepted Accounting Principles.

Increase in Net Position

FPUA's financial statements reflect an increase in net position for FY 2020 in the amount of $4,944,223 as compared to the $188,527 increase projected in the Amended FY 2020 Budget.

Unit Sales and Revenues

As shown in the table below, unit sales were above the amended projections for all utilities except Natural Gas.

	Amended Budget	Actual	Increase (Decrease)	Percent
Electric (MWh)	547,200	565,882	18,682	3.41%
Water (*)	2,793,374	2,886,797	93,423	3.34%
Wastewater (*)	1,610,896	1,631,698	20,802	1.29%
Natural Gas (ccf)	4,625,000	4,564,658	(60,342)	(1.30%)

* Thousands of Gallons

Expenses

Overall lower than projected budgetary expenses, in the amount of $104,281,145 (7.0%), was the result of lower than projected purchased power and gas costs in the amount of $5,769,316. Other cost savings experienced from budget were:

- Lower costs amounting to $592,045 associated with employees insurance and sick pay, were affected by the COVID-19 pandemic.
- Savings in contracted services not utilized during the budget year including maintenance and service contracts, training costs, and professional fees totaling $550,933.
- Planned use of contingency budgets of $780,000 which did not take place also added to the budgetary savings.

Summary

Fiscal Year 2020 was another year of maintaining effective cost controls and improving efficiency at FPUA, while continuing to respond to customer needs and providing quality service.

ALTERNATIVES (IF ANY):

None

ATTACHMENTS:

Resolution No. UA 2021-02

FORT PIERCE UTILITIES AUTHORITY
FY 2020 FINAL BUDGET AMENDMENT
SUMMARY

	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
REVENUES			
ELECTRIC	$ 66,379,800	$ 64,505,368	$ (1,874,432)
WATER	19,856,500	20,682,313	825,813
NATURAL GAS	5,067,300	4,234,635	(832,665)
WASTEWATER	14,848,700	15,068,548	219,848
MOEC	517,341	466,630	(50,711)
FPUAnet	794,762	371,424	(423,338)
TCEC	2,300,033	2,331,767	31,734
TOTAL REVENUES	$ 109,764,436	$ 107,660,685	$ (2,103,751)
EXPENSES PER THE FINANCIAL STATEMENTS			
ELECTRIC	$ 69,081,629	$ 63,560,947	$ (5,520,682)
WATER	19,248,805	18,663,650	(585,155)
NATURAL GAS	4,862,298	4,451,699	(410,599)
WASTEWATER	12,947,512	12,686,201	(261,311)
MOEC	522,838	466,631	(56,207)
FPUAnet	612,794	555,568	(57,226)
TCEC	2,300,033	2,331,767	31,734
TOTAL EXPENSES	$ 109,575,909	$ 102,716,462	$ (6,859,447)
INCREASE (DECREASE) IN NET POSITION			
ELECTRIC	$ (2,701,829)	$ 944,421	$ 3,646,250
WATER	607,695	2,018,663	1,410,968
NATURAL GAS	205,002	(217,064)	(422,066)
WASTEWATER	1,901,188	2,382,347	481,159
MOEC	(5,497)	(1)	5,496
FPUAnet	181,968	(184,144)	(366,112)
TCEC	-	-	-
CHANGE IN NET POSITION	$ 188,527	$ 4,944,223	$ 4,755,696

ALLOCATION DISTRIBUTION
FY 2020

	DEPARTMENT	CAPITAL	ELECTRIC	WATER	GAS	WASTEWATER	FPUAnet	OTHER	TOTAL
01	MOEC	$ 42	$ -	$ -	$ -	$ -	$ -	$ 462,712	462,754
02	TCEC	-	-	-	-	-	-	2,331,767	2,331,767
10	BOARD	5,133	35,115	25,518	5,061	18,857	85	-	89,769
11	DIRECTOR OF UTILITIES	16,034	140,588	102,162	20,263	75,495	339	-	354,881
12	ATTORNEY	6,809	48,148	38,196	8,274	27,699	982	-	130,108
15	HUMAN RESOURCES	57,085	107,147	102,046	25,504	71,442	6,791	-	370,015
14	REGULATORY AFFAIRS	-	109,569	86,921	18,829	63,034	2,236	-	280,589
18	SAFETY	11,837	80,019	63,478	13,751	46,034	1,633	-	216,752
21	FINANCE	85,889	639,234	464,519	92,133	343,267	1,541	-	1,626,583
22	MATERIALS MANAGEMENT	317,421	137,283	93,055	93,737	33,962	969	-	676,427
31	UTILITY SUPPORT SERVICES	12,423	116,883	111,321	27,822	77,934	7,306	-	353,689
32	INFORMATION TECHNOLOGY SERVICES	139,624	951,366	906,078	226,450	634,338	60,295	-	2,918,151
35	FACILITIES	38,264	379,979	220,139	36,301	125,928	-	-	800,611
39	ADMINISTRATIVE & GENERAL	-	-	-	-	-	-	3,919	3,919
41	COMMUNITY RELATIONS	6,350	75,645	54,970	10,903	40,621	182	-	188,671
43	CUSTOMER SERVICE	692	891,276	647,672	128,460	478,611	2,148	-	2,148,859
49	ADMINISTRATIVE & GENERAL	2,608	36,661	34,915	8,726	24,444	2,323	-	109,677
51	DIRECTOR OF ELECTRIC & GAS SYSTEMS	12,588	298,047	-	-	-	-	-	310,635
53	ELECTRIC PURCHASES FOR RESALE	-	40,480,433	-	-	-	-	-	40,480,433
54	ELECTRIC TRANSMISSION & DISTRIBUTION	503,684	7,965,985	-	-	-	-	-	8,469,669
55	ELECTRIC OPERATIONS	3,144	2,160,542	-	-	-	-	-	2,163,686
56	ELECTRIC & GAS ENGINEERING	192	1,293,777	-	-	-	-	-	1,293,969
59	ADMINISTRATIVE & GENERAL	-	7,613,250	-	-	-	-	-	7,613,250
61	DIRECTOR OF WATER/ WASTEWATER SYSTEMS	79	-	119,261	-	79,508	-	-	198,848
62	WATER RESOURCES	2,330	-	7,225,528	-	-	-	-	7,227,858
64	WATER DISTRIBUTION	91,009	-	5,303,978	-	-	-	-	5,394,987
66	WATER/WASTEWATER ENGINEERING	116,505	-	632,688	-	421,791	-	-	1,170,984
69	ADMINISTRATIVE & GENERAL	-	-	2,431,205	-	-	-	-	2,431,205
74	GAS OPERATIONS	69,880	-	-	1,865,148	-	-	-	1,935,028
75	NATURAL GAS PURCHASES FOR RESALE	-	-	-	1,365,287	-	-	-	1,365,287
79	ADMINISTRATIVE & GENERAL	-	-	-	505,050	-	-	-	505,050
82	WATER RECLAMATION	3,814	-	-	-	3,671,012	-	-	3,674,826
84	WASTEWATER COLLECTION	56,039	-	-	-	4,897,498	-	-	4,953,537
89	ADMINISTRATIVE &	-	-	-	-	1,554,725	-	-	1,554,725
93	FPUAnet COMMUNICATIONS	5,208	-	-	-	-	361,517	-	366,725
95	FPUAnet PURCHASES FOR RESALE	-	-	-	-	-	79,024	-	79,024
99	ADMINISTRATIVE & GENERAL	-	-	-	-	-	28,197	-	28,197
	TOTALS	$ 1,564,683	$ 63,560,947	$ 18,663,650	$ 4,451,699	$ 12,686,201	$ 555,568	$ 2,798,398	$ 104,281,145

OPERATIONS AND MAINTENANCE EXPENSE ANALYSIS BY OBJECT CODE

OBJECT CODE		ACTUAL FY 2018	ACTUAL FY 2019	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020
	PERSONNEL SERVICES				
1010	SALARIES & WAGES	$ 14,075,785	$ 15,369,222	$ 16,245,001	$ 16,162,871
1020	OVERTIME	780,338	907,492	982,150	921,944
	PERSONNEL SERVICES TOTAL	14,856,123	16,276,714	17,227,151	17,084,815
	EMPLOYEE BENEFITS				-
4050	RETIREMENT	3,868,134	4,921,247	2,855,552	3,693,768
4060	FICA	1,097,382	1,196,984	1,309,273	1,245,242
4070	EMPLOYEES' INSURANCE	4,020,275	4,274,678	4,450,568	4,056,748
4090	VACATION PAY EXPENSE	11,322	61,139	-	168,778
4100	SICK PAY EXPENSE	35,227	134,361	-	(198,225)
4110	NET OPEB EXPENSE	157,890	11,823	11,823	6,611
4600	WORKERS' COMPENSATION	252,061	236,912	290,414	218,090
4640	UNEMPLOYMENT CLAIMS	4,967	-	10,000	5,232
	EMPLOYEE BENEFITS TOTAL	9,447,258	10,837,144	8,927,630	9,196,244
	CONTRACTUAL SERVICES				
2110	ADVERTISING	33,876	46,605	73,209	70,591
2122	RENTALS	60,056	61,970	83,625	66,534
2131	MAINTENANCE OF STRUCTURES	59,976	63,569	86,600	53,806
2132	MAINTENANCE OF VEHICLES	140,999	191,317	158,044	140,614
2133	MAINTENANCE OF EQUIPMENT	172,343	83,342	180,248	105,451
2139	MAINTENANCE/SERVICE CONTRACTS	2,854,938	3,049,060	3,721,420	3,403,150
2140	POSTAGE	173,096	188,584	219,895	205,620
2151	PRINTING	59,993	58,723	90,631	57,492
2161	PROFESSIONAL FEES - AUDIT	40,900	41,620	48,500	47,880
2164	PROFESSIONAL FEES - CONS/ENG	182,815	191,956	245,424	143,492
2165	TEMPORARY LABOR	49,531	18,434	50	11,687
2166	PROFESSIONAL FEES - OTHER	225,397	70,630	101,656	45,840
2170	TRAINING	237,079	252,668	371,421	241,250
2171	TRAVEL	14,130	4,845	14,707	6,278
2172	CAR ALLOWANCE	132,726	140,236	146,463	145,716
2190	COMMUNICATIONS	175,106	180,889	192,926	185,710
2200	UTILITIES	1,995,670	1,855,321	1,794,000	1,877,858
2230	EMPLOYEE RELATIONS	45,089	49,317	61,413	31,588
2240	BUSINESS RELATIONS	3,134	2,651	4,172	944
2250	COMMUNITY RELATIONS	114,266	77,761	100,000	43,020
2260	MEMBERSHIPS - PROFESSIONAL	63,175	68,753	89,178	76,369
2262	MEMBERSHIPS - CIVIC	3,821	18,713	33,571	23,755
2290	BILLING - HOUSING AUTHORITY	3,935	2,398	2,200	2,457
	CONTRACTUAL SERVICES TOTAL	6,842,051	6,719,362	7,819,353	6,987,102
	PURCHASES FOR RESALE				
3360	PURCHASES FOR RESALE	43,288,650	43,795,513	47,708,635	41,924,744
	PURCHASES FOR RESALE TOTAL	43,288,650	43,795,513	47,708,635	41,924,744

OPERATIONS AND MAINTENANCE EXPENSE ANALYSIS BY OBJECT CODE

OBJECT CODE		ACTUAL FY 2018	ACTUAL FY 2019	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020
	COMMODITIES				
3311	OFFICE SUPPLIES	74,967	87,249	98,962	76,728
3313	SUBSCRIPTIONS	14,440	12,734	17,492	14,666
3316	OPERATING SUPPLIES	1,629,610	1,674,428	1,873,423	1,843,861
3320	CHEMICALS	922,526	1,056,283	1,262,000	1,064,631
3331	VEHICLE SUPPLIES	406,225	365,528	385,580	304,126
3340	SMALL TOOLS	114,065	83,954	107,593	70,783
	COMMODITIES TOTAL	3,161,833	3,280,176	3,745,050	3,374,795
	FIXED & SUNDRY				
4010	COST OF GOODS SOLD	68,328	64,561	65,000	44,207
4015	SALES DISCOUNTS	6,738	5,695	7,000	4,283
4020	CASH (OVER) SHORT	(3,130)	5	120	(231)
4080	EMPLOYEE SUGGESTIONS & AWARDS	8,699	6,186	12,024	9,675
4509	OTHER TAXES	38,104	36,479	38,600	38,601
4510	GROSS RECEIPTS TAX	1,687,560	1,681,194	1,692,700	1,567,391
4520	LICENSES & PERMITS	57,824	65,654	71,947	45,012
4531	CIVIC CONTRIBUTIONS	223,944	221,608	308,985	292,575
4610	PROPERTY & LIAB./INS & UNINSUR	462,152	573,093	638,000	644,590
4666	INVENTORY ADJUSTMENTS	(3,421)	226,475	10,000	812
4700	UTILITY BAD DEBT EXPENSE	159,799	41,034	250,001	223,582
5730	BANK CHARGES	331,173	342,880	344,000	384,458
9005	DUPLICATE CHARGES	(48,866)	(49,184)	(49,600)	(51,389)
	FIXED & SUNDRY TOTAL	2,988,904	3,215,680	3,388,777	3,203,566
	INTEREST EXPENSES				
5721	INTEREST - BONDS	3,205,293	2,979,169	2,738,129	2,737,045
5723	INTEREST - DEPOSITS	23,083	41,247	54,242	65,773
5725	CAPITALIZED INTEREST	(174,683)	-	-	-
5729	INTEREST OTHER	359	583	600	-
5731	AMORTIZATION OF BOND DISCOUNT	23,337	22,711	22,075	22,075
	INTEREST EXPENSES TOTAL	3,077,389	3,043,710	2,815,046	2,824,893
	MISCELLANEOUS				
5710	STORM EXPENSES	18,928	264,249	-	24,817
9000	CITY DISTRIBUTION	6,138,645	6,125,454	6,276,267	6,276,267
9010	CONTINGENCY	-	-	780,000	-
9030	DEPRECIATION	12,993,143	13,958,501	13,500,000	13,383,902
9050	EXTRAORDINARY EXPENSE	654	176	-	-
	MISCELLANEOUS TOTAL	19,151,370	20,348,380	20,556,267	19,684,986
	GRAND TOTAL	$ 102,813,578	$ 107,516,679	$ 112,187,909	$ 104,281,145

ELECTRIC REVENUES

	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
SALES OF ELECTRICITY:			
RESIDENTIAL SALES:			
INSIDE CITY	$ 24,400,100	$ 24,793,058	$ 392,958
OUTSIDE CITY	5,979,400	6,045,076	65,676
GENERAL SERVICE:			
INSIDE CITY	29,840,000	29,245,914	(594,086)
OUTSIDE CITY	5,395,000	5,258,115	(136,885)
POWER COST ADJUSTMENT:			
RESIDENTIAL	(1,309,700)	(2,084,111)	(774,411)
GENERAL SERVICE	(1,252,100)	(2,445,808)	(1,193,708)
UNBILLED SERVICE REVENUE	-	527,600	527,600
RENTAL LIGHTS:			
RESIDENTIAL	74,600	73,690	(910)
GENERAL SERVICE	1,095,700	1,093,109	(2,591)
STREET & TRAFFIC SIGNALS	515,200	515,138	(62)
TOTAL	64,738,200	63,021,781	(1,716,419)
OTHER OPERATING REVENUES:			
MISCELLANEOUS SERVICE REVENUE	1,071,100	564,150	(506,950)
TOTAL OPERATING REVENUES	65,809,300	63,585,931	(2,223,369)
NON-OPERATING REVENUES			
INVESTMENT INCOME	412,300	341,843	(70,457)
GRANT REVENUE	-	87,445	87,445
REVENUE FOR CITY BILLING	78,000	77,735	(265)
MISCELLANEOUS INCOME	7,000	10,008	3,008
GAIN (LOSS) ON DISPOSITION OF PROPERTY	(36,600)	-	36,600
TOTAL NON-OPERATING REVENUES	460,700	517,031	56,331
REVENUES BEFORE CAPITAL CONTRIBUTIONS	66,270,000	64,102,962	(2,167,038)
CAPITAL CONTRIBUTIONS			
CONTRIBUTED CAPITAL - CASH	109,800	318,609	208,809
CONTRIBUTED CAPITAL - NONCASH	-	83,797	83,797
REVENUES BEFORE EXTRAORINARY ITEMS	66,379,800	64,505,368	(1,874,432)
EXTRAORDINARY INCOME	-	-	-
TOTAL REVENUES	$ 66,379,800	$ 64,505,368	$ (1,874,432)

NATURAL GAS REVENUES

	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
SALES OF GAS:			
RESIDENTIAL SALES:			
INSIDE CITY	$ 1,073,200	$ 1,081,261	$ 8,061
OUTSIDE CITY	181,000	181,827	827
GENERAL SERVICE:			
INSIDE CITY	2,358,800	2,212,610	(146,190)
OUTSIDE CITY	555,800	524,248	(31,552)
CONTRACT SALES			
COMMERCIAL	417,700	220,544	(197,156)
INDUSTRIAL	-	173,402	173,402
HEAT ONLY:			
RESIDENTIAL	6,300	6,261	(39)
GENERAL SERVICE	2,600	2,225	(375)
PURCHASED GAS ADJUSTMENT:			
RESIDENTIAL	(84,500)	(84,404)	96
GENERAL SERVICE	384,900	19,529	(365,371)
COMPRESSED NATURAL GAS	8,000	12,299	4,299
UNBILLED SERVICE REVENUE	53,900	21,600	(32,300)
TOTAL	4,957,700	4,371,402	(586,298)
OTHER OPERATING REVENUES:			
MISCELLANEOUS SERVICE REVENUE	-	43,461	43,461
TOTAL OPERATING REVENUES	4,957,700	4,414,863	(542,837)
NON-OPERATING REVENUES			
INVESTMENT INCOME	30,800	(264,008)	(294,808)
REVENUE FOR CITY BILLING	11,000	11,223	223
GAS PIPING & APPLIANCE SALES	163,000	151,556	(11,444)
GAS PIPING & APPLIANCE COSTS	(104,200)	(102,995)	1,205
MISCELLANEOUS INCOME	200	204	4
GAIN ON DISPOSITION OF PROPERTY	-	-	-
TOTAL NON-OPERATING REVENUES	100,800	(204,020)	(304,820)
REVENUES BEFORE CAPITAL CONTRIBUTIONS	5,058,500	4,210,843	(847,657)
CONTRIBUTED CAPITAL - CASH	8,800	23,792	14,992
TOTAL REVENUES	$ 5,067,300	$ 4,234,635	$ (832,665)

WATER REVENUES

	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
SALES OF WATER:			
RESIDENTIAL SALES:			
INSIDE CITY	$ 5,298,900	$ 5,335,662	$ 36,762
OUTSIDE CITY	2,106,600	2,097,532	(9,068)
GENERAL SERVICE:			
INSIDE CITY	5,941,600	5,869,512	(72,088)
OUTSIDE CITY	3,088,900	3,096,041	7,141
UNBILLED SERVICE REVENUE	181,100	22,500	(158,600)
SALES FOR RESALE	2,132,200	2,203,655	71,455
FIRE PROTECTION	170,400	171,593	1,193
TOTAL	18,919,700	18,796,495	(123,205)
OTHER OPERATING REVENUES:			
MISCELLANEOUS SERVICE REVENUE	-	171,082	171,082
TOTAL OPERATING REVENUES	18,919,700	18,967,577	47,877
NON-OPERATING REVENUES			
INVESTMENT INCOME	98,600	81,786	(16,814)
GRANT REVENUE	-	21,214	21,214
REVENUE FOR CITY BILLING	56,000	56,361	361
MISCELLANEOUS INCOME	1,000	9,228	8,228
TOTAL NON-OPERATING REVENUES	155,600	168,589	12,989
REVENUES BEFORE CAPITAL CONTRIBUTIONS	19,075,300	19,136,166	60,866
CAPITAL CONTRIBUTIONS			
CAPITAL IMPROVEMENT CHARGES	165,000	386,880	221,880
CAPACITY REDUCTIONS	-	-	-
CONTRIBUTED CAPITAL - CASH	137,300	400,622	263,322
CONTRIBUTED CAPITAL - NONCASH	478,900	758,645	279,745
TOTAL CAPITAL CONTRIBUTIONS	781,200	1,546,147	764,947
TOTAL REVENUES	$ 19,856,500	$ 20,682,313	$ 825,813

WASTEWATER REVENUES

	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
WASTEWATER CHARGES:			
RESIDENTIAL:			
INSIDE CITY	$ 5,239,500	$ 5,263,295	$ 23,795
OUTSIDE CITY	652,700	655,631	2,931
GENERAL SERVICE:			
INSIDE CITY	5,392,200	5,489,329	97,129
OUTSIDE CITY	1,107,400	1,079,980	(27,420)
REVENUE FROM ST. LUCIE COUNTY	981,500	817,723	(163,777)
UNBILLED SERVICE REVENUE	-	55,400	55,400
TOTAL	13,373,300	13,361,358	(11,942)
OTHER OPERATING REVENUES:			
OTHER WASTEWATER REVENUES	264,900	165,754	(99,146)
TOTAL OPERATING REVENUES	13,638,200	13,527,112	(111,088)
NON-OPERATING REVENUES			
INVESTMENT INCOME	69,100	61,967	(7,133)
GRANT REVENUE	-	26,084	26,084
REVENUE FOR CITY BILLING	42,000	41,694	(306)
MISCELLANEOUS INCOME	800	952	152
TOTAL NON-OPERATING REVENUES	111,900	130,697	18,797
REVENUES BEFORE CAPITAL CONTRIBUTIONS	13,750,100	13,657,809	(92,291)
CAPITAL CONTRIBUTIONS			
CAPITAL IMPROVEMENT CHARGES	547,000	574,094	27,094
CAPITAL IMPROVEMENT CHARGES-MWRF	-	65,385	65,385
CAPACITY REDUCTIONS	-	-	-
CONTRIBUTED CAPITAL - NONCASH	551,600	771,260	219,660
TOTAL CAPITAL CONTRIBUTIONS	1,098,600	1,410,739	312,139
TOTAL REVENUES	$ 14,848,700	$ 15,068,548	$ 219,848

MANATEE OBSERVATION & EDUCATION CENTER REVENUES

	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
FPUA CONTRIBUTION	$ 291,541	$ 292,575	$ 1,034
GIFT SHOP SALES	130,000	92,758	(37,242)
BOAT TOURS	15,000	10,072	(4,928)
DONATIONS	6,000	3,633	(2,367)
ADMISSIONS	18,000	12,122	(5,878)
TEACHING INCOME & CAMPS	15,000	14,085	(915)
MEMBERSHIPS	5,000	630	(4,370)
FUND RAISING INCOME	5,000	3,083	(1,917)
TOTAL OPERATING REVENUES	485,541	428,958	(56,583)
NON-OPERATING REVENUES			
GRANTS	17,500	24,464	6,964
INVESTMENT AND OTHER INCOME	-	-	-
GAIN (LOSS) ON DISPOSITION OF PROPERTY	5,000	3,920	(1,080)
TOTAL NON-OPERATING REVENUES	22,500	28,384	5,884
REVENUES BEFORE CAPITAL CONTRIBUTIONS	508,041	457,342	(50,699)
CONTRIBUTED CAPITAL - NONCASH	9,300	9,288	(12)
TOTAL REVENUES	$ 517,341	$ 466,630	$ (50,711)

FPUAnet COMMUNICATIONS REVENUES

	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
DEDICATED INTERNET ACCESS	$ 202,498	$ 190,718	$ (11,780)
FIBER BANDWIDTH CONNECTIONS	129,592	123,675	(5,917)
DARK FIBER TRANSMISSION	32,062	32,523	461
WIRELESS BROADBAND INTERNET ACCESS	17,900	17,681	(219)
WIRELESS BANDWIDTH CONNECTIONS	5,010	5,084	74
OTHER OPERATING REVENUES	2,500	1,556	(944)
TOTAL OPERATING REVENUES	389,562	371,237	(18,325)
NON-OPERATING REVENUES			
REVENUES FOR CITY BILLING	200	187	(13)
TOTAL NON-OPERATING REVENUES	200	187	(13)
REVENUES BEFORE CAPITAL CONTRIBUTIONS	389,762	371,424	(18,338)
CONTRIBUTED CAPITAL - CASH	405,000	-	(405,000)
TOTAL REVENUES	$ 794,762	$ 371,424	$ (423,338)

TREASURE COAST ENERGY CENTER REVENUES

	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
NON-OPERATING REVENUES			
FMPA O&M CONTRACT INCOME	$ 2,300,033	$ 2,331,767	$ 31,734
TOTAL NON-OPERATING REVENUES	2,300,033	2,331,767	31,734
TOTAL REVENUES	$ 2,300,033	$ 2,331,767	$ 31,734

FPUA
COMMUNITY PROUD

DEPT. 01 - MANATEE OBSERVATION & EDUCATION CENTER

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 183,369	$ 179,082	$ (4,287)
1020	OVERTIME	1,000	700	(300)
2110	ADVERTISING	10,500	9,578	(922)
2131	MAINTENANCE OF STRUCTURES	2,500	2,589	89
2132	MAINTENANCE OF VEHICLES	284	283	(1)
2133	MAINTENANCE OF EQUIPMENT	700	248	(452)
2139	MAINTENANCE/SERVICE CONTRACTS	45,000	32,182	(12,818)
2140	POSTAGE	500	399	(101)
2151	PRINTING	1,800	929	(871)
2166	PROFESSIONAL FEES - OTHER	250	-	(250)
2170	TRAINING	11,000	10,500	(500)
2172	CAR ALLOWANCE	3,300	3,300	-
2190	COMMUNICATIONS	3,224	3,437	213
2200	UTILITIES	8,600	8,306	(294)
2230	EMPLOYEE/VOLUNTEER RELATIONS	4,550	2,667	(1,883)
2260	MEMBERSHIPS - PROFESSIONAL	545	515	(30)
2262	MEMBERSHIPS - CIVIC	205	205	-
3311	OFFICE SUPPLIES	2,400	522	(1,878)
3316	OPERATING SUPPLIES	45,766	28,381	(17,385)
3331	VEHICLE SUPPLIES	150	148	(2)
4010	COST OF GOODS SOLD	65,000	44,207	(20,793)
4015	SALES DISCOUNTS	7,000	4,283	(2,717)
4020	CASH (OVER) SHORT	120	71	(49)
4050	RETIREMENT	32,412	42,039	9,627
4060	FICA	14,104	13,385	(719)
4070	EMPLOYEES' INSURANCE	50,790	46,572	(4,218)
4090	VACATION PAY EXPENSE	-	1,411	1,411
4100	SICK PAY EXPENSE	-	5,070	5,070
4110	NET OPEB EXPENSE	170	94	(76)
4520	LICENSES & PERMITS	426	738	312
4600	WORKERS' COMPENSATION	1,953	3,317	1,364
4610	PROPERTY & LIAB/INS & UNINSUR	4,229	7,559	3,330
4666	INVENTORY ADJUSTMENTS	-	(964)	(964)
5730	BANK CHARGES	6,000	4	(5,996)
9030	DEPRECIATION EXPENSE	11,278	10,997	(281)
	TOTALS	$ 519,125	$ 462,754	$ (56,371)

DEPT. 39 - MANATEE OBSERVATION & EDUCATION CENTER ADMINISTRATION

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
5710	STORM EXPENSES	$ -	$ 206	$ 206
9000	CITY DISTRIBUTION	3,713	3,713	-
	TOTALS	$ 3,713	$ 3,919	$ 206

DEPT. 02 - TREASURE COAST ENERGY CENTER

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,353,189	$ 1,446,560	$ 93,371
1020	OVERTIME	310,000	267,667	(42,333)
2170	TRAINING	750	-	(750)
2172	CAR ALLOWANCE	10,320	10,320	-
3316	OPERATING SUPPLIES	1,050	825	(225)
4050	RETIREMENT	260,082	318,952	58,870
4060	FICA	127,234	124,379	(2,855)
4070	EMPLOYEES' INSURANCE	220,915	210,531	(10,384)
4090	VACATION PAY EXPENSE	-	1,472	1,472
4100	SICK PAY EXPENSE	-	(65,040)	(65,040)
4110	NET OPEB EXPENSE	636	354	(282)
4600	WORKERS' COMPENSATION	15,357	15,247	(110)
4610	PROPERTY & LIAB/INS & UNINSUR	500	500	-
		$ 2,300,033	$ 2,331,767	$ 31,734

DEPT. 10 - BOARD

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 18,145	$ 18,143	$ (2)
2151	PRINTING	20	40	20
2170	TRAINING	7,000	-	(7,000)
2171	TRAVEL	4,473	-	(4,473)
2172	CAR ALLOWANCE	9,600	9,600	-
2240	BUSINESS RELATIONS	500	578	78
2262	MEMBERSHIPS - CIVIC	1,700	1,600	(100)
3311	OFFICE SUPPLIES	200	185	(15)
4060	FICA	1,388	1,786	398
4070	EMPLOYEES' INSURANCE	62,435	57,385	(5,050)
4600	WORKERS' COMPENSATION	411	255	(156)
4610	PROPERTY & LIAB/INS & UNINSUR	176	197	21
	TOTALS	$ 106,048	$ 89,769	$ (16,279)

DEPT. 11 - DIRECTOR OF UTILITIES

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 231,655	$ 231,762	$ 107
2110	ADVERTISING	-	100	100
2139	MAINTENANCE/SERVICE CONTRACTS	1,350	1,609	259
2140	POSTAGE	40	68	28
2151	PRINTING	205	-	(205)
2164	PROFESS. FEES - CONSULTING/ENG	2,500	-	(2,500)
2170	TRAINING	2,000	-	(2,000)
2171	TRAVEL	2,000	1,055	(945)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	410	400	(10)
2230	EMPLOYEE RELATIONS	9,400	9,298	(102)
2240	BUSINESS RELATIONS	1,500	1	(1,499)
2260	MEMBERSHIPS - PROFESSIONAL	1,141	-	(1,141)
2262	MEMBERSHIPS - CIVIC	1,536	-	(1,536)
3311	OFFICE SUPPLIES	2,700	826	(1,874)
3313	SUBSCRIPTIONS	152	-	(152)
3316	OPERATING SUPPLIES	-	117	117
4050	RETIREMENT	40,725	53,517	12,792
4060	FICA	17,722	15,302	(2,420)
4070	EMPLOYEES' INSURANCE	30,120	27,641	(2,479)
4080	EMPLOYEE SUGGESTIONS & AWARDS	1,024	-	(1,024)
4090	VACATION PAY EXPENSE	-	474	474
4100	SICK PAY EXPENSE	-	4,707	4,707
4110	NET OPEB EXPENSE	85	47	(38)
4520	LICENSES & PERMITS	512	-	(512)
4600	WORKERS' COMPENSATION	501	328	(173)
4610	PROPERTY & LIAB/INS & UNINSUR	2,413	2,469	56
	TOTALS	$ 354,851	$ 354,881	$ 30

DEPT. 12 - ATTORNEY

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 112,477	$ 112,477	$ -
2166	PROFESSIONAL FEES - OTHER	7,500	-	(7,500)
3311	OFFICE SUPPLIES	-	65	65
4070	EMPLOYEES' INSURANCE	19,040	17,457	(1,583)
4600	WORKERS' COMPENSATION	141	109	(32)
	TOTALS	$ 139,158	$ 130,108	$ (9,050)

DEPT. 14 - REGULATORY AFFAIRS

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 157,479	$ 155,722	$ (1,757)
2110	ADVERTISING	2,800.00	2,326.00	(474)
2139	MAINTENANCE/SERVICE CONTRACTS	1,200.00	-	(1,200)
2140	POSTAGE	100.00	-	(100)
2151	PRINTING	100.00	60.00	(40)
2164	PROFESSIONAL FEES - CONSULT/ENG	7,500.00	3,838.00	(3,662)
2166	PROFESSIONAL FEES - OTHER	-	850.00	850
2170	TRAINING	2,000.00	495.00	(1,505)
2171	TRAVEL	100.00	-	(100)
2172	CAR ALLOWANCE	3,798.00	3,798.00	-
2260	MEMBERSHIPS - PROFESSIONAL	800.00	-	(800)
3311	OFFICE SUPPLIES	750.00	837.00	87
3313	SUBSCRIPTIONS	150.00	-	(150)
4050	RETIREMENT	27,685.00	36,562.00	8,877
4060	FICA	12,047.00	11,601.00	(446)
4070	EMPLOYEES' INSURANCE	27,125.00	39,283.00	12,158
4090	VACATION PAY EXPENSE	-	18,036.00	18,036
4100	SICK PAY EXPENSE	-	4,174.00	4,174
4520	LICENSES & PERMITS	-	410.00	410
4110	NET OPEB EXPENSE	127.00	71.00	(56)
4600	WORKERS' COMPENSATION	260.00	153.00	(107)
4610	PROPERTY & LIAB/INS & UNINSURED	77,743.00	2,373.00	(75,370)
	TOTALS	$ 321,764	$ 280,589	$ (41,175)

DEPT. 15 - HUMAN RESOURCES

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 203,687	$ 204,908	$ 1,221
1020	OVERTIME	100	43	(57)
2110	ADVERTISING	2,000	824	(1,176)
2139	MAINTENANCE/SERVICE CONTRACTS	16,000	17,428	1,428
2140	POSTAGE	150	-	(150)
2151	PRINTING	200	20	(180)
2164	PROFESS. FEES - CONSULTING/ENG	10,000	6,000	(4,000)
2166	PROFESSIONAL FEES - OTHER	15,000	2,141	(12,859)
2170	TRAINING	40,000	10,481	(29,519)
2171	TRAVEL	100	-	(100)
2172	CAR ALLOWANCE	3,300	3,300	-
2190	COMMUNICATIONS	848	782	(66)
2230	EMPLOYEE RELATIONS	2,000	1,237	(763)
2260	MEMBERSHIPS - PROFESSIONAL	1,000	459	(541)
3311	OFFICE SUPPLIES	7,197	8,088	891
3313	SUBSCRIPTIONS	2,000	2,582	582
4050	RETIREMENT	25,015	32,939	7,924
4060	FICA	15,590	14,317	(1,273)
4070	EMPLOYEES' INSURANCE	62,987	57,781	(5,206)
4080	EMPLOYEE SUGGESTIONS & AWARDS	9,000	7,953	(1,047)
4090	VACATION PAY EXPENSE	-	1,046	1,046
4100	SICK PAY EXPENSE	-	(5,713)	(5,713)
4110	NET OPEB EXPENSE	127	71	(56)
4600	WORKERS' COMPENSATION	244	153	(91)
4610	PROPERTY & LIAB/INS & UNINSUR	2,640	3,175	535
	TOTALS	$ 419,185	$ 370,015	$ (49,170)

DEPT. 18 - SAFETY

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 111,074	$ 103,166	$ (7,908)
2132	MAINTENANCE OF VEHICLES	120	337	217
2139	MAINTENANCE/SERVICE CONTRACTS	2,500	-	(2,500)
2140	POSTAGE	100	225	125
2151	PRINTING	750	593	(157)
2166	PROFESSIONAL FEES - OTHER	4,500	3,030	(1,470)
2170	TRAINING	25,500	13,034	(12,466)
2171	TRAVEL	50	47	(3)
2190	COMMUNICATIONS	1,313	1,018	(295)
2230	EMPLOYEE RELATIONS	5,000	3,409	(1,591)
2260	MEMBERSHIPS - PROFESSIONAL	350	145	(205)
3311	OFFICE SUPPLIES	1,500	441	(1,059)
3313	SUBSCRIPTIONS	7,300	3,724	(3,576)
3316	OPERATING SUPPLIES	56,732	40,803	(15,929)
3331	VEHICLE SUPPLIES	1,350	763	(587)
4050	RETIREMENT	19,527	19,711	184
4060	FICA	8,497	7,676	(821)
4070	EMPLOYEES' INSURANCE	19,125	17,502	(1,623)
4080	EMPLOYEE SUGGESTIONS & AWARDS	2,000	1,722	(278)
4090	VACATION PAY EXPENSE	-	(1,911)	(1,911)
4100	SICK PAY EXPENSE	-	(4,945)	(4,945)
4110	NET OPEB EXPENSE	42	24	(18)
4600	WORKERS' COMPENSATION	462	277	(185)
4610	PROPERTY & LIAB/INS & UNINSUR	1,728	1,581	(147)
9030	DEPRECIATION EXPENSE	5,127	4,380	(747)
	TOTALS	$ 274,647	$ 216,752	$ (57,895)

DEPT. 21 - FINANCE

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 743,366	$ 747,713	$ 4,347
1020	OVERTIME	1,000	1,092	92
2110	ADVERTISING	509	509	-
2139	MAINTENANCE/SERVICE CONTRACTS	1,350	1,311	(39)
2140	POSTAGE	50	11	(39)
2151	PRINTING	100	60	(40)
2161	PROFESSIONAL FEES - AUDIT	48,500	47,880	(620)
2164	PROFESS. FEES - CONSULTING/ENG	18,500	8,771	(9,729)
2166	PROFESSIONAL FEES - OTHER	22,000	16,750	(5,250)
2170	TRAINING	19,000	19,536	536
2171	TRAVEL	510	444	(66)
2172	CAR ALLOWANCE	9,417	9,503	86
2190	COMMUNICATIONS	1,697	1,510	(187)
2230	EMPLOYEE RELATIONS	575	75	(500)
2260	MEMBERSHIPS - PROFESSIONAL	1,000	930	(70)
3311	OFFICE SUPPLIES	6,910	7,300	390
3313	SUBSCRIPTIONS	400	332	(68)
4020	CASH (OVER) SHORT	-	(150)	(150)
4050	RETIREMENT	130,860	174,265	43,405
4060	FICA	56,944	54,310	(2,634)
4070	EMPLOYEES' INSURANCE	228,245	178,361	(49,884)
4090	VACATION PAY EXPENSE	-	(6,258)	(6,258)
4100	SICK PAY EXPENSE	-	(33,553)	(33,553)
4110	NET OPEB EXPENSE	466	260	(206)
4520	LICENSES & PERMITS	100	95	(5)
4600	WORKERS' COMPENSATION	891	560	(331)
4610	PROPERTY & LIAB/INS & UNINSUR	10,351	10,512	161
4640	UNEMPLOYMENT CLAIMS	9,207	-	(9,207)
5730	BANK CHARGES	338,000	384,454	46,454
	TOTALS	$ 1,649,948	$ 1,626,583	$ (23,365)

DEPT. 22 - MATERIALS MANAGEMENT

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 376,688	$ 360,084	$ (16,604)
1020	OVERTIME	7,500	6,788	(712)
2122	RENTALS	2,450	3,692	1,242
2132	MAINTENANCE OF VEHICLES	7,250	4,739	(2,511)
2133	MAINTENANCE OF EQUIPMENT	4,815	2,876	(1,939)
2139	MAINTENANCE/SERVICE CONTRACTS	8,000	335	(7,665)
2140	POSTAGE	150	43	(107)
2151	PRINTING	250	20	(230)
2170	TRAINING	3,000	3,583	583
2171	TRAVEL	100	-	(100)
2190	COMMUNICATIONS	4,696	4,455	(241)
2200	UTILITIES	31,000	34,547	3,547
2230	EMPLOYEE RELATIONS	250	-	(250)
2260	MEMBERSHIPS - PROFESSIONAL	100	90	(10)
3311	OFFICE SUPPLIES	2,398	1,141	(1,257)
3313	SUBSCRIPTIONS	1,600	3,116	1,516
3316	OPERATING SUPPLIES	13,000	8,360	(4,640)
3331	VEHICLE SUPPLIES	18,000	11,301	(6,699)
3340	SMALL TOOLS	2,000	3,603	1,603
4050	RETIREMENT	59,154	64,231	5,077
4060	FICA	29,390	22,585	(6,805)
4070	EMPLOYEES' INSURANCE	112,751	104,848	(7,903)
4090	VACATION PAY EXPENSE	-	265	265
4100	SICK PAY EXPENSE	-	2,181	2,181
4110	NET OPEB EXPENSE	254	142	(112)
4520	LICENSES & PERMITS	400	59	(341)
4600	WORKERS' COMPENSATION	5,200	4,293	(907)
4610	PROPERTY & LIAB/INS & UNINSUR	38,054	14,367	(23,687)
4666	INVENTORY ADJUSTMENTS	10,000	(8,380)	(18,380)
9030	DEPRECIATION EXPENSE	26,656	23,063	(3,593)
	TOTALS	$ 765,106	$ 676,427	$ (88,679)

DEPT. 31 - DIRECTOR OF UTILITY SUPPORT SERVICES

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 184,650	$ 184,510	$ (140)
2170	TRAINING	3,200	150	(3,050)
2171	TRAVEL	300	143	(157)
2172	CAR ALLOWANCE	8,460	8,460	-
2190	COMMUNICATIONS	509	398	(111)
2230	EMPLOYEE RELATIONS	100	40	(60)
2240	BUSINESS RELATIONS	200	96	(104)
2260	MEMBERSHIPS - PROFESSIONAL	1,500	785	(715)
2262	MEMBERSHIPS - CIVIC	27,500	20,400	(7,100)
3311	OFFICE SUPPLIES	2,011	1,430	(581)
3313	SUBSCRIPTIONS	120	120	-
4050	RETIREMENT	32,461	42,746	10,285
4060	FICA	14,126	14,096	(30)
4070	EMPLOYEES' INSURANCE	43,673	34,163	(9,510)
4090	VACATION PAY EXPENSE	-	360	360
4100	SICK PAY EXPENSE	-	(160)	(160)
4110	NET OPEB EXPENSE	85	47	(38)
4600	WORKERS' COMPENSATION	154	102	(52)
4610	PROPERTY & LIAB/INS & UNINSUR	26,875	26,981	106
9030	DEPRECIATION EXPENSE	6,152	18,822	12,670
	TOTALS	$ 352,076	$ 353,689	$ 1,613

DEPT. 32 - INFORMATION TECHNOLOGY SERVICES

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,061,732	$ 1,055,569	$ (6,163)
1020	OVERTIME	6,000	5,518	(482)
2132	MAINTENANCE OF VEHICLES	2,000	566	(1,434)
2133	MAINTENANCE OF EQUIPMENT	3,000	323	(2,677)
2139	MAINTENANCE/SERVICE CONTRACTS	668,753	573,023	(95,730)
2140	POSTAGE	500	35	(465)
2151	PRINTING	140	120	(20)
2164	PROFESS. FEES - CONSULTING/ENG	7,000	-	(7,000)
2170	TRAINING	58,625	49,519	(9,106)
2171	TRAVEL	600	274	(326)
2172	CAR ALLOWANCE	9,900	9,900	-
2190	COMMUNICATIONS	18,184	18,356	172
2230	EMPLOYEE RELATIONS	800	-	(800)
2260	MEMBERSHIPS - PROFESSIONAL	1,650	1,450	(200)
3311	OFFICE SUPPLIES	2,300	2,208	(92)
3313	SUBSCRIPTIONS	3,500	3,269	(231)
3316	OPERATING SUPPLIES	391,007	344,627	(46,380)
3331	VEHICLE SUPPLIES	1,400	1,973	573
3340	SMALL TOOLS	750	648	(102)
4050	RETIREMENT	187,707	250,958	63,251
4060	FICA	81,681	78,300	(3,381)
4070	EMPLOYEES' INSURANCE	285,473	259,590	(25,883)
4090	VACATION PAY EXPENSE	-	19,698	19,698
4100	SICK PAY EXPENSE	-	(15,149)	(15,149)
4110	NET OPEB EXPENSE	678	401	(277)
4600	WORKERS' COMPENSATION	1,310	1,290	(20)
4610	PROPERTY & LIAB/INS & UNINSUR	25,970	26,950	980
9030	DEPRECIATION EXPENSE	202,993	228,735	25,742
	TOTALS	$ 3,023,653	$ 2,918,151	$ (105,502)

DEPT. 35 - FACILITIES

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 248,347	$ 255,012	$ 6,665
1020	OVERTIME	10,000	12,976	2,976
2122	RENTALS	2,700	3,691	991
2131	MAINTENANCE OF STRUCTURES	36,000	18,014	(17,986)
2132	MAINTENANCE OF VEHICLES	2,100	2,034	(66)
2139	MAINTENANCE/SERVICE CONTRACTS	148,140	149,379	1,239
2140	POSTAGE	6,000	5,136	(864)
2151	PRINTING	120	60	(60)
2170	TRAINING	4,000	3,276	(724)
2171	TRAVEL	200	82	(118)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	3,411	2,957	(454)
2200	UTILITIES	75,900	70,146	(5,754)
2230	EMPLOYEE RELATIONS	300	-	(300)
2250	COMMUNITY RELATIONS	75,000	18,458	(56,542)
2260	MEMBERSHIPS - PROFESSIONAL	500	912	412
3311	OFFICE SUPPLIES	2,500	2,692	192
3316	OPERATING SUPPLIES	58,474	64,613	6,139
3331	VEHICLE SUPPLIES	5,500	5,076	(424)
3340	SMALL TOOLS	6,150	6,938	788
4050	RETIREMENT	45,417	72,231	26,814
4060	FICA	19,764	23,695	3,931
4070	EMPLOYEES' INSURANCE	63,052	57,853	(5,199)
4090	VACATION PAY EXPENSE	-	6,006	6,006
4100	SICK PAY EXPENSE	-	708	708
4110	NET OPEB EXPENSE	212	118	(94)
4520	LICENSES & PERMITS	200	150	(50)
4600	WORKERS' COMPENSATION	4,173	3,445	(728)
4610	PROPERTY & LIAB/INS & UNINSUR	4,157	7,483	3,326
9030	DEPRECIATION EXPENSE	5,127	2,310	(2,817)
	TOTALS	$ 832,604	$ 800,611	$ (31,993)

DEPT. 41 - COMMUNITY RELATIONS

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 73,613	$ 73,613	$ -
2110	ADVERTISING	9,600	11,585	1,985
2151	PRINTING	18,500	12,636	(5,864)
2166	PROFESSIONAL FEES - OTHER	300	55	(245)
2170	TRAINING	2,300	-	(2,300)
2172	CAR ALLOWANCE	3,300	3,300	-
2190	COMMUNICATIONS	1,067	873	(194)
2230	EMPLOYEE RELATIONS	15,500	6,202	(9,298)
2240	BUSINESS RELATIONS	600	194	(406)
2250	COMMUNITY RELATIONS	25,000	24,562	(438)
2260	MEMBERSHIPS - PROFESSIONAL	265	-	(265)
2262	MEMBERSHIPS - CIVIC	900	400	(500)
3311	OFFICE SUPPLIES	1,300	237	(1,063)
3313	SUBSCRIPTIONS	120	120	-
3316	OPERATING SUPPLIES	8,000	9,149	1,149
4050	RETIREMENT	12,941	17,295	4,354
4060	FICA	5,631	5,396	(235)
4070	EMPLOYEES' INSURANCE	19,134	17,554	(1,580)
4090	VACATION PAY EXPENSE	-	1,938	1,938
4100	SICK PAY EXPENSE	-	2,692	2,692
4110	NET OPEB EXPENSE	42	24	(18)
4600	WORKERS' COMPENSATION	77	51	(26)
4610	PROPERTY & LIAB/INS & UNINSUR	829	795	(34)
	TOTALS	$ 199,019	$ 188,671	$ (10,348)

DEPT. 43 - CUSTOMER SERVICE

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,000,982	$ 982,429	$ (18,553)
1020	OVERTIME	3,750	5,937	2,187
2122	RENTALS	1,600	1,470	(130)
2133	MAINTENANCE OF EQUIPMENT	1,000	-	(1,000)
2139	MAINTENANCE/SERVICE CONTRACTS	140,000	134,754	(5,246)
2140	POSTAGE	210,000	198,675	(11,325)
2151	PRINTING	51,000	35,844	(15,156)
2165	TEMPORARY LABOR	-	11,687	11,687
2166	PROFESSIONAL FEES - OTHER	2,000	6,291	4,291
2170	TRAINING	14,000	13,540	(460)
2171	TRAVEL	200	41	(159)
2172	CAR ALLOWANCE	3,300	3,300	-
2190	COMMUNICATIONS	6,417	6,208	(209)
2230	EMPLOYEE RELATIONS	6,500	300	(6,200)
2260	MEMBERSHIPS - PROFESSIONAL	500	170	(330)
2262	MEMBERSHIPS - CIVIC	200	-	(200)
2290	BILLING HOUSING AUTHORITY	2,200	2,457	257
3311	OFFICE SUPPLIES	22,806	15,687	(7,119)
3313	SUBSCRIPTIONS	200	-	(200)
3316	OPERATING SUPPLIES	2,000	8,700	6,700
4020	CASH (OVER) SHORT	-	(152)	(152)
4050	RETIREMENT	167,717	221,135	53,418
4060	FICA	76,862	71,183	(5,679)
4070	EMPLOYEES' INSURANCE	378,518	360,565	(17,953)
4090	VACATION PAY EXPENSE	-	20,228	20,228
4100	SICK PAY EXPENSE	-	(6,377)	(6,377)
4110	NET OPEB EXPENSE	1,102	614	(488)
4600	WORKERS' COMPENSATION	2,119	1,252	(867)
4610	PROPERTY & LIAB/INS & UNINSUR	14,264	12,094	(2,170)
4640	UNEMPLOYMENT CLAIMS	-	1,778	1,778
9030	DEPRECIATION EXPENSE	31,782	39,049	7,267
	TOTALS	$ 2,141,019	$ 2,148,859	$ 7,840

DEPT. 49 - ADMINISTRATIVE & GENERAL-ADMINISTRATION

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
2122	RENTALS	$ 250	$ 257	$ 7
2131	MAINTENANCE OF STRUCTURES	6,000	3,940	(2,060)
2139	MAINTENANCE/SERVICE CONTRACTS	20,000	12,053	(7,947)
2190	COMMUNICATIONS	14,290	14,538	248
3316	OPERATING SUPPLIES	12,375	10,195	(2,180)
4509	OTHER TAXES	11,077	11,077	-
4520	LICENSES & PERMITS	85	75	(10)
4700	UTILITY BAD DEBT EXPENSE	10,864	57,542	46,678
9010	CONTINGENCY	780,000	-	(780,000)
	TOTALS	$ 854,941	$ 109,677	$ (745,264)

DEPT. 51 - DIRECTOR OF ELECTRIC & GAS SYSTEMS

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 154,526	$ 154,901	$ 375
2164	PROFESS. FEES - CONSULTING/ENG	46,300	31,414	(14,886)
2170	TRAINING	6,500	2,000	(4,500)
2171	TRAVEL	1,500	2,031	531
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	1,068	849	(219)
2230	EMPLOYEE RELATIONS	3,500	3,286	(214)
2240	BUSINESS RELATIONS	100	-	(100)
2260	MEMBERSHIPS - PROFESSIONAL	49,500	46,405	(3,095)
2262	MEMBERSHIPS - CIVIC	870	1,015	145
3311	OFFICE SUPPLIES	600	-	(600)
3313	SUBSCRIPTIONS	300	-	(300)
4050	RETIREMENT	27,166	35,503	8,337
4060	FICA	11,821	10,408	(1,413)
4070	EMPLOYEES' INSURANCE	25,176	22,610	(2,566)
4090	VACATION PAY EXPENSE	-	4,307	4,307
4100	SICK PAY EXPENSE	-	(11,230)	(11,230)
4110	NET OPEB EXPENSE	42	24	(18)
4520	LICENSES & PERMITS	100	-	(100)
4600	WORKERS' COMPENSATION	424	277	(147)
4610	PROPERTY & LIAB/INS & UNINSUR	1,570	1,675	105
	TOTALS	$ 336,223	$ 310,635	$ (25,588)

DEPT. 53 - ELECTRIC PURCHASES FOR RESALE

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
3360	PURCHASES FOR RESALE	$ 46,000,000	$ 40,480,433	$ (5,519,567)
	TOTALS	$ 46,000,000	$ 40,480,433	$ (5,519,567)

DEPT. 54 - ELECTRIC TRANSMISSION & DISTRIBUTION

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,902,839	$ 1,962,385	$ 59,546
1020	OVERTIME	205,000	244,549	39,549
2122	RENTALS	25,000	11,974	(13,026)
2132	MAINTENANCE OF VEHICLES	33,000	52,091	19,091
2133	MAINTENANCE OF EQUIPMENT	16,000	9,842	(6,158)
2139	MAINTENANCE/SERVICE CONTRACTS	570,000	559,524	(10,476)
2140	POSTAGE	600	539	(61)
2151	PRINTING	300	836	536
2166	PROFESSIONAL FEES - OTHER	20,000	4,324	(15,676)
2170	TRAINING	60,000	38,060	(21,940)
2171	TRAVEL	1,000	1,337	337
2190	COMMUNICATIONS	13,921	10,879	(3,042)
2200	UTILITIES	83,400	84,556	1,156
2230	EMPLOYEE RELATIONS	6,000	2,679	(3,321)
3311	OFFICE SUPPLIES	4,009	2,378	(1,631)
3313	SUBSCRIPTIONS	100	-	(100)
3316	OPERATING SUPPLIES	282,000	323,663	41,663
3331	VEHICLE SUPPLIES	55,000	38,154	(16,846)
3340	SMALL TOOLS	24,000	20,933	(3,067)
4050	RETIREMENT	370,558	497,670	127,112
4060	FICA	161,250	163,622	2,372
4070	EMPLOYEES' INSURANCE	406,590	368,118	(38,472)
4090	VACATION PAY EXPENSE	-	23,463	23,463
4100	SICK PAY EXPENSE	-	(6,151)	(6,151)
4110	NET OPEB EXPENSE	1,059	590	(469)
4520	LICENSES & PERMITS	100	67	(33)
4600	WORKERS' COMPENSATION	48,715	19,615	(29,100)
4610	PROPERTY & LIAB/INS & UNINSUR	134,917	70,628	(64,289)
4666	INVENTORY ADJUSTMENTS	-	(360)	(360)
9005	DUPLICATE CHARGES - CREDIT	(49,600)	(51,389)	(1,789)
9030	DEPRECIATION EXPENSE	4,157,235	4,015,093	(142,142)
	TOTALS	$ 8,532,993	$ 8,469,669	$ (63,324)

DEPT. 55 - ELECTRIC OPERATIONS

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,032,805	$ 1,064,284	$ 31,479
1020	OVERTIME	95,000	89,789	(5,211)
2122	RENTALS	7,000	4,204	(2,796)
2132	MAINTENANCE OF VEHICLES	10,000	6,199	(3,801)
2133	MAINTENANCE OF EQUIPMENT	5,000	4,358	(642)
2139	MAINTENANCE/SERVICE CONTRACTS	30,000	8,829	(21,171)
2140	POSTAGE	500	30	(470)
2151	PRINTING	10,000	1,607	(8,393)
2166	PROFESSIONAL FEES - OTHER	650	694	44
2170	TRAINING	35,000	18,095	(16,905)
2171	TRAVEL	100	-	(100)
2172	CAR ALLOWANCE	8,460	8,460	-
2190	COMMUNICATIONS	14,411	15,536	1,125
2230	EMPLOYEE RELATIONS	750	(43)	(793)
2240	BUSINESS RELATIONS	100	-	(100)
2260	MEMBERSHIPS - PROFESSIONAL	100	-	(100)
3311	OFFICE SUPPLIES	2,349	778	(1,571)
3316	OPERATING SUPPLIES	40,000	22,408	(17,592)
3331	VEHICLE SUPPLIES	41,000	31,683	(9,317)
3340	SMALL TOOLS	5,000	1,864	(3,136)
4050	RETIREMENT	163,440	259,120	95,680
4060	FICA	86,277	98,483	12,206
4070	EMPLOYEES' INSURANCE	373,172	346,928	(26,244)
4090	VACATION PAY EXPENSE	-	11,578	11,578
4100	SICK PAY EXPENSE	-	31,507	31,507
4110	NET OPEB EXPENSE	1,017	567	(450)
4520	LICENSES & PERMITS	1,000	400	(600)
4600	WORKERS' COMPENSATION	23,627	19,623	(4,004)
4610	PROPERTY & LIAB/INS & UNINSUR	17,854	29,183	11,329
4640	UNEMPLOYMENT CLAIMS	793	791	(2)
9030	DEPRECIATION EXPENSE	90,219	86,731	(3,488)
	TOTALS	$ 2,095,624	$ 2,163,686	$ 68,062

DEPT. 56 - ELECTRIC & GAS ENGINEERING

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 817,520	$ 798,116	$ (19,404)
1020	OVERTIME	500	97	(403)
2132	MAINTENANCE OF VEHICLES	1,000	231	(769)
2139	MAINTENANCE/SERVICE CONTRACTS	500	576	76
2140	POSTAGE	50	109	59
2151	PRINTING	100	40	(60)
2164	PROFESS. FEES - CONSULTING/ENG	14,000	5,904	(8,096)
2170	TRAINING	11,000	9,973	(1,027)
2171	TRAVEL	-	759	759
2172	CAR ALLOWANCE	16,630	16,487	(143)
2190	COMMUNICATIONS	4,631	3,508	(1,123)
2230	EMPLOYEE RELATIONS	1,000	-	(1,000)
2240	BUSINESS RELATIONS	200	-	(200)
2260	MEMBERSHIPS - PROFESSIONAL	1,200	1,970	770
3311	OFFICE SUPPLIES	5,032	3,840	(1,192)
3313	SUBSCRIPTIONS	900	458	(442)
3316	OPERATING SUPPLIES	3,500	908	(2,592)
3331	VEHICLE SUPPLIES	4,000	4,332	332
4050	RETIREMENT	137,513	176,578	39,065
4060	FICA	62,579	59,126	(3,453)
4070	EMPLOYEES' INSURANCE	207,784	186,004	(21,780)
4090	VACATION PAY EXPENSE	-	954	954
4100	SICK PAY EXPENSE	-	(19,623)	(19,623)
4110	NET OPEB EXPENSE	551	307	(244)
4520	LICENSES & PERMITS	150	-	(150)
4600	WORKERS' COMPENSATION	7,986	6,470	(1,516)
4610	PROPERTY & LIAB/INS & UNINSUR	10,566	19,961	9,395
9030	DEPRECIATION EXPENSE	17,429	16,884	(545)
	TOTALS	$ 1,326,321	$ 1,293,969	$ (32,352)

DEPT. 59 - ADMINISTRATIVE & GENERAL ADMINISTRATION - ELECTRIC

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
2122	RENTALS	$ 500	$ 944	$ 444
2131	MAINTENANCE OF STRUCTURES	16,600	13,454	(3,146)
2133	MAINTENANCE OF EQUIPMENT	150	-	(150)
2139	MAINTENANCE/SERVICE CONTRACTS	140,000	178,138	38,138
2190	COMMUNICATIONS	10,728	11,309	581
3316	OPERATING SUPPLIES	41,539	37,381	(4,158)
4509	OTHER TAXES	7,253	7,253	-
4510	GROSS RECEIPTS TAX	1,614,200	1,484,623	(129,577)
4520	LICENSES & PERMITS	10,500	9,488	(1,012)
4531	CONTRIBUTIONS - CIVIC	308,985	292,575	(16,410)
4610	PROPERTY & LIAB INS PREMIUMS	-	83,448	83,448
4700	UTILITY BAD DEBT EXPENSE	176,498	122,572	(53,926)
5710	STORM EXPENSES	-	15,069	15,069
5721	INTEREST - BONDS	1,128,657	1,128,210	(447)
5723	INTEREST - DEPOSITS	35,649	43,207	7,558
5731	AMORTIZATION-BOND DISCOUNT	10,766	10,766	-
9000	CITY DISTRIBUTION	4,070,526	4,070,526	-
9030	DEPRECIATION EXPENSE	95,345	104,287	8,942
	TOTALS	$ 7,667,896	$ 7,613,250	$ (54,646)

DEPT. 61 - DIRECTOR OF WATER/WASTEWATER SYSTEMS

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 127,422	$ 127,501	$ 79
2140	POSTAGE	25	17	(8)
2164	PROFESS. FEES - CONSULTING/ENG	18,624	-	(18,624)
2170	TRAINING	1,200	526	(674)
2171	TRAVEL	544	315	(229)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	968	852	(116)
2260	MEMBERSHIPS - PROFESSIONAL	1,536	210	(1,326)
3311	OFFICE SUPPLIES	500	303	(197)
4050	RETIREMENT	22,401	29,936	7,535
4060	FICA	9,748	9,664	(84)
4070	EMPLOYEES' INSURANCE	24,676	22,610	(2,066)
4090	VACATION PAY EXPENSE	-	(2,251)	(2,251)
4100	SICK PAY EXPENSE	-	2,547	2,547
4110	NET OPEB EXPENSE	42	24	(18)
4600	WORKERS' COMPENSATION	77	51	(26)
4610	PROPERTY & LIAB/INS & UNINSUR	1,318	1,383	65
	TOTALS	$ 214,241	$ 198,848	$ (15,393)

DEPT. 62 - WATER RESOURCES

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,345,322	$ 1,364,706	$ 19,384
1020	OVERTIME	113,300	98,587	(14,713)
2122	RENTALS	3,803	2,357	(1,446)
2132	MAINTENANCE OF VEHICLES	13,390	14,175	785
2133	MAINTENANCE OF EQUIPMENT	51,500	27,384	(24,116)
2139	MAINTENANCE/SERVICE CONTRACTS	411,700	337,833	(73,867)
2140	POSTAGE	440	201	(239)
2151	PRINTING	2,999	2,705	(294)
2164	PROFESS. FEES - CONSULTING/ENG	40,000	16,205	(23,795)
2166	PROFESSIONAL FEES - OTHER	12,295	5,021	(7,274)
2170	TRAINING	5,000	2,344	(2,656)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	12,841	12,937	96
2200	UTILITIES	890,700	931,460	40,760
2230	EMPLOYEE RELATIONS	819	460	(359)
2260	MEMBERSHIPS - PROFESSIONAL	819	490	(329)
2262	MEMBERSHIPS - CIVIC	660	135	(525)
3311	OFFICE SUPPLIES	5,632	4,412	(1,220)
3313	SUBSCRIPTIONS	600	945	345
3316	OPERATING SUPPLIES	330,000	354,221	24,221
3320	CHEMICALS	1,150,000	949,425	(200,575)
3331	VEHICLE SUPPLIES	34,816	23,779	(11,037)
3340	SMALL TOOLS	5,433	4,394	(1,039)
3360	PURCHASES FOR RESALE	3,599	-	(3,599)
4050	RETIREMENT	225,365	292,983	67,618
4060	FICA	111,585	107,028	(4,557)
4070	EMPLOYEES' INSURANCE	373,330	340,316	(33,014)
4090	VACATION PAY EXPENSE	-	10,399	10,399
4100	SICK PAY EXPENSE	-	(43,423)	(43,423)
4110	NET OPEB EXPENSE	1,059	590	(469)
4520	LICENSES & PERMITS	10,198	3,676	(6,522)
4600	WORKERS' COMPENSATION	45,364	46,179	815
4610	PROPERTY & LIAB/INS & UNINSUR	126,463	127,928	1,465
4640	UNEMPLOYMENT CLAIMS	-	72	72
9030	DEPRECIATION EXPENSE	2,129,363	2,182,774	53,411
	TOTALS	$ 7,463,555	$ 7,227,858	$ (235,697)

DEPT. 64 - WATER DISTRIBUTION

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,332,134	$ 1,238,099	$ (94,035)
1020	OVERTIME	107,000	76,516	(30,484)
2122	RENTALS	1,176	-	(1,176)
2131	MAINTENANCE OF STRUCTURES	-	185	185
2132	MAINTENANCE OF VEHICLES	30,000	27,637	(2,363)
2133	MAINTENANCE OF EQUIPMENT	15,250	4,293	(10,957)
2139	MAINTENANCE/SERVICE CONTRACTS	242,000	128,184	(113,816)
2140	POSTAGE	50	-	(50)
2151	PRINTING	1,697	60	(1,637)
2166	PROFESSIONAL FEES - OTHER	8,000	3,503	(4,497)
2170	TRAINING	10,000	8,535	(1,465)
2171	TRAVEL	254	-	(254)
2190	COMMUNICATIONS	15,172	15,206	34
2200	UTILITIES	20,800	21,118	318
2230	EMPLOYEE RELATIONS	1,000	716	(284)
2260	MEMBERSHIPS - PROFESSIONAL	529	485	(44)
3311	OFFICE SUPPLIES	5,881	6,212	331
3316	OPERATING SUPPLIES	205,013	235,353	30,340
3331	VEHICLE SUPPLIES	101,864	71,996	(29,868)
3340	SMALL TOOLS	40,960	16,065	(24,895)
4050	RETIREMENT	245,361	303,603	58,242
4060	FICA	110,094	97,023	(13,071)
4070	EMPLOYEES' INSURANCE	444,927	414,145	(30,782)
4090	VACATION PAY EXPENSE	-	9,308	9,308
4100	SICK PAY EXPENSE	-	(2,125)	(2,125)
4110	NET OPEB EXPENSE	1,144	637	(507)
4520	LICENSES & PERMITS	7,500	5,356	(2,144)
4600	WORKERS' COMPENSATION	46,204	41,200	(5,004)
4610	PROPERTY & LIAB/INS & UNINSUR	26,498	41,947	15,449
4640	UNEMPLOYMENT CLAIMS	-	653	653
4666	INVENTORY ADJUSTMENTS	-	7,694	7,694
9030	DEPRECIATION EXPENSE	2,630,692	2,621,383	(9,309)
	TOTALS	$ 5,651,200	$ 5,394,987	$ (256,213)

DEPT. 66 - WATER/WASTEWATER ENGINEERING

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 700,627	$ 670,433	$ (30,194)
1020	OVERTIME	2,000	239	(1,761)
2132	MAINTENANCE OF VEHICLES	2,000	-	(2,000)
2139	MAINTENANCE/SERVICE CONTRACTS	927	10	(917)
2140	POSTAGE	40	-	(40)
2151	PRINTING	150	20	(130)
2166	PROFESSIONAL FEES - OTHER	588	-	(588)
2170	TRAINING	7,736	6,569	(1,167)
2171	TRAVEL	113	-	(113)
2172	CAR ALLOWANCE	10,750	10,564	(186)
2190	COMMUNICATIONS	6,134	6,113	(21)
2200	UTILITIES	21,700	22,287	587
2230	EMPLOYEE RELATIONS	819	215	(604)
2260	MEMBERSHIPS - PROFESSIONAL	1,843	565	(1,278)
3311	OFFICE SUPPLIES	5,542	3,625	(1,917)
3316	OPERATING SUPPLIES	4,000	2,070	(1,930)
3331	VEHICLE SUPPLIES	9,000	2,888	(6,112)
3340	SMALL TOOLS	300	-	(300)
4050	RETIREMENT	123,522	156,773	33,251
4060	FICA	53,751	49,295	(4,456)
4070	EMPLOYEES' INSURANCE	187,414	169,693	(17,721)
4090	VACATION PAY EXPENSE	-	14,285	14,285
4100	SICK PAY EXPENSE	-	1,501	1,501
4110	NET OPEB EXPENSE	551	307	(244)
4520	LICENSES & PERMITS	1,176	-	(1,176)
4600	WORKERS' COMPENSATION	11,890	8,147	(3,743)
4610	PROPERTY & LIAB/INS & UNINSUR	11,129	19,422	8,293
9030	DEPRECIATION EXPENSE	30,757	25,963	(4,794)
	TOTALS	$ 1,194,459	$ 1,170,984	$ (23,475)

DEPT. 69 - ADMINISTRATIVE & GENERAL ADMINISTRATION - WATER

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
2122	RENTALS	$ 200	$ 206	$ 6
2131	MAINTENANCE OF STRUCTURES	15,500	8,562	(6,938)
2139	MAINTENANCE/SERVICE CONTRACTS	109,000	134,529	25,529
2190	COMMUNICATIONS	11,239	11,849	610
3316	OPERATING SUPPLIES	30,696	29,870	(826)
4509	OTHER TAXES	12,523	12,523	-
4700	UTILITY BAD DEBT EXPENSE	31,646	21,982	(9,664)
5710	STORM EXPENSES	-	4,329	4,329
5721	INTEREST - BONDS	1,096,073	1,095,639	(434)
5723	INTEREST - DEPOSITS	9,178	11,139	1,961
5729	INTEREST - OTHER	600	-	(600)
5731	AMORTIZATION-BOND DISCOUNT	6,945	6,945	-
9000	CITY DISTRIBUTION	1,062,961	1,062,961	-
9030	DEPRECIATION EXPENSE	29,732	30,671	939
	TOTALS	$ 2,416,293	$ 2,431,205	$ 14,912

DEPT. 74 - GAS OPERATIONS

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 839,731	$ 796,380	$ (43,351)
1020	OVERTIME	17,000	15,171	(1,829)
2110	ADVERTISING	47,000	45,355	(1,645)
2122	RENTALS	2,200	3,112	912
2132	MAINTENANCE OF VEHICLES	10,300	8,430	(1,870)
2133	MAINTENANCE OF EQUIPMENT	7,600	2,930	(4,670)
2139	MAINTENANCE/SERVICE CONTRACTS	35,000	65,444	30,444
2140	POSTAGE	500	132	(368)
2151	PRINTING	1,500	1,732	232
2164	PROFESS. FEES - CONSULTING/ENG	1,000	-	(1,000)
2166	PROFESSIONAL FEES - OTHER	700	1,355	655
2170	TRAINING	15,360	16,486	1,126
2171	TRAVEL	1,663	(250)	(1,913)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	13,710	11,062	(2,648)
2200	UTILITIES	12,400	12,490	90
2230	EMPLOYEE RELATIONS	650	525	(125)
2240	BUSINESS RELATIONS	-	12	12
2260	MEMBERSHIPS - PROFESSIONAL	17,500	15,668	(1,832)
3311	OFFICE SUPPLIES	3,988	1,500	(2,488)
3316	OPERATING SUPPLIES	90,000	72,713	(17,287)
3331	VEHICLE SUPPLIES	25,000	32,476	7,476
3340	SMALL TOOLS	15,750	8,233	(7,517)
4050	RETIREMENT	150,613	168,976	18,363
4060	FICA	65,540	52,003	(13,537)
4070	EMPLOYEES' INSURANCE	246,182	217,523	(28,659)
4090	VACATION PAY EXPENSE	-	2,220	2,220
4100	SICK PAY EXPENSE	-	(4,786)	(4,786)
4110	NET OPEB EXPENSE	636	354	(282)
4520	LICENSES & PERMITS	10,000	7,269	(2,731)
4600	WORKERS' COMPENSATION	22,943	12,625	(10,318)
4610	PROPERTY & LIAB/INS & UNINSUR	15,115	22,030	6,915
9030	DEPRECIATION EXPENSE	346,522	340,698	(5,824)
	TOTALS	$ 2,021,263	$ 1,935,028	$ (86,235)

DEPT. 75 - NATURAL GAS PURCHASES FOR RESALE

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
3360	PURCHASES FOR RESALE	$ 1,615,036	$ 1,365,287	$ (249,749)
	TOTALS	$ 1,615,036	$ 1,365,287	$ (249,749)

DEPT. 79 - ADMINISTRATIVE & GENERAL ADMINISTRATION - GAS

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
2122	RENTALS	$ 100	$ 172	$ 72
2131	MAINTENANCE OF STRUCTURES	2,500	2,431	(69)
2139	MAINTENANCE/SERVICE CONTRACTS	30,000	31,384	1,384
2190	COMMUNICATIONS	2,655	2,694	39
3316	OPERATING SUPPLIES	7,916	6,797	(1,119)
4509	OTHER TAXES	800	801	1
4510	GROSS RECEIPTS TAX	78,500	82,768	4,268
4520	LICENSES & PERMITS	10,000	8,752	(1,248)
4700	UTILITY BAD DEBT EXPENSE	2,306	1,602	(704)
5721	INTEREST - BONDS	68,453	68,426	(27)
5723	INTEREST - DEPOSITS	2,349	2,850	501
5731	AMORTIZATION-BOND DISCOUNT	865	865	-
9000	CITY DISTRIBUTION	276,597	276,597	-
9030	DEPRECIATION EXPENSE	17,429	18,911	1,482
	TOTALS	$ 500,470	$ 505,050	$ 4,580

DEPT. 82 - WATER RECLAMATION

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 782,954	$ 739,906	$ (43,048)
1020	OVERTIME	35,000	17,908	(17,092)
2110	ADVERTISING	50	-	(50)
2122	RENTALS	12,000	11,002	(998)
2132	MAINTENANCE OF VEHICLES	6,100	2,220	(3,880)
2133	MAINTENANCE OF EQUIPMENT	40,000	31,697	(8,303)
2139	MAINTENANCE/SERVICE CONTRACTS	605,000	605,626	626
2140	POSTAGE	100	-	(100)
2151	PRINTING	100	50	(50)
2165	TEMPORARY LABOR	50	-	(50)
2166	PROFESSIONAL FEES - OTHER	1,000	471	(529)
2170	TRAINING	4,750	5,164	414
2172	CAR ALLOWANCE	5,788	5,788	-
2190	COMMUNICATIONS	9,681	9,546	(135)
2200	UTILITIES	432,800	455,779	22,979
2230	EMPLOYEE RELATIONS	800	231	(569)
2240	BUSINESS RELATIONS	572	-	(572)
2260	MEMBERSHIPS - PROFESSIONAL	300	120	(180)
3311	OFFICE SUPPLIES	4,590	2,586	(2,004)
3316	OPERATING SUPPLIES	62,000	62,851	851
3320	CHEMICALS	97,000	106,009	9,009
3331	VEHICLE SUPPLIES	12,000	11,956	(44)
3340	SMALL TOOLS	1,250	556	(694)
4050	RETIREMENT	134,020	175,308	41,288
4060	FICA	62,573	61,665	(908)
4070	EMPLOYEES' INSURANCE	229,264	197,178	(32,086)
4090	VACATION PAY EXPENSE	-	3,666	3,666
4100	SICK PAY EXPENSE	-	(50,411)	(50,411)
4110	NET OPEB EXPENSE	678	378	(300)
4520	LICENSES & PERMITS	11,000	1,109	(9,891)
4600	WORKERS' COMPENSATION	26,729	14,506	(12,223)
4610	PROPERTY & LIAB/INS & UNINSUR	44,875	45,095	220
9030	DEPRECIATION EXPENSE	1,202,575	1,156,866	(45,709)
	TOTALS	$ 3,825,599	$ 3,674,826	$ (150,773)

DEPT. 84 - WASTEWATER COLLECTION

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 982,685	$ 980,310	$ (2,375)
1020	OVERTIME	68,000	78,367	10,367
2122	RENTALS	24,146	23,203	(943)
2132	MAINTENANCE OF VEHICLES	40,000	21,672	(18,328)
2133	MAINTENANCE OF EQUIPMENT	35,233	21,500	(13,733)
2139	MAINTENANCE/SERVICE CONTRACTS	400,000	326,921	(73,079)
2151	PRINTING	100	40	(60)
2166	PROFESSIONAL FEES - OTHER	1,873	1,355	(518)
2170	TRAINING	7,500	4,937	(2,563)
2172	CAR ALLOWANCE	5,880	5,880	-
2190	COMMUNICATIONS	10,562	9,166	(1,396)
2200	UTILITIES	216,600	237,121	20,521
2230	EMPLOYEE RELATIONS	800	291	(509)
3311	OFFICE SUPPLIES	2,860	2,428	(432)
3316	OPERATING SUPPLIES	150,000	146,390	(3,610)
3320	CHEMICALS	15,000	9,197	(5,803)
3331	VEHICLE SUPPLIES	75,000	67,334	(7,666)
3340	SMALL TOOLS	6,000	7,549	1,549
4050	RETIREMENT	184,710	217,945	33,235
4060	FICA	80,377	68,950	(11,427)
4070	EMPLOYEES' INSURANCE	266,096	241,285	(24,811)
4090	VACATION PAY EXPENSE	-	16,164	16,164
4100	SICK PAY EXPENSE	-	3,123	3,123
4110	NET OPEB EXPENSE	848	472	(376)
4520	LICENSES & PERMITS	7,000	6,718	(282)
4600	WORKERS' COMPENSATION	22,881	18,361	(4,520)
4610	PROPERTY & LIAB/INS & UNINSUR	35,678	61,260	25,582
4640	UNEMPLOYMENT CLAIMS	-	1,938	1,938
4666	INVENTORY ADJUSTMENTS	-	2,821	2,821
9030	DEPRECIATION EXPENSE	2,372,341	2,370,839	(1,502)
	TOTALS	$ 5,012,170	$ 4,953,537	$ (58,633)

DEPT. 89 - ADMINISTRATIVE & GENERAL ADMINISTRATION - WASTEWATER

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
2122	RENTALS	$ 500	$ 250	$ (250)
2131	MAINTENANCE OF STRUCTURES	7,500	4,631	(2,869)
2139	MAINTENANCE/SERVICE CONTRACTS	75,000	100,118	25,118
2164	PROFESS. FEES - CONSULTING/ENG	60,000	69,720	9,720
2190	COMMUNICATIONS	6,528	6,461	(67)
3316	OPERATING SUPPLIES	31,355	29,353	(2,002)
4509	OTHER TAXES	6,947	6,947	-
4700	UTILITY BAD DEBT EXPENSE	28,405	19,729	(8,676)
5721	INTEREST - BONDS	444,946	444,770	(176)
5723	INTEREST - DEPOSITS	7,066	8,577	1,511
5731	AMORTIZATION-BOND DISCOUNT	3,499	3,499	-
5710	STORM EXPENSES	-	5,213	5,213
9000	CITY DISTRIBUTION	834,578	834,578	-
9030	DEPRECIATION EXPENSE	20,505	20,879	374
	TOTALS	$ 1,526,829	$ 1,554,725	$ 27,896

DEPT. 93 - FPUAnet COMMUNICATIONS

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 165,983	$ 155,100	$ (10,883)
2110	ADVERTISING	750	314	(436)
2132	MAINTENANCE OF VEHICLES	500	-	(500)
2139	MAINTENANCE/SERVICE CONTRACTS	20,000	3,960	(16,040)
2151	PRINTING	500	20	(480)
2164	PROFESS. FEES - CONSULTING/ENG	20,000	1,640	(18,360)
2166	PROFESSIONAL FEES - OTHER	5,000	-	(5,000)
2170	TRAINING	15,000	4,447	(10,553)
2171	TRAVEL	900	-	(900)
2172	CAR ALLOWANCE	3,300	2,796	(504)
2190	COMMUNICATIONS	2,611	2,811	200
2200	UTILITIES	100	48	(52)
2230	EMPLOYEE RELATIONS	300	-	(300)
2240	BUSINESS RELATIONS	400	63	(337)
2260	MEMBERSHIPS - PROFESSIONAL	6,500	5,000	(1,500)
3311	OFFICE SUPPLIES	3,007	7,007	4,000
3313	SUBSCRIPTIONS	50	-	(50)
3316	OPERATING SUPPLIES	7,000	4,113	(2,887)
3331	VEHICLE SUPPLIES	1,500	267	(1,233)
4050	RETIREMENT	29,180	32,792	3,612
4060	FICA	12,698	9,964	(2,734)
4070	EMPLOYEES' INSURANCE	42,574	43,252	678
4090	VACATION PAY EXPENSE	-	11,920	11,920
4100	SICK PAY EXPENSE	-	12,251	12,251
4110	NET OPEB EXPENSE	170	94	(76)
4520	LICENSES & PERMITS	900	650	(250)
4600	WORKERS' COMPENSATION	321	204	(117)
4610	PROPERTY & LIAB/INS & UNINSUR	2,088	3,594	1,506
4666	INVENTORY ADJUSTMENTS	-	1	1
4700	UTILITY BAD DEBT EXPENSE	-	82	82
9030	DEPRECIATION EXPENSE	69,715	64,335	(5,380)
	TOTALS	$ 411,047	$ 366,725	$ (44,322)

DEPT. 95 - FPUAnet COMMUNICATIONS - PURCHASES FOR RESALE

CODE	DESCRIPTION	AMENDED BUDGET -	FINAL BUDGET -	DIFFERENCE INCREASE (DECREASE)
3360	PURCHASES FOR RESALE	$ 90,000	$ 79,024	$ (10,976)
	TOTALS	$ 90,000	$ 79,024	$ (10,976)

DEPT. 99 - ADMINISTRATIVE & GENERAL

CODE	DESCRIPTION	AMENDED BUDGET FY 2020	FINAL BUDGET FY 2020	DIFFERENCE INCREASE (DECREASE)
4520	LICENSES & PERMITS	$ 600	$ -	$ (600)
4700	UTILITY BAD DEBT EXPENSE	282	73	$ (209)
9030	AMORTIZATION	1,026	232	(794)
9000	CITY DISTRIBUTION	27,892	27,892	-
	TOTALS	$ 29,800	$ 28,197	$ (1,603)

FPUA
COMMUNITY PROUD

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City Commission Regular Meeting - 6:00 pm **13. d.**

Meeting Date: 04/05/2021

Re: FPUA CAFR

SUBJECT:

Acceptance of the FPUA Comprehensive Annual Financial Report for FY 2020.

SUMMARY:

In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 178(c), FPUA is requesting approval and acceptance of FPUA's Comprehensive Annual Finance Report which includes an unqualified opinion from the Certified Public Accountants (CPA) firm, DiBartolomeo, McBee, Hartley & Barnes, P.A.

RECOMMENDATION:

Approve and accept the report.

ALTERNATIVES:

Do not accept the report.

RESPONSIBLE STAFF:

John Tompeck, Director of Utilities

COORDINATED WITH:

Linda W. Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

The FPUA distribution to the City of Fort Pierce is $6,276,267.00.

Attachments

FPUA CAFR

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/23/2021 10:52 AM
City Manager	Nick Mimms	03/25/2021 02:37 PM

Form Started By: Jennifer Robinson Started On: 03/19/2021 12:14 PM

Final Approval Date: 03/25/2021

Fort Pierce Utilities Authority

FPUA COMMUNITY PROUD

MEMORANDUM

To: Fort Pierce City Commission

From: Barbara A. Mika, CGFO BAM
FPUA Director of Financial Services

Through: John K. Tompeck, P.E. JKT
FPUA Director of Utilities

Date: March 18, 2021

Subject: City Commission Agenda Request for April 5, 2021 Meeting
FY 2020 Comprehensive Annual Financial Report

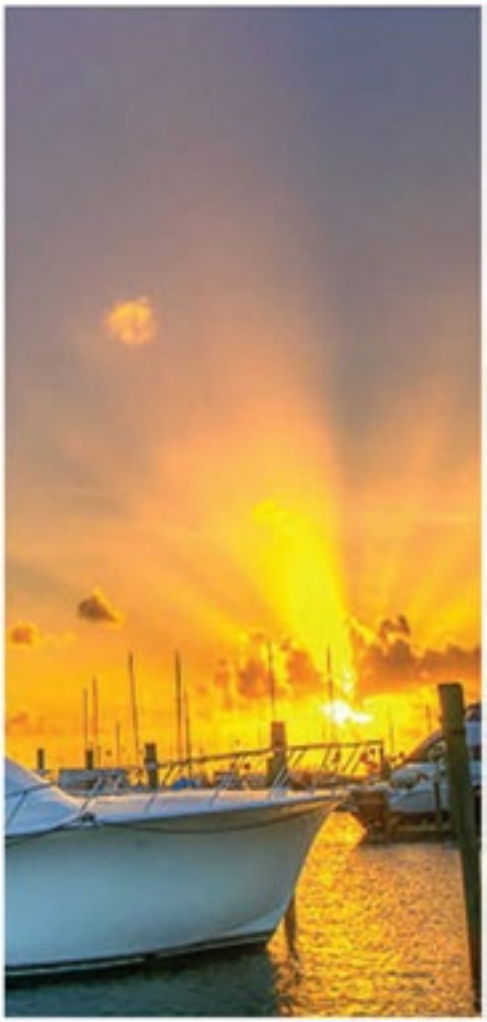
In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 178 (c), I am requesting the City Commission approve the audit as being the unmodified opinion of the auditors that FPUA's financial statements for the fiscal year ending September 30, 2020 are fairly presented in accordance with accounting principles generally accepted in the United States of America, and accept the filing of such audit with the City of Fort Pierce, the same to be kept together with the FPUA CAFR, on file with the City Clerk's office pursuant to the City Charter.

The amount of this year's Distribution to the City of Fort Pierce will be $6,342,445 and will be paid via EFT on or before 60 days after approval and acceptance of the audit.

If you have any questions or need additional information, please contact me.

Attachments: FY 2020 Comprehensive Annual Financial Report

cc: City Manager
City Clerk



www.FPUA.com

COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

Fort Pierce Utilities Authority

A COMPONENT UNIT OF THE CITY OF FORT PIERCE

206 S. 6th Street | Fort Pierce, FL 34950

FPUA
COMMUNITY PROUD

Fort Pierce Utilities Authority

A Component Unit of the City of Fort Pierce, Florida

COMPREHENSIVE ANNUAL FINANCIAL REPORT

For the fiscal year ended September 30, 2020

Prepared by
Department of Finance

Barbara A. Mika, CGFO
Director of Financial Services
bmika@fpua.com
www.fpua.com

FORT PIERCE UTILITIES AUTHORITY
Comprehensive Annual Financial Report
Fiscal Year Ended September 30, 2020

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FORT PIERCE UTILITIES AUTHORITY
Comprehensive Annual Financial Report
Fiscal Year Ended September 30, 2020

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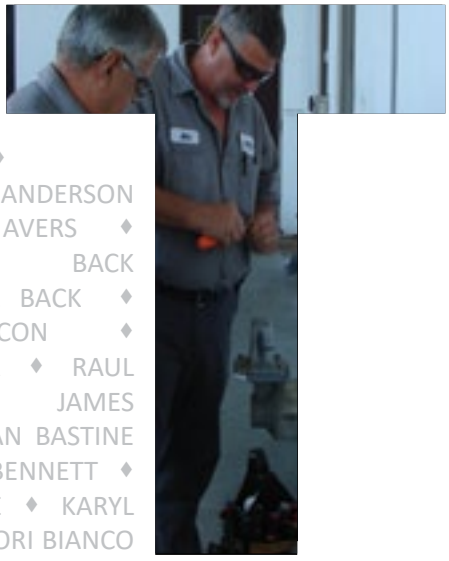
TEAM UA - OVER 2,900



JAMES ADAMS ♦ CHARLES ALFORD ♦ KATHARINE ALFORD ♦ WILLIAM ANDERSON ♦ ANDREW AVERS ♦ CHRISTOPHER BACK ♦ CATHERINE BACK ♦ MAURICE BACON ♦ JEFFREY BAKER ♦ RAUL BARRERA ♦ JAMES BARRY ♦ RYAN BASTINE ♦ MEREDITH BENNETT ♦ ALAN BERTONE ♦ KARYL BERTRAM ♦ LORI BIANCO ♦ JOHN BIGGS ♦ DONALD BLACK ♦ CHARLES BLAIR ♦ S LANCE BRICK ♦ DANIEL BROLMANN ♦ WILLIAM BROOKS ♦ ROGER BROWN ♦ VICTOR BURRIS ♦ TRAVIS BUTLER ♦ ANDREW BYRD ♦ JOSHUA CALANDRO ♦ NIKOLAS CALISE ♦ DWAYNE CALLENDER ♦ BEVERLY CAMPBELL ♦ JOHN CANARD ♦ JULIE CANTAVE ♦ DADE CAPPAR ♦ JAMES CARNES ♦ BRANDON CASS ♦ GLYNDA CAVALCANTI ♦ MICHAEL CHIDGEY ♦ JAVIER CISNEROS ♦ LINDA CLARK ♦ ANDRE CLEVELAND ♦ RICKY CLEVINGER ♦ ANTHONY CLINCO ♦ BRIAN COLLIER ♦ DEBORAH COOK ♦ BRETT CORBETT ♦ TYLER COX ♦ CRAIG CRAWFORD ♦ WILBURN CRAWFORD ♦ SHILOH CRAWFORD ♦ BRANDY CRAWFORD ♦ STEVEN CRITES ♦ CLAYTON CROUCH ♦ JONATHAN CRUMBLEY ♦ CHRISTOPHER CRUMBLEY ♦ MICHAEL CURRID ♦ THOMAS DAROZA ♦ TYRUS DARVILLE ♦ ALDONIO DASILVA ♦ ROBERT DAVIS ♦ JOEL DAVIS ♦ FELICIA DAVIS ♦ GREGORY DAVIS ♦ LUGEY DAWSON ♦ STEPHANIE DEIULIO ♦ JAMES DENMAN ♦ OWEN DENNIS ♦ ANDREW DIGIACOMO ♦ SEDDRICK DIXON ♦ THOMAS DRISKELL ♦ JASON DROST ♦ PETER DUNCAN ♦ WILLIAM DUPRE ♦ SCOTT DYKEMA ♦ CHRISTOPHER ELIASON ♦ JASON ERWIN ♦ ROBERT ESCHMANN ♦ TRENT EURY ♦ CHARLES EVANS ♦ FRANK FEE ♦ GERALD FELICIANO ♦ STEVEN FERGUSON ♦ SANDRA FIELDS ♦ CHRISTOPHER FITZMAURICE ♦ OMAR FOOTE ♦ DENISE FOUNTAIN ♦ SHARI FRANCO ♦ APRIL FREDERICK ♦ THOMAS FRYAR ♦ NORIEL FUMERO ♦ JOSEPH FUORE ♦ FREDERICK GADDIS ♦ JOSHUA GANG ♦ STEVEN GATINS ♦ KRISTINA GIBBONS ♦ BARBARA GIBSON ♦ MICHAEL GIFT ♦ PATRICK GILLESPIE ♦ KEVIN GILLETTE ♦ PATRICIA GILSINAN ♦ MONIQUE GILSINAN ♦ JOSEPH GILSON ♦ MICHAEL GOLDSMITH ♦ SONIA GOMEZ ♦ ANTONIO GONZALEZ ♦ WILLIAM GOODWIN ♦ CROSBY GORE ♦ AARON GRAVES ♦ WILLIAM GRAY ♦ MARIA GUERRERO ♦ KATHRYN GUILLETTE ♦ RONALD HAGWOOD ♦ GEORGE HALL ♦ JOSHUA HANSON ♦ MICHELE HARRIS ♦ JAMES HARRIS ♦ MATTHEW HARWARD ♦ SENATOR HAYES ♦ STEVE HERDEMAN ♦ CLINTON HINER ♦ ADAM HOFFER ♦ ESTELA HOLMAN ♦ KYLE HOLMAN ♦ BRANDON HOULE ♦ LINDA HUDSON ♦ TIMOTHY HUGHES ♦ BRAYAN HURTADO ESQUIVEL ♦ BOWDOIN HUTCHINSON ♦ MARCUS JACKSON ♦ PAUL JAKUBCZAK ♦ TYLER JARDEL ♦ SIDNEY JERGER ♦ SIDNEY JERGER ♦ JUWAN JEUNE ♦ CHONTAE JOHNSON ♦ CHRISTOPHER JOHNSON ♦ ANA JOHNSON ♦ TERRY JOHNSON ♦ MICHAEL JONES ♦ JOSHUA JORDAN ♦ KERVANS JOSEPH ♦ WILLIAM KAEFF ♦ ADAM KEE ♦ MARTHA KERR ♦ MARK KOBBE ♦ RUPERT KOBLEGARD III ♦ JENNIFER KRIP ♦ KUPER KRUEGER ♦ ALICE LADOMIRAK ♦ PAUL LAGUERRE ♦ MICHAEL LEDOUX ♦ EDWARD LEONGOMEZ

YEARS OF DEDICATED SERVICE

♦ GLEN LEPESKA ♦ ASHLEY LEVIN ♦ KARINA LIVINGSTON ♦ KAREN LLANAS ♦ JORGE LOPEZ-AGUILAR ♦ SCOTT LOVEN ♦ ALAN LUNA ♦ JOSHUA MACNICHOL ♦ PAUL MADSEN ♦ WANDA MAGNUSON ♦ WILLIAM MAIN ♦ TAMMY MALIN ♦ GLEN MANCHESTER ♦ FRED MANN ♦ LAURIE MARTIN ♦ MICHAEL MARTIN ♦ MELISSA MARTIN ♦ STEPHEN MASTELLER ♦ CHARLIE MATTHEWS ♦ KENNETH MAXWELL ♦ FLORINDA MAZZARELLA ♦ TOMMIE MC CARTHY ♦ KEVIN MCDONALD ♦ DANIEL MCKINLEY ♦ GEORGE MCMILLAN ♦ JOHN MCMILLIAN ♦ TERRANCE MCMILLON ♦ STONEY MCPEEK ♦ FRANCISCO MERCADO ♦ ERIC MEYER ♦ ROSALINE MICHEL ♦ BARBARA MIKA ♦ JOSHUA MILLER ♦ GEORGE MILLER ♦ JASON MITTLER ♦ REGINA MORRIS ♦ KENNETH MORRIS ♦ LARRY MORRISON ♦ STEVEN MOSELY ♦ MICHAEL MULVANEY ♦ STEVEN MURTO ♦ KYLE MYERS ♦ CHRISTELLE MYRICK ♦ CHRISTOPHER NASSO ♦ MICHAEL NEILL ♦ DINO NESSELRODE ♦ TINA O'CONNELL ♦ KIMBERLY OKUBO ♦ SHANNON ONDERLINDE ♦ JOHNNY ORTIZ ♦ SHANE OSTRANDER ♦ JAKUB PAJAK ♦ NANCY PALKA ♦ THOMAS PARKER ♦ PATRICIA PARKER ♦ SHELIA PARNELL ♦ KEVIN PARRISH ♦ EDWARD PATRICK ♦ DARIN PATTERSON ♦ ERIC PEARSON OLIVO ♦ LAURIE PEPPLE ♦ RICHARD PETERSEN ♦ BARBARA PLASENCIA ♦ RONNIE PREBILSKY ♦ TONY PRICE ♦ DOUGLAS PUPARD ♦ CHARLES PUTNAM ♦ DAVID RACICOT ♦ FRANCISCO RAMOS ♦ STEPHANIE RAULERSON ♦ SERITTA REEVES ♦ DILLON RESENDIZ ♦ J RHODEN ♦ TIMOTHY RICHARDS ♦ BRANDON RICHARDSON ♦ EDWIN RICHBERG ♦ HEATHER RICUCCI ♦ ROBERTO RIGUAL ♦ WILLIAM ROBERSON ♦ WILLIAM ROLLE ♦ LINDA ROSADO ♦ SAMANTHA ROWLAND ♦ SCOTT RUBY ♦ JILL SABOTA ♦ LYDIA SANTIAGO ♦ DEBORAH SAVRDA ♦ JAMES SCHMITT ♦ SAL SCIMECA ♦ HARRY SHERVA ♦ JOSHUA SHOLANDER ♦ SKB SICK LEAVE BANK ♦ CARMELO SIGNORELLI ♦ STERLING SIMMONS ♦ DWAYNE SIMPSON ♦ VALENTIME SIRMONS ♦ JULIE SIZEMORE ♦ SHAWN SMITH ♦ SANDRA SNELL ♦ JOEL SPADES ♦ RYAN SPENCE ♦ CHARLES STANG ♦ KENNETH STEPHAN ♦ ANGELA STEPHENS ♦ BRIAN STEPHENS ♦ KURTIS STRAND ♦ ZACHARY SUIT ♦ CHARLES SWINDLE ♦ THIERRY SYDNE ♦ TONYA TARDIF ♦ WILLIAM TAYLOR ♦ RACHEL TENNANT ♦ DEBRA THERIAULT ♦ DARRYL THOMAS-BEY ♦ JOSEPH TIETZ ♦ DANIEL TILLMAN ♦ NICOLE TIPTON ♦ ROBERT TIPTON ♦ WENDY TOMLINSON ♦ JOHN TOMPECK ♦ JENNIFER TOOMS ♦ GERMAN TORRES ♦ CUONG TRAN ♦ ANDREA TRASFERINI-SLOWN ♦ MASON URSO ♦ OSVALDO VALDES ♦ DAVID VANAUKEN ♦ ROBERT VAUGHN ♦ CHRISTOPHER VELARDO ♦ ANDREW WARE ♦ KARISSA WARE-CURRY ♦ JABAREY WARREN ♦ CODY WHITE ♦ JUDITH WIDMAYER ♦ EDMOND WILLIAMS ♦ STACEY WILLIAMS ♦ CAROL WILSON ♦ OLIVER WINT ♦ ERIC WINTERSTEIN ♦ LOIS WOLFE ♦ DALTON WOLFE ♦ SHARON WOLKOWICZ ♦ TERRANCE YEARBY ♦ RAY YOUNG ♦

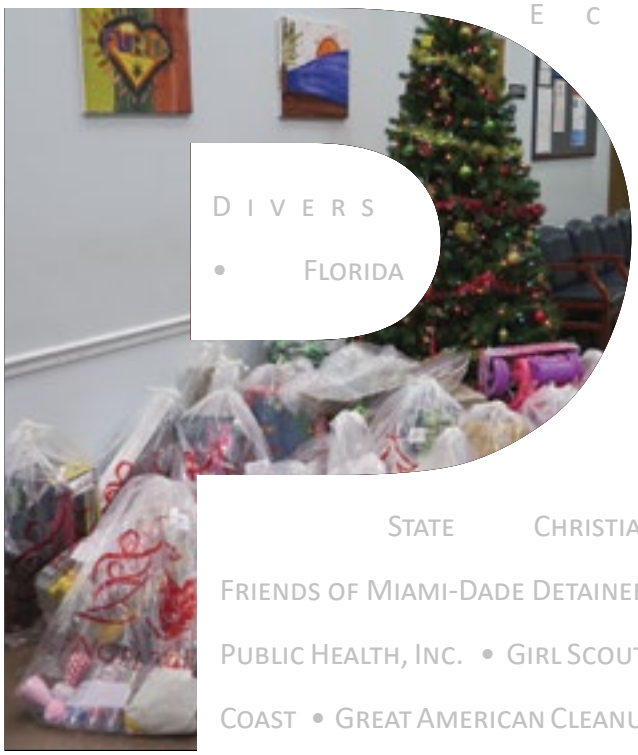
Fort Pierce Utilities Authority

"To provide our customers with economical, reliable and friendly service

Fort Pierce Utilities Authority employees have "enhanced the quality of life in our

4-H • Alzheimer's Community Care • American Cancer Society • American Red Cross • Baby Girl Horse Rescue & Veterans Therapy Ranch • Bluebird Educational Foundation • Boys & Girls Clubs of St. Lucie County • Brennity Assisted Living • C.A.S.T.L.E. • Child Fund International • Christ Family Church • Christ Fellowship Church • Christian FM • City of Fort Pierce • Conservation Foundation • Conservation Kidz • Council on Aging of St. Lucie County • Dogs & Cats Forever • Early Learning Coalition

• Eco Divers • Florida Engineering Society • Florida Academy • Fort Pierce Rotary • • Friends of St. Lucie County of South Florida - Treasure • H.A.L.O. Rescue • Habitat



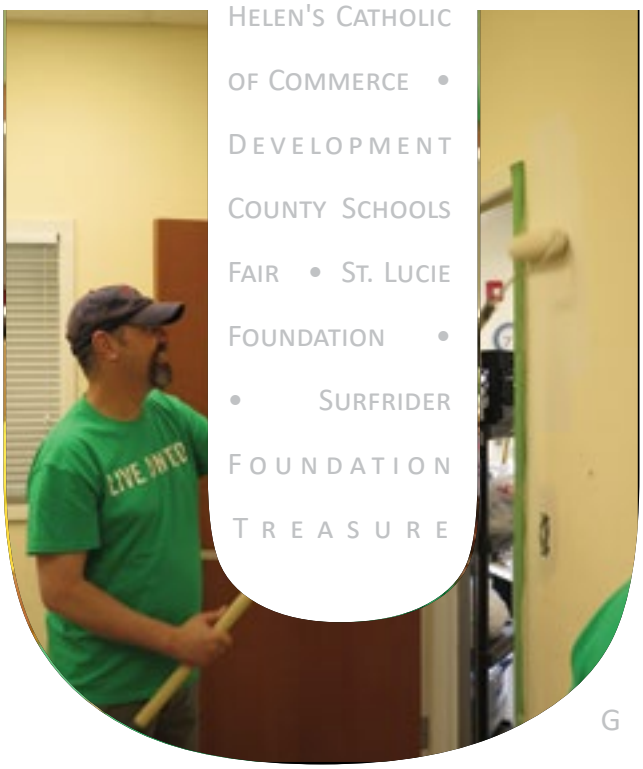
State Christian Friends of Miami-Dade Detainees Public Health, Inc. • Girl Scouts Coast • Great American Cleanup for Humanity • Heathcote Botanical Gardens • Hibiscus Children's Center • Hibiscus Park Neighborhood Association & Crime Watch • Highwaymen Festival • IRL Science Festival • Keep Fort Pierce Beautiful • Kiwanis Club of Fort Pierce-Sunrise • Lindsay School of the Arts • Lincoln Park Main Street • Main Street Fort Pierce • Marine Clean-up Initiative • Marine Corps Toys for Tots • MMPS Environmental • Manatee Observation & Education Center (MOEC) • Moore's Creek Cleanup • Mustard Seed Ministries • Northside Bat & Ball Little League • One Florida Foundation • Oxbow Eco-Center •

MISSION STATEMENT

IN A CONTINUOUS EFFORT TO ENHANCE THE QUALITY OF LIFE IN OUR COMMUNITY"

COMMUNITY" BY CONTRIBUTING THEIR TIME AND SERVICE TO THE FOLLOWING ORGANIZATIONS:

Oyster Fest • PACE Center for Girls • Parkview Baptist Church Food Pantry • Pilot Club of Ft. Pierce • PSL Police Department • PSL Predators - FL Youth Football League • Reef Environmental Education Foundation • Restoring the Village • Roundtable of St. Lucie County • Salvation Army Christmas Angels • Sandy Shoes Festival • Sarah's Kitchen • Scubanauts International • Shark Whisperer Organization • Smithsonian Institute • Sponsor Me, Inc • St. Andrews Episcopal Academy • St. Helen's Catholic Church • St. Lucie County Chamber of Commerce • St. Lucie County Economic Development Council • St. Lucie County Schools • St. Lucie County Education Fair • St. Lucie County Stuff the Bus Foundation • Surfrider Foundation • Treasure Coast • Susan G. Komen-Strides Against Breast Cancer • Sword Outreach Mentoring & Resource Center • The Lighthouse Foundation • The Momentum Foundation • The VanDuzer Foundation • Tim Tebow Foundation • Treasure Coast Blood Bank • Treasure Coast Food Bank • Treasure Coast Manatee Foundation • Treasure Coast Waterway Cleanup • Treasure Coast Youth Football & Cheer • United Against Poverty, Inc. • United Way of St. Lucie County • Vero Beach Baseball Club, Inc. • We Leap, Inc. • Wild over Wildlife •



FPUA
COMMUNITY PROUD

Fort Pierce Utilities Authority
Director of Finance
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

March 11, 2021

Board Members
Fort Pierce Utilities Authority

The Comprehensive Annual Financial Report (CAFR) of Fort Pierce Utilities Authority (FPUA) for the fiscal year ended September 30, 2020, is submitted herewith pursuant to the City of Fort Pierce Charter, Article XII, Section 176 (12) and the bond covenants of FPUA's outstanding revenue bonds.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance the financial statements are free of any material misstatements.

DiBartolomeo, McBee, Hartley & Barnes, P.A., Certified Public Accountants, have issued an unmodified ("clean") opinion on FPUA's financial statements for the fiscal year ended September 30, 2020. The independent auditor's report is located at the front of the financial section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

FPUA PROFILE

FPUA was established in accordance with provisions of the City Charter, confirmed by an election held on May 30, 1972. The City Charter, Article XII, Section 169, states that FPUA shall be responsible for the development, production, purchase, distribution, and collection of all electricity, water, wastewater, natural gas, and such other utility services as may be designated by resolution by the City Commission. Accordingly, FPUA manages and operates the Manatee Observation and Education Center (MOEC) for the City, and operates the Treasure Coast Energy Center (TCEC) for the Florida Municipal Power Agency (FMPA) on a contract basis, utilizing FPUA employees. FPUA is a component unit of the City of Fort Pierce, Florida and this report includes all systems of FPUA. This report does not include information on the financial activities of the City of Fort Pierce, which is instead contained in the City's CAFR, published separately.

The FPUA Board consists of five members, one of whom is the Mayor-Commissioner of the City, who serves on the Board as long as he or she holds such office. The other four members are appointed by the City Commission for four-year overlapping terms, limited to two consecutive terms of office.

The **Electric System** serves the City of Fort Pierce and the immediately surrounding area, encompassing approximately 35 square miles, with an average of 28,749 services billed during the fiscal year ended September 30, 2020. FPUA currently has 16 miles of 69 kilovolts (kV) and 7.5 miles of 138kV transmission lines. The 69kV lines interconnect six sub-transmission substations and the 138kV lines connect two transmission substations to Florida Power & Light Company (FPL). FPUA primary distribution has approximately 263 miles of overhead and 149 miles of underground primary cable, which operates at 13.2kV. FPUA and FPL have a territorial agreement approved by the Florida Public Service Commission.

On December 16, 1997, FPUA agreed to participate in the FMPA All-Requirements Power Supply Project (ARP). In doing so, FPUA is one of 13 municipally owned utilities in the ARP. The principal benefits of ARP are:

1. Lower operating costs through utilization of the most efficient generation available.
2. Future generation will be planned for the collective systems, as needed, by FMPA.
3. Economies of scale in operating, planning, and financing.
4. Lower risk with more units and more cities working together.

As of January 1, 1998, FPUA assigned its resources to the ARP and agreed to purchase its total power requirements from the ARP. FPUA's resources, which have been assigned, include the contracts with FMPA related to Stanton Unit No. 1 (Stanton and Tri-City Projects) and Stanton Unit No. 2. The contracts related to the St. Lucie Nuclear Project have not been assigned.

On February 2, 2018 FPUA signed on as a participant in the FMPA Solar Project I at an amount equal to 3 Megawatts (MW). On November 19, 2019 FPUA added an additional 12MW of solar from the FMPA Solar Project II. In June of 2020, 2MW of the FPUA solar allocation from the Solar Project I came online. The balance of Solar Project I and all of Solar Project II are scheduled to come online in 2023.

The **Water System** serves the City of Fort Pierce and the immediately surrounding area, encompassing approximately 32 square miles, with an average of 21,124 services billed during the fiscal year ended September 30, 2020. Water supply is obtained from 36 surficial aquifer wells (shallow) and 11 Floridan aquifer wells (deep). FPUA currently has a Water Use Permit from the South Florida Water Management District to withdraw an annual daily average not to exceed 21.13 million gallons of ground water. Treatment of the raw ground water is presently accomplished through a 20 million gallons per day (MGD) conventional Lime Softening Water Treatment Plant and a 10.3 MGD Reverse Osmosis Water Treatment Plant. FPUA owns and operates a 13.3 MGD air stripping system, which services the lime-softening portion of FPUA's Water Treatment Facility. FPUA meets all federal and state drinking water standards and has 9

million gallons of storage capacity. The water distribution system is composed of 396 miles of water mains, remote pumping facilities, ground storage tanks, hydrants, and valves.

The **Wastewater System** serves the City of Fort Pierce and the immediately surrounding area, encompassing approximately 30 square miles, with an average of 15,585 services billed during the fiscal year ended September 30, 2020. The wastewater collection system consists of 119 lift stations, 175 miles of gravity sewer lines ranging from four to 48 inches in diameter, and approximately 100 miles of force mains ranging in size from 1.5 to 30 inches in diameter. The Island Water Reclamation Facility (IWRF) currently has a permitted capacity of 10 MGD for Annual Average Daily Flow and 11.5 MGD for 3-Month Annual Average Daily Flow. The Florida Department of Environmental Protection has issued an operating permit, which will be adequate through December 10, 2022.

FPUA has one domestic deep injection well at the IWRF plant site. A pumping station injects treated effluent into the 3,300-foot deep injection well for disposal. The permit for the IWRF IW-1 well, a twenty-four inch domestic well, has been renewed and will be adequate through 2022. There are two deep injection wells located on the site of the future Mainland Water Reclamation Facility (MWRF), in the southwest corner of the service area. Injection Well (IW)-1 is an 18-inch industrial deep injection well and IW-2 is a 24-inch domestic deep injection well. IW-1 accommodates the TCEC's industrial wastewater stream and St. Lucie County landfill leachate, and was permitted through August 4, 2020. We are currently in the process of updating that permit. The IW-2 well is currently not in operation and therefore is not permitted. Both wells can be utilized for disposal of MWRF effluent when that facility is constructed.

The **Gas System** serves the City of Fort Pierce and the immediate surrounding area, encompassing approximately 27 square miles, with an average of 4,117 services billed during the fiscal year ended September 30, 2020. The system consists of 171 miles of gas main and 81 miles of service lines. The Gas System purchases firm gas for resale through Florida Gas Utility (FGU). FGU has a contract with Florida Gas Transmission for the transportation of gas to FPUA's system. Gas purchases are supplied by FGU under an all requirements agreement. The Gas Operations Department is responsible for the installation and maintenance of all gas mains and service lines. The department also employs a staff of qualified gas service technicians to maintain and repair customers' natural gas appliances.

FPUAnet Communications provides high quality, state-of-the-art fiber optic services such as Dedicated Fiber Internet Access, Bandwidth Connections, and Dark Fiber to businesses and institutions. FPUAnet services also include point-to-point Wireless Broadband Internet and Wireless Bandwidth Connections, for applications with less stringent requirements, which extend FPUA's fiber through wireless communications.

FPUA manages the **Manatee Observation & Education Center (MOEC)**, which is located on Moore's Creek east of Indian River Drive. The Manatee Center represents FPUA's longtime commitment to community engagement and environmental stewardship. The Manatee Center's mission is to promote understanding and responsible actions for the protection of the Treasure

Coast's fragile ecosystems and their inhabitants. The Manatee Center provides environmental education and community involvement through an active education outreach program and a group of over 100 volunteers who staff the Exhibit Hall, Vanishing Mermaid Gift Shop, and community events. The Manatee Center Exhibit Hall, a museum of aquatic tanks and environmental information, provides a clean and safe facility for viewing manatees in the wild and other inhabitants of the Indian River Lagoon. During fiscal year 2020, Manatee Center staff counted 470 manatee sightings in Moore's Creek while hosting 39,119 visitors and students from all over the world. Volunteers provided critical and active support to the Center with a total of 8,489 hours of service.

FPUA is required to prepare, adopt, and furnish a copy of a budget to the City Commission of the City of Fort Pierce at least 45 days prior to the beginning of the next fiscal year. The budget and any amendments thereto shall be in effect when approved by FPUA and when any line item expense has not been disapproved by four-fifths (4/5) vote of the City Commission within 30 days of submission. The budget is prepared on the accrual basis. The budget and amendments thereto for the year ended September 30, 2020, have been approved according to the above procedures.

LOCAL ECONOMY

Fort Pierce is located on Florida's east coast, 120 miles north of Miami and 220 miles south of Jacksonville. The estimated 2020 populations of the City of Fort Pierce and St. Lucie County were 44,476 and 322,265 respectively. Fort Pierce is the county seat, with approximately 24.5 square miles in land area. Its metropolitan area includes a transportation network comprised of Interstate 95, Florida's Turnpike, U.S. Highway 1, State Roads 68 and 70, Florida East Coast Railway, Treasure Coast International Airport, and the Port of Fort Pierce.

FPUA's service area includes both the area within the corporate limits of the City of Fort Pierce and the Town of St. Lucie Village, and portions of unincorporated St. Lucie County. Approximately 78% of the system revenues are derived from services provided within the City of Fort Pierce, and 22% from services provided in the Town of St. Lucie Village and unincorporated St. Lucie County.

The economy of Fort Pierce and surrounding St. Lucie County is primarily based upon government, agriculture, construction, retail and wholesale trade, light manufacturing, tourism, biotechnology, and sport and commercial fishing. There are several telemarketing service centers, commercial centers, research institutions, and a Walmart Distribution Center located in the area.

St. Lucie County continues to develop over three square miles of land for a State recognized Research and Education Park in FPUA's service territory. Florida State University has a Regional Medical School Campus located at Indian River State College, which also offers numerous Bachelor's Degree Programs.

FPUA's service area has become an educational and research center with the following facilities:

- Indian River State College (IRSC)
- Florida Atlantic University (FAU)/Harbor Branch Oceanographic Institution
- Smithsonian Fort Pierce Marine Station
- Smithsonian Marine Ecosystem Exhibit
- U.S. Department of Agriculture/Horticultural Research Laboratory
- University of Florida/Institute of Food and Agricultural Sciences (UF/IFAS) Research and Education Center
- Manatee Observation and Education Center

The real estate market continues to show signs of improvement and with interest rates at an all-time low, the demand has exceeded supply. This year has also brought on difficult times for many. FPUA has remained committed to assisting our customers through rescinding all penalties and fees, contributing $150,000 of customer based funding to Mustard Seed Ministries and the Agriculture and Labor Program, Inc. to provided assistance to our customers with their utility bills. FPUA worked with St. Lucie County to directly assist our customer with applications for CARES Act funds. Finally, in an effort to help our customers with moving forward we offered special payment arrangements to all of our customers. While our bond covenants do not permit FPUA to provide any services for no cost, FPUA's efforts were instrumental in maintaining service and helping our customers in a time of need.

FPUA continues to be optimistic about growth in the long term. Sales activity has picked up. Improvements such as major roadwork, continued beautification of the downtown area, and private investment make the area attractive to new residents.

LONG-TERM FINANCIAL PLANNING AND MAJOR INITIATIVES

Rate Planning

Rate sufficiency has been projected for the upcoming five years. Rate adjustments will be made in future years to ensure FPUA's electric, water, wastewater, and natural gas utilities each generate sufficient revenue to cover their respective expenses, while maintaining a minimum 45 days of operating cash as defined by FPUA bond covenants. A power cost adjustment (PCA) and purchased gas adjustment (PGA) are adopted as needed by the FPUA Board to ensure FPUA is recovering the cost of energy, and stabilize the amounts billed to customers.

Capital Planning

FPUA's capital renewal, expansion, and improvements continue. Capital plans are projected for the upcoming five years, and are primarily driven by replacement of aging infrastructure, as well as street and highway reconstruction projects. The planning and implementation of new low pressure sewer grinder pump stations will allow for customer base expansion for our wastewater system. Many replacements are costly and provide no additional revenue, but are expected to have a positive impact on operations and maintenance expenses. We are in pursuit and have been approved for grant funding for wastewater to aid in the cost of these replacements. Capital contributions also continue to help fund the infrastructure needed to support growth in the

future. Department Heads meet periodically with other governmental agencies to discuss and update capital plans and coordinate implementation of those plans.

Strategic Management Planning

FPUA's Strategic Plan continues to promote interdepartmental communication and cooperation, as well as encouraging increased employee involvement in achieving company goals that support FPUA's Mission Statement. The Joint Strategic Planning Workshop held with the City of Fort Pierce on June 28, 2019 was focused on the City's top priorities and action plan, a discussion regarding annexation strategies and procedures is one key result area. Other key result areas are:

Building the Utility/Building the City – FPUA's top goal over the next three to five years will be to complete implementation of an Advanced Metering Infrastructure (AMI) system for the Electric, Water and Gas systems. The cost is expected to be financed through new debt issuance in the upcoming year. Expansion opportunities will also be pursued for the Water, Wastewater, FPUAnet and Gas systems. FPUA continues to plan for and gradually invest in the infrastructure needed to redirect the flow of wastewater toward a future Mainland Water Reclamation Facility. FPUA will pursue the issuance of new debt to fund the expansion projects that support the strategic goals of building the Utility and the City. These projects offer the potential for customer growth for the utility and annexations for the city.

A strategic expansion of the communication infrastructure will provide high-speed communication to businesses and the local community. As a result, the City will then be able to attract technical businesses, such as industrial and manufacturing, that require reliable communication. This is expected to be a catalyst for higher paying jobs and residents in our community.

Reliability – Wastewater pipe lining reduces inflow, infiltration and exfiltration, and therefore reduces washouts, street repairs, and costs associated with treating storm water. Grant applications are in place with Florida DEO for continued work on this ongoing project. Gas reliability will be improved through the replacement or installation of valves, replacing corroded steel mains with polyethylene, looping dead-end mains, and implementation of a SCADA monitoring system, which will detect pressure fluctuations and avoid service interruptions. Electric reliability will be improved with more aggressive tree trimming, increased animal deterrent measures, and installation of devices, which will reduce the frequency and length of service interruptions.

Competitive Rates – FPUA will continue to work on electric cost reduction with our wholesale power supplier (FMPA) as well as reducing FPUA's costs of electric transmission and distribution. FPUA will work to stabilize rates to the extent possible by reviewing costs and adjusting the Natural Gas, Water and Wastewater rates charged as necessary by the annual index published by the Public Service Commission.

Employee Development and Satisfaction - FPUA provides opportunities for advancement within the organization and is honest with employees as to expectations and possibilities. Nearly 2% of employees' time is spent in training. Apprenticeship and internship programs have helped develop the specialized skills needed. As the job market improves, FPUA is enhancing efforts to

attract and retain the best-qualified employees for each job. A Pay for Performance plan has been implemented to reward superior job performance.

FPUA Image – FPUA continuously works to enhance our image in the community through our involvement in community events, social media and improving the appearance of our physical facilities. The pandemic impacted the second half of FY 2020 by turning to virtual events and donations to organizations that aided the support of our community.

FPUA Business Development – FPUA offers a comprehensive and functional series of services both virtual and in person, to serve any and all incoming development needs-related utilities. FPUA is committed to working closely with businesses to navigate through a detailed development process. FPUA business development supports new builds, in-fill development, site expansion, and improvement projects. Our business development provides functional portfolios that support a clear overview of responsibilities for all parties involved, ensuring successful endeavors.

AWARDS AND ACKNOWLEDGEMENTS

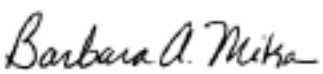
The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to FPUA for its CAFR for the fiscal year ended September 30, 2019. This was the 26th consecutive year FPUA has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized CAFR that satisfies both generally accepted accounting principles and applicable program requirements.

A Certificate of Achievement for Excellence in Financial Reporting is valid for a period of one year only. However, we believe our current CAFR continues to meet the Certificate of Achievement for Excellence in Financial Reporting Program's requirements, and it will be submitted to the GFOA to determine its eligibility for another certificate.

FPUA also received the GFOA's Distinguished Budget Presentation Award for its annual budget document dated July 2, 2019. To qualify for the Distinguished Budget Presentation Award, FPUA's budget document had to be judged proficient as a policy document, a financial plan, an operations guide, and a communications device.

The preparation of this report could not have been accomplished without the skill, effort, and dedication of the entire staff of FPUA's Department of Finance. I would also like to express my thanks to the Board, the Director of Utilities, and the entire FPUA staff for their interest and support in planning and conducting the financial operations in a responsible and progressive manner.

Respectfully submitted,



Barbara A Mika, CGFO
Director of Financial Services

LEADERSHIP FY 2020

Leadership Team

John K. Tompeck, P.E.

Director of Utilities

Barbara A. Mika, CGFO

Director of Financial Services

Bo Hutchinson, P.E.

Director of Water/Wastewater Systems

Javier Cisneros, P.E.

Director of Utility Support Services

Joshua Paul Gang, J.D.

Director of Regulatory Affairs

Paul A. Jakubczak, P.E.

Director of Electric and Gas Systems

Board Members

From Left to RIght:

Linda Hudson

Mayor-Member

Charlie F. Matthews

Vice Chairman

Glynda W. Cavalcanti, CPA

Chairman

Darryl Thomas-Bey

Secretary

Frank H. Fee, IV

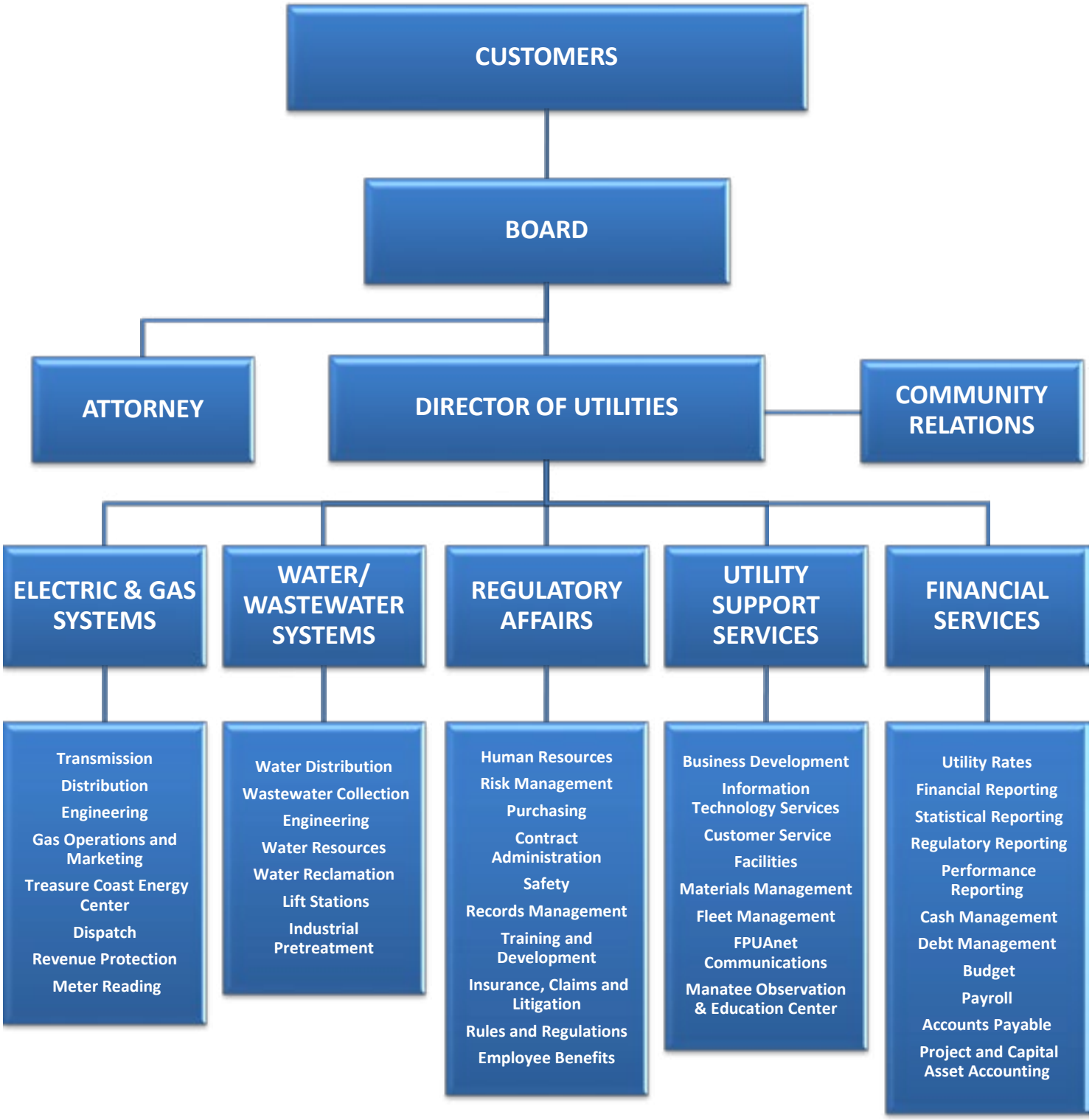
Deputy Secretary

Rupert N. Koblegard III

Attorney

FORT PIERCE UTILITIES AUTHORITY

Organizational Structure



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Fort Pierce Utilities Authority
Florida

For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

September 30, 2019

Christopher P. Morrill

Executive Director/CEO

DMHB DiBARTOLOMEO, McBEE, HARTLEY & BARNES, P.A.
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

Board Members
Fort Pierce Utilities Authority
Fort Pierce, Florida

Report on the Financial Statements
We have audited the accompanying financial statements of Fort Pierce Utilities Authority ("FPUA"), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise FPUA's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements
Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility
Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to FPUA's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of FPUA's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions
In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of FPUA, as of September 30, 2020, and the respective changes in financial position and the cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise of the FPUA's basic financial statements. The introductory section and statistical sections are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 19, 2021, on our consideration of FPUA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering FPUA's internal control over financial reporting and compliance.

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
February 19, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Fort Pierce Utilities Authority (FPUA), we offer readers of FPUA's financial statements this narrative overview and analysis of the financial activities of FPUA for the fiscal year ended September 30, 2020 (FY 2020). We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 1-7 of this report.

FINANCIAL HIGHLIGHTS

- Operating revenues decreased $99,000 compared to last year, and operating expenses decreased $3,236,000. Operating income of $10,037,000 was up $3,137,000 from $6,900,000, which was reported for the previous year.
- The ability to adjust rates in order to ensure that FPUA's electric, water, wastewater and natural gas utilities each generate sufficient revenue to cover their respective expenses is critical to FPUA's financial health. The most recent rate adjustments were to water, wastewater, and gas rates effective January 2021, and the addition of LED streetlights and outdoor lights, effective September 2018. Rates will continue to be reviewed on an annual basis to ensure that FPUA's rate structure properly reflects the recovery of the cost of operating and maintaining each utility system.
- Natural gas prices remain at historically low levels. The cost of power purchased from FMPA decreased $1,443,000 or 3.4% and the cost of natural gas purchased for resale was down $389,000 or 22.6% in FY 2020.
- Operating revenues from the Water system increased 7.6%, while Wastewater operating revenues decreased 2.3% from FY 2019. Excluding the recovery of purchased power and gas costs, operating revenues from the electric system were up 4.0%, but were down 1.6% in the gas system.
- The increase in water operating revenues was as a result of the sale of bulk water for resale. In FY 2020 bulk water sales experienced a full year of revenues affected by the 2019 amendment to interlocal agreement with St. Lucie County. Water and wastewater capital contributions increased by 42% in FY 2020.
- Consumption billed by the Gas system decreased 2.0%, with contract sales experiencing a 1.3% increase as compared to FY 2019. Consumption billed by the Water system increased by 5.6% while Electric system consumption fell marginally by .05%. The number of Wastewater gallons billed also increased, 3.0% this year. The average number of services billed in the Water and Wastewater systems were up 1.9% and 1.8%, respectively, and were flat for the Electric and Gas systems.
- FPUA continues to be impacted by the implementation of Governmental Accounting Standards Board Statement No. 68, Accounting and Financial Reporting for Pensions (GASB 68). Net position for FY 2020 has been reduced by $936,000 to reflect this accrued cost. See Note E for details.
- The Distribution to the City of Fort Pierce paid in May 2020 increased $151,000 from the amount paid in April 2019. This was primarily an increase in revenue being subject to the 6% distribution calculation multiplier.
- Information on FPUA's revenue bonds payable can be found in Note L.

OVERVIEW OF THE FINANCIAL STATEMENTS

FPUA is a single enterprise fund even though it provides various utility services. FPUA's basic financial statements consist of fund financial statements and the notes to financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

The financial statements are designed to provide readers with a broad overview of FPUA's finances, in a manner similar to a private-sector business. The ***Statement of Net Position*** presents financial information on all of FPUA's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of FPUA is improving or deteriorating.

The ***Statement of Revenues, Expenses and Changes in Net Position*** presents information showing how FPUA's net position changed during the two most recent fiscal years. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected utility billings and earned but unused vacation leave).

The enterprise fund activities of FPUA are intended to recover all or a significant portion of its costs through user fees and charges, and include providing electric, water, wastewater, natural gas, and communication services. FPUA also operates the Treasure Coast Energy Center (TCEC) for the Florida Municipal Power Agency (FMPA), as well as the Manatee Observation and Education Center (MOEC) for the City of Fort Pierce. FPUA's financial information is presented in the CAFR prepared by the City of Fort Pierce, as a component unit.

The ***Notes to the Financial Statements*** provide additional information that is necessary to acquire a full understanding of the data provided in the financial statements. The notes can be found on pages 26-51 of this report.

In addition to the basic financial statements and accompanying notes, this report also presents ***Required Supplementary Information*** concerning FPUA's pension and OPEB liabilities and pension contributions. Required supplementary information can be found on pages 52-54 of this report.

FINANCIAL ANALYSIS OF FPUA AS A WHOLE

As noted earlier, net position over time, may serve as a useful indicator of a government's financial position. FPUA's assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $195,053,000 at the close of the most recent fiscal year.

Table 1
Net Position
(Dollars in Thousands)

	9/30/2020	9/30/2019	Increase (Decrease) $	Increase (Decrease) %
Current Assets	$ 64,806	$ 69,012	$ (4,206)	(6.1%)
Capital Assets	216,799	211,167	5,632	2.7%
Other Noncurrent Assets	8,810	9,135	(325)	(3.6%)
Total Assets	290,415	289,314	1,101	0.4%
Total Deferred Outflows of Resources	1,924	3,539	(1,615)	(45.6%)
Current Liabilities	26,692	24,766	1,926	7.8%
Noncurrent Liabilities	66,758	72,619	(5,861)	(8.1%)
Total Liabilities	93,450	97,385	(3,935)	(4.0%)
Total Deferred Inflows of Resources	3,836	5,359	(1,523)	(28.4%)
Net Position:				
Net Investment in Capital Assets	167,218	160,527	6,691	4.2%
Restricted	10,517	11,012	(495)	(4.5%)
Unrestricted	17,318	18,570	(1,252)	(6.7%)
Total Net Position	$ 195,053	$ 190,109	$ 4,944	2.6%

The largest portion of FPUA's net position (85.7%) reflects its investment in capital assets, the calculation of which is presented in Note C on page 33. FPUA uses capital assets to provide a variety of services to its customers. Accordingly, these assets are not available for future spending. Although FPUA's investment in capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of FPUA's net position (5.4%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of $17,318,000 is unrestricted and is the residual amount of net position not included in net investment in capital assets or restricted net position.

The value of FPUA's capital assets, net of depreciation, has increased this year. The increase in net investment in capital assets, as well as the decrease in total liabilities, is primarily due to the annual repayment of principal on revenue bonds payable.

Table 2
Changes in Net Position
(Dollars in Thousands)

			Increase (Decrease)	
	FY 2020	**FY 2019**	**$**	**%**
Operating Revenues				
Electric	$ 63,586	$ 64,132	$ (546)	(0.9%)
Water	18,968	17,634	1,334	7.6%
Wastewater	13,527	13,847	(320)	(2.3%)
Natural Gas	4,415	4,888	(473)	(9.7%)
MOEC	429	429	-	0.0%
FPUAnet Communications	371	465	(94)	(20.2%)
Nonoperating Revenues				
Investment and Other Income	2,814	3,142	(328)	(10.4%)
Grant Revenue	159	423	(264)	(62.4%)
Total Revenues	104,269	104,960	(691)	(0.7%)
Operating Expenses				
Purchases for Resale	41,925	43,796	(1,871)	(4.3%)
Plant Operations	6,249	5,917	332	5.6%
Field Operations	10,459	10,107	352	3.5%
General and Administrative	19,242	20,716	(1,474)	(7.1%)
Depreciation	13,384	13,959	(575)	(4.1%)
Nonoperating Expenses				
Distribution to the City of Fort Pierce	6,276	6,125	151	2.5%
Interest Expense	2,825	3,044	(219)	(7.2%)
TCEC Expenses	2,332	2,285	47	2.1%
Loss on Disposal of Capital Assets	-	69	(69)	(100.0%)
Storm Expenses	25	264	(239)	(90.5%)
Total Expenses	102,717	106,282	(3,565)	(3.4%)
Income (Loss) before Capital Contributions and Extraordinary Expense	1,552	(1,322)	2,874	(217.4%)
Capital Contributions	3,418	2,402	1,016	42.3%
Capacity Reductions	(26)	(901)	875	(97.1%)
Extraordinary Income (Expense)	-	97	(97)	(100.0%)
Increase (Decrease) in Net Position	4,944	276	4,668	1691.3%
Net Position - Beginning of Year	190,109	189,833	276	0.1%
Net Position - End of Year	$195,053	$190,109	$ 4,944	2.6%

The increase in Net Position of $4,944,000 is a combined result of lower purchases for resale, an overall decrease in general and administrative expenses and a spike in capital contributions for FY 2020 over the prior year.

The distribution to the City of Fort Pierce, based on FY 2020 revenues, computes to $6,342,000 and will be paid after approval and acceptance of the FY 2020 audited financial statements by the City Commission, see Note N for details. Last year's distribution, based on FY 2019 revenues, totaled $6,276,000, and was paid in May 2020. This increase is a result of higher revenues that are subject to the 6% distribution.

CAPITAL ASSETS

Major projects, and the costs associated with each during FY 2020, include:

• Advanced Metering Infrastructure	$1,142,000
• 17th St - Orange Ave to Ave D	575,000
• Esc Storm Hardening	393,000
• Electric Transmission and Distribution:	
• Distribution Pole Replacement	616,000
• LED - Rental Light Replacement	381,000
• Transmission and Distribution System Improvements	351,000
• Storm Hardening -NESC Rates	342,000
• Substation Transformer Replacement	332,000
• (2) 48 Foot Material Handlers	331,000
• St. Lucie Village-Convert to UG	303,000
• Water, Wastewater and Gas:	
• Kings Hwy-Okeechobee Rd to Orange Ave	703,000
• Edwards Rd. Water/Wastewater	457,000
• Wastewater:	
• Orange Ave. 16-inch Force Main	1,072,000
• IWRF Emergency Standby Generator	884,000
• Lift Station E Pump/Electric Upgrade	624,000
• Sewer Lining Projects	624,000
• N 8th St - Orange Ave	603,000
• Mains and Laterals R&R	406,000
• Water:	
• Savannah Repump Rehabilitation	653,000
• HSP #2 Replacement	372,000
• Dryer Building Reutilization	342,000
• Lime Soft Unit #1 Reconfiguration	340,000

Since many of the projects rehabilitate deteriorating lines in the older sections of the service territory, the impact on operating and maintenance expenses is expected to be favorable. Old water and wastewater lines remain in the systems. Replacement of these lines is being phased over a 25-year period to soften the impact on rates.

At the end of FY 2020, FPUA had $216,799,000 invested in a broad range of net utility capital assets, including its electric and natural gas transmission and distribution systems, water treatment plant, water transmission and distribution mains, water storage facilities, pump stations, water reclamation facility, MWRF deep injection wells, and related wastewater collection plant facilities. The following tables summarize FPUA's capital assets, net of accumulated depreciation, and changes therein, for the year ended September 30, 2020.

Table 3
Capital Assets, Net of Accumulated Depreciation
Categorized by System
(Dollars in Thousands)

	9/30/2020	9/30/2019	Increase (Decrease) $	Increase (Decrease) %
Electric	$ 57,370	$ 56,368	$ 1,002	1.8%
Water	80,079	79,112	967	1.2%
Wastewater	62,417	60,269	2,148	3.6%
Shared Services	8,313	7,450	863	11.6%
Gas	7,532	7,039	493	7.0%
FPUAnet	1,010	858	152	17.7%
MOEC	78	71	7	9.9%
Total	$216,799	$211,167	$ 5,632	2.7%

Table 4
Capital Assets, Net of Accumulated Depreciation
Categorized by Asset Class
(Dollars in Thousands)

	9/30/2020	9/30/2019	Increase (Decrease) $	Increase (Decrease) %
Land	$ 9,556	$ 9,556	$ -	0.0%
Transmission, distribution, and collection systems	149,325	149,852	(527)	(0.4%)
Equipment	18,210	18,725	(515)	(2.8%)
Structures and improvements	14,731	15,551	(820)	(5.3%)
Construction work in progress	24,977	17,483	7,494	42.9%
Total	$216,799	$211,167	$ 5,632	2.7%

Additional information on FPUA's capital assets can be found in Note C on pages 33-34 of this report.

DEBT ADMINISTRATION

At September 30, 2020, FPUA had outstanding revenue bonds and direct placements totaling $58,864,000. Debt service schedules extend to October 1, 2029. Interest rates range from 2.14% to 5.90% on these issuances. Principal payments are due October 1 of each year. Principal on the bonds of $6,015,000 was due and paid on October 1, 2020. FPUA continues to evaluate other refunding opportunities that may remain.

On July 23, 2019, the bond rating firm, Fitch Ratings Inc., affirmed FPUA's 'A+' rating. On October 25, 2019, the bond rating firm, Standard & Poor's, affirmed its 'A' rating on FPUA's revenue bonds. Both firms have performed surveillance of our metrics in 2020 and have proposed no change to our rating or rating outlook.

FPUA has no general bonded debt. Neither the City of Fort Pierce Charter or Code of Ordinances, nor the Florida Statutes limit the amount of debt FPUA can issue. FPUA's debt service coverage ratio was 3.16 times for the twelve months ended September 30, 2020, compared to 2.85 times on September 30, 2019. This coverage ratio remains well above the 1.25 minimum requirement.

Additional information on FPUA's revenue bonds payable can be found in Note L on pages 47-49 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The COVID-19 pandemic presented many challenges for FPUA and our customers through the second half of FY 2020. Our main priority was our customers and ensuring that they were not without utility services at a time of misfortune. Further details along with other local economic factors are discussed at length on pages 4 and 5.

Current rate schedules and charges are available on FPUA's website, www.fpua.com. Rates will continue to be reviewed on an annual basis to ensure FPUA's rate structure properly reflects the recovery of the cost of operating and maintaining its electric, water, wastewater, and natural gas systems.

CONTACTING FPUA'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of FPUA's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to FPUA's Director of Financial Services at Fort Pierce Utilities Authority, PO Box 3191, Fort Pierce, FL 34948-3191, or e-mail bmika@fpua.com.

This report and bond disclosure information is available on FPUA's website – www.fpua.com.

FORT PIERCE UTILITIES AUTHORITY
Statement of Net Position
September 30, 2020
(With comparative totals for September 30, 2019)
(Dollars in Thousands)

	2020	2019
ASSETS AND DEFERRED OUTFLOWS		
ASSETS		
Current Assets:		
Equity in Pooled Cash and Investments	$ 24,808	$ 30,506
Accounts Receivable, Net of Allowance for Uncollectible Accounts of $891 in 2020 and $903 in 2019	7,896	7,549
Unbilled Receivables	6,106	5,221
Due from Other Governments	1,418	1,793
Inventories and Other Current Assets	5,346	4,501
Restricted Equity in Pooled Cash and Investments	12,800	13,038
Restricted Cash with Fiscal Agent	6,432	6,404
Total Current Assets	64,806	69,012
Noncurrent Assets:		
Capital Assets:		
Utility Plant in Service	468,621	457,592
Construction Work in Progress	24,977	17,483
Less Accumulated Depreciation	(276,799)	(263,908)
Total Capital Assets (net of Accumulated Depreciation)	216,799	211,167
Other Noncurrent Assets:		
Restricted Equity in Pooled Cash and Investments	6,857	6,857
FMPA Working Capital Receivable	1,919	1,919
Investment in Public Gas Partners Pool	34	359
Total Other Noncurrent Assets	8,810	9,135
Total Noncurrent Assets	225,609	220,302
Total Assets	290,415	289,314
DEFERRED OUTFLOWS OF RESOURCES		
Net Deferred Pension Outflow*	1,505	3,328
Net Deferred OPEB Outflow	339	114
Deferred Amount on Debt Refunding	80	97
Total Deferred Outflows of Resources	1,924	3,539
TOTAL ASSETS AND DEFERRED OUTFLOWS	$ 292,339	$ 292,853

*Restated per GASB 68 (See note E)

The accompanying notes are an integral part of this financial statement.

FORT PIERCE UTILITIES AUTHORITY
Statement of Net Position
September 30, 2020
(With comparative totals for September 30, 2019)
(Dollars in Thousands)

	2020	2019
LIABILITIES, DEFERRED INFLOWS AND NET POSITION		
LIABILITIES		
Current Liabilites:		
Accounts Payable and Accrued Expenses	$ 9,546	$ 7,969
Due to City of Fort Pierce	942	858
Customer Deposits - restricted assets	8,735	8,481
Revenue Bonds Payable - restriced assets	6,015	5,953
Accrued Interest Payable - restricted assets	822	853
Capital Leases Payable	34	29
Other Current Liabilities	598	623
Total Current Liabilities	26,692	24,766
Noncurrent Liabilities:		
Revenue Bonds Payable, Net of Unamortized Discounts	52,812	57,728
Accrued Compensated Absences	2,181	2,211
Other Postemployment Benefit Liability	1,228	989
Net Pension Liability	10,486	11,606
Capital Leases Payable	51	85
Total Noncurrent Liabilities	66,758	72,619
Total Liabilities	93,450	97,385
DEFERRED INFLOWS OF RESOURCES		
Purchased Power and Gas Over-Recovery	3,133	4,881
Deferred Pension Inflow*	674	441
Deferred OPEB Inflow	29	37
Total Deferred Inflows of Resources	3,836	5,359
NET POSITION		
Net Investment in Capital Assets	167,218	160,527
Restricted Capital Improvement Charges	3,660	4,155
Restricted for Debt Service	5,457	5,457
Restricted for Emergencies	900	900
Restricted for Renewals and Replacements	500	500
Unrestricted	17,318	18,570
Total Net Position	195,053	190,109
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	$ 292,339	$ 292,853

*Restated per GASB 68 (See note E)

The accompanying notes are an integral part of this financial statement.

FPUA
COMMUNITY PROUD

FORT PIERCE UTILITIES AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position

Year Ended September 30, 2020
(With comparative totals for the year ended September 30, 2019)
(Dollars in Thousands)

	2020	2019
OPERATING REVENUES		
Sales and charges for services	$ 99,551	$ 97,993
Other	1,745	3,402
Total Operating Revenues	101,296	101,395
OPERATING EXPENSES		
Purchases for resale	41,925	43,796
Plant operations	6,249	5,917
Field operations	10,459	10,107
General and administrative	19,242	20,716
Depreciation	13,384	13,959
Total Operating Expenses	91,259	94,495
OPERATING INCOME	10,037	6,900
NONOPERATING REVENUES (EXPENSES)		
Investment and other income	2,810	3,044
Grant revenue	159	423
Distribution to General Fund - City of Fort Pierce	(6,276)	(6,125)
Interest expense	(2,825)	(3,044)
TCEC expenses	(2,332)	(2,285)
Gain (Loss) on Disposal of Capital Assets	4	29
Storm expenses	(25)	(264)
Total Nonoperating Revenues (Expenses)	(8,485)	(8,222)
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	1,552	(1,322)
Capital contributions	3,418	2,402
Capacity reductions	(26)	(901)
Total Contributed Capital	3,392	1,501
INCOME BEFORE EXTRAORDINARY ITEMS	4,944	179
Extraordinary Income (Expense)	-	97
CHANGE IN NET POSITION	4,944	276
Net Position - Beginning of Year	190,109	189,833
Net Position - End of Year	$ 195,053	$ 190,109

The accompanying notes are an integral part of this financial statement.

FORT PIERCE UTILITIES AUTHORITY
Statement of Cash Flows
Year Ended September 30, 2020
(With comparative totals for the year ended September 30, 2019)
(Dollars in Thousands)

	2020	2019
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	$ 96,825	$ 99,949
Receipts from other sources	1,745	3,373
Payments to suppliers for goods and services	(50,828)	(56,097)
Payments to employees for services	(16,586)	(14,305)
Payments for benefits on behalf of employees	(8,320)	(8,679)
Net cash provided by operating activities	22,836	24,241
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Increase (decrease) in payable to City of Fort Pierce	84	56
Proceeds received for Grants and Storm damages	159	159
Payments for other non-operating activities	(2,357)	(2,466)
Distribution to General Fund - City of Fort Pierce	(6,276)	(6,125)
Net cash used by noncapital financing activities	(8,390)	(8,376)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Acquisition and construction of capital assets	(19,017)	(13,765)
Proceeds from sale of assets	139	2,427
Capital contributions	3,393	2,334
Bond principal payments	(4,854)	(5,897)
Bond interest payments	(2,795)	(1,793)
Payment on capital lease obligation	(29)	(24)
Net cash used by capital and related financing activities	(23,163)	(16,718)
CASH FLOWS FROM INVESTING ACTIVITIES		
Decrease in value of PGP Investment	-	(69)
Interest on investments and other non-operating income	2,810	3,044
Net cash provided by investing activities	2,810	2,975
Net Increase (Decrease) in Cash and Cash Equivalents	$ (5,907)	$ 2,122

The accompanying notes are an integral part of this financial statement.

FORT PIERCE UTILITIES AUTHORITY
Statement of Cash Flows
Year Ended September 30, 2020
(With comparative totals for the year ended September 30, 2019)
(Dollars in Thousands)

	2020	2019
Net Increase (Decrease) in Cash and Cash Equivalents	$ (5,907)	$ 2,122
Cash and Cash Equivalents at Beginning of Year	56,805	54,683
Cash and Cash Equivalents at End of Year	$ 50,898	$ 56,805
Current equity in pooled cash and investments	$ 24,808	$ 30,506
Restricted equity in pooled cash and investments	19,658	19,895
Restricted cash with fiscal agent	6,432	6,404
Total Cash and Cash Equivalents	$ 50,898	$ 56,805
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating income	$ 10,037	$ 6,900
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation expense	13,384	13,959
Inventory adjustment / gain assets / pension expense	2,000	2,067
(Increase) decrease in accounts receivable	(346)	271
(Increase) decrease in unbilled revenue	(885)	1,085
(Increase) decrease in inventories and other current assets	(469)	290
Increase (decrease) in liabilities deferred & customer deposits	254	600
Increase (decrease) in accounts payable	1,577	(1,008)
Increase (decrease) in compensated absences	(60)	196
Increase (decrease) in other post employment benefits	(881)	(7)
Increase (decrease) in other liabilities	(1,775)	(112)
	$ 22,836	$ 24,241
NONCASH INVESTING, CAPITAL, AND FINANCING ACTIVITIES:		
Accretion of Capital Appreciation Bonds	$ 1,273	$ 1,273
Contributions of capital assets	1,623	68
Amortization of deferred loss on refunding and bond discounts	23	23
Write down of investment	325	-

The accompanying notes are an integral part of this financial statement.

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
September 30, 2020
(Dollars in Thousands)

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The voters of the City of Fort Pierce, Florida authorized the organization of the Fort Pierce Utilities Authority (FPUA) at a special election held May 30, 1972. FPUA commenced operations as of June 30, 1972, and is currently responsible for management and operation of the combined Electric, Water, Wastewater, and Gas Systems, Treasure Coast Energy Center, FPUAnet Communications, and the Manatee Observation and Education Center. The City Charter, Article XII, defines the powers, duties, and responsibilities of FPUA. The members of FPUA's governing board are appointed and may be removed from office by the Fort Pierce City Commission. FPUA's budget is subject to approval by the City Commission, as are rates for service.

The accounts at September 30, 2020, and for the year then ended, of the various utility systems of FPUA are included as a discretely presented component unit of the City of Fort Pierce, Florida, financial statements. FPUA has no component units.

Basis of Presentation

The accounts of FPUA are an enterprise fund. An enterprise fund is a Proprietary type fund used to account for operations (a) that are financed and operated in a manner similar to private business enterprises -- where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe "which" transactions are recorded within the various financial statements. Basis of accounting refers to "when" transactions are recorded regardless of the measurement focus applied. The accompanying financial statements are reported using the "economic resources measurement focus," and the "accrual basis of accounting." Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
September 30, 2020
(Dollars in Thousands)

Accounting Standards Adopted

During fiscal year 2019, the following new accounting standard was implemented:

GASB Statement No. 89 – Accounting for Interest Cost Incurred before the End of a Construction Period This Statement requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred. As a result, interest cost incurred before the end of a construction period will not be included in the historical cost of the capital asset.

During fiscal Year 2020, the following new accounting standards were implemented:

GASB Statement No. 88 – Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements The objective of this statement is to improve consistency in the information that is disclosed in the notes to the financial statements related to debt, including direct borrowings and direct placements, and to provide financial statement users with additional essential information about debt (See Note L).

GASB Statement No.95 – Postponement of the Effective Dates of Certain Authoritative Guidance. The primary objective of this Statement is to provide temporary relief to governments and their stakeholders in light of the COVID-19 pandemic.

Budget Process

FPUA is required to prepare, adopt, and furnish a copy to the City Commission of the City of Fort Pierce an annual budget at least 45 days prior to the beginning of the next fiscal year. The annual budget and any amendments thereto shall be in effect when approved by FPUA and when any line item expense has not been disapproved by four-fifths (4/5) vote of the City Commission within 30 days of submission. The budget is prepared on the accrual basis. The budget and amendments thereto, for the year ended September 30, 2020, have been approved according to the above procedures.

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position

Pooled Cash and Investments - FPUA, for accounting and investment purposes, pools its cash and investments. Cash and cash equivalents are considered to be cash on hand, demand deposits, deposits with Insured Cash Sweep and Florida PRIME, a money market account, and certificates of deposit with original maturities of twelve months or less from the date of acquisition.

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
September 30, 2020
(Dollars in Thousands)

In accordance with GASB 31, investments are stated at fair value based on per share prices. The State Board of Administration (SBA) Florida PRIME Local Government Surplus Fund is considered to be a "2a-7 like" investment, and is accounted for at fair value for financial reporting (See Note B). Florida PRIME has a current rating by Standard and Poor's of AAAm. There is a risk of loss on these investments based upon the fluctuation of interest rates and lengths of maturity. Florida PRIME is not a registrant with the Securities and Exchange Commission (SEC); however the Board has adopted operating procedures consistent with the requirements for a 2a-7 fund.

Unbilled Receivables - These receivables represent the estimated amount of accounts receivable for services that have not been billed as of the balance sheet date. The amounts are a result of a timing difference between the end of the financial statement cycle (month end) and the billing cycle (various dates within the month for each billing period).

Inventories - Inventories of fuel, supplies, construction materials, and utility plant replacement parts are recorded at weighted average cost. The cost of such inventories is recorded on the consumption method as expenses or additions to Construction Work in Progress when used rather than when purchased.

Utility Plant - Utility plant is stated at historical cost for items constructed or acquired by purchase. Donated or contributed capital assets are recorded at the value of acquisition on the date received as contributed capital. Utility plant assets are defined by FPUA as assets with an initial, individual cost of $5,000 or more and an estimated useful life of three years or more.

Depreciation of all exhaustible utility plant assets, including those acquired through intergovernmental grants externally restricted to capital acquisitions, is charged as an expense against operations. Accumulated depreciation is reported on the balance sheet. Depreciation is calculated using the straight line method over the following estimated useful lives:

Transmission, distribution, and collection systems	5-60 years
Equipment	3-40 years
Structures and improvements	3-55 years

Deferred Outflows/Inflows of Resources - The financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) until the period in which the expense belongs. Similarly, *deferred inflows of resources*, represents an accumulation of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until FPUA reaches the period to which the resources belong.

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
September 30, 2020
(Dollars in Thousands)

FPUA has the following items reported under this section:

- Deferred Pension Outflows and Inflows in accordance with GASB No. 68.
- Deferred Amount on Debt Refunding resulted from the difference in the carrying value of refunded Revenue Bonds Series 2002 and its reaquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.
- Purchased Power and Gas Over-Recovery. Purchased power and gas costs greater or less than the amount included in the base rates are charged or credited to FPUA's customers. At the end of the fiscal year, FPUA has recorded a deferred inflow of resources for the balance of these over-recoveries.
- Deferred Inflows for Other Post Employment Benefits in accordance with GASB No. 75.

City of Fort Pierce Retirement and Benefit System – For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City of Fort Pierce Retirement and Benefit System (the System) and additions to/deductions from the System's fiduciary net position have been determined on the same basis as they are reported by the System. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Net Position – FPUA's equity is presented as net position and displayed in six components:

- Net Investment in Capital Assets – Consists of capital assets, contributed capital assets and capital leases, net of accumulated depreciation and reduced by the outstanding balances of any bonds, and related debt that is attributable to the acquisition, construction, or improvement of those assets (See Note C).
- Restricted Capital Improvement Charges – Consists of the unspent Capital Improvement Charges (CICs) collected in the Electric, Water and Wastewater Systems. The respective balances as of September 30, 2020 are $380, $2,487, and $793. Electric CIC's are used to fund the cash outlay or debt service associated with the expansion of Electric Substations and Electric Transmission & Distribution Systems. In the Water and Wastewater Systems, CICs are used to fund the cash outlay or debt service associated with specific expansion and growth related projects.
- Restricted for Debt Service – Consists of $5,457 in net position set aside for payment of principal and interest on the 2009 Utilities Revenue Refunding Bonds and additional amounts in accordance with FPUA's Master Bond Resolution, as revised in 2012.
- Restricted for Emergencies – Consists of $900 in net position, set aside for emergencies which is limited to paying for repairs or replacements of FPUA capital assets damaged or destroyed by a disaster.

- Restricted for Renewals and Replacements – Consists of $500 in net position which is limited to paying for the cost of extensions, enlargements or additions to or the replacement of FPUA capital assets.
- Unrestricted – All other net position that does not meet the definition of "restricted" or "net investment in capital assets".

Operating Revenues and Expenses - Operating revenues and expenses generally result from providing services in connection with FPUA's principal ongoing operations. The principal operating revenues of FPUA consists of charges to customers for sales of electricity, water and natural gas and services including wastewater collection, FPUAnet Communications services, and operation of the Manatee Observation and Education Center (MOEC). Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Capacity Reductions – Water and wastewater service capacity is obtained through payment of Capital Improvement Charges. Property developers in the FPUA service territory have executed amended supply agreements in order to take advantage of FPUA's Capacity Reduction Option. Customers exercising this option can apply payments previously made for Capital Improvement Charges toward payment of Guaranteed Revenue Charges (GRCs, for capacity reserved for unconstructed units) incurred since the original agreements were signed. The Capacity Reduction Option is beneficial to the Developer because although future capacity is reduced, they can pay outstanding GRCs and resume construction with little or no out of pocket cost, while bringing customer growth to FPUA. Any future need for additional capacity must be obtained through payment of Capital Improvement Charges at prevailing rates.

These transactions are recorded in the accompanying financial statements as an increase in operating revenue along with the corresponding reduction in capital contributions in the amount of $26.

Comparative data

Certain reclassifications have been made in order to provide a consistent and comparative understanding of the changes in the financial position and the results of operations of FPUA.

Subsequent Events

Management has performed an analysis of the activities and transactions subsequent to September 30, 2020 to determine the need for any adjustments to and/or disclosures within the audited financial statements for the year ended September 30, 2020. Management has performed their analysis through February 19, 2021.

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
September 30, 2020
(Dollars in Thousands)

NOTE B – POOLED CASH AND INVESTMENTS

Cash Deposits with Financial Institutions - Florida Statutes require state and local governmental units to deposit monies with a financial institution classified as a "Qualified Public Depository". A Qualified Public Depository is defined as a bank or savings association that has a branch office authorized to receive deposits in Florida, is FDIC insured, meets the requirements of Chapter 280 of the Florida Statutes, and has been so designated by the office of Florida's Chief Financial Officer. FPUA had cash deposits only with qualifying institutions as of September 30, 2020. At year-end, FPUA's carrying amount of deposits was $176 and the bank balance was $68.

Investments – The following investments are considered cash equivalents for purposes of the Statement of Cash Flows (see Note A). FPUA's investments held throughout the year are principally the same as the investments held as of September 30, 2020. Due to fluctuations in cash flows, FPUA maintains investments in an Insured Cash Sweep account. The interest income generated on these investments including any gain on investment, for the year ended September 30, 2020, was $511.

As of September 30, 2020, FPUA had the following investments:

Investment	Fair Value
Seacoast Bank Sweep	$ 25,620
PNC Certificate of Deposit	7,279
State Board of Administration - Florida PRIME	5,597
CenterState Bank Certificates of Deposit	1,679
TD Bank Certificate of Deposit	1,010
Trust Co. Certificate of Deposit	1,010
Seacoast Bank Certificate of Deposit	2,082
Total	$ 44,277

Interest Rate Risk - As a means of limiting its exposure to fair value losses arising from fluctuating interest rates, FPUA's investment policy permits a shifting in the maturity of debt obligations based upon the historical trend in interest rates.

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
September 30, 2020
(Dollars in Thousands)

Credit Risk - FPUA is authorized by Resolution to invest in:

(1) Local Government Surplus Funds Trust Funds.
(2) Negotiable direct obligations of the United States Government, or obligations, the principal and interest of which are unconditionally guaranteed by the United States Government.
(3) Obligations of the federal farm credit banks, the Federal Home Loan Mortgage Corporation, including Federal Home Loan Corporation participation certificates, or the Federal Home Loan Bank or its district banks, or obligations guaranteed by the Government National Mortgage Association, U.S. Treasury, agencies, and instrumentalities.
(4) Repurchase agreements secured by the types of investments listed above, restricted as to acquisition, term, and market value.
(5) Interest-bearing time deposits or savings accounts in banks organized under the laws of this state, in national banks organized under the laws of the United States and doing business and situated in this state, in savings and loan associations which are under state supervision, or in federal savings and loan associations located in this state and organized under federal law and federal supervision, provided that any such deposits are secured by collateral as may be prescribed by law.
(6) Deposits and certificates of deposit in out-of-state banks, savings and loan associations, and other regulated financial institutions insured by the FDIC.
(7) Full faith and credit direct general obligations of any state, or unlimited tax direct obligations of any political subdivision thereof, to the payment of which the full faith and credit of such political subdivision is pledged, provided that at the time of purchase such obligations are rated in either of the two highest rating categories by a nationally recognized rating agency.

Concentration of Credit Risk - FPUA places no limit on the amount that may be invested with any one issuer. A combined 71% of FPUA's investments are in Insured Cash Sweep and Florida PRIME.

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
September 30, 2020
(Dollars in Thousands)

NOTE C – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2020 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital Assets, not being depreciated:				
Land	$ 9,556			$ 9,556
Construction Work In Progress	17,483	16,952	(9,458)	24,977
Total Utility Plant, not being depreciated	27,039	16,952	(9,458)	34,533
Capital Assets, being depreciated:				
Transmission, distribution and collection systems	350,451	9,665	(264)	359,852
Equipment	56,613	1,801	(158)	58,256
Structures and improvements	40,972	56	(71)	40,957
Total Utility Plant being depreciated	448,036	11,522	(493)	459,065
Less accumulated depreciation for:				
Transmission, distribution and collection systems	(200,599)	(10,192)	264	(210,527)
Equipment	(37,888)	(2,316)	158	(40,046)
Structures and improvements	(25,421)	(876)	71	(26,226)
Total accumulated depreciation	(263,908)	(13,384)	493	(276,799)
Total Capital Assets, being depreciated, net	184,128	(1,862)	-	182,266
Total Capital Assets, net	$211,167	$ 15,090	$ (9,458)	$216,799

Construction work in progress at September 30, 2020, consists principally of expansions and upgrades to the electric transmission and distribution system, water supply and distribution system, wastewater collection and treatment system, and gas distribution system.

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
September 30, 2020
(Dollars in Thousands)

Depreciation expense was charged to the utility systems as follows:

Water	$ 4,951
Electric	4,335
Wastewater	3,628
Gas	389
FPUAnet Communications	70
Manatee Observition and Education Center	11
Total Depreciation Expense	$ 13,384

Net Investment in Capital Assets, the primary component of Net Position, is calculated as follows.

Total Capital Assets, net of Accumulated Depreciation	$ 216,799
Principal Balance of Series 2009 Revenue Bonds	(31,025)
Series 2009 Debt Service Reserve funded with Debt	3,480
Principal Balance of Series 2016 Revenue Bonds	(8,468)
Deferred Amount on Series 2016 Debt Refunding	80
Proceeds from Series 1999B Capital Appreciation Bonds	(10,223)
Bond Discounts on Series 2009 and 2016 Bonds	37
Accounts Payable Attributable to Capital Assets	(3,302)
Retainages Payable	(75)
Capital Lease	(85)
Net Investment in Capital Assets	$ 167,218

NOTE D – RESTRICTED ASSETS

Certain assets are restricted by bond resolution; additionally, some assets have been classified as restricted in accordance with governmental accounting standards for enterprise funds and utility industry accounting practices.

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
September 30, 2020
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FPUA's restricted assets consist of equity in pooled cash and investments and cash with fiscal agent in the following accounts:

Principal and interest accounts	$ 6,837
Capital Improvement Charges	3,660
Customer security deposits	8,735
Debt Service reserve	5,457
Emergency reserve	900
Renewal and replacement reserve	500
	$ 26,089

NOTE E – RETIREMENT AND BENEFIT SYSTEM

General Information about the Plan

Plan Description

The City of Fort Pierce Retirement and Benefit System (the System) is a cost-sharing multiple employer Public Employees Retirement System (PERS) defined benefit plan administered by the City of Fort Pierce, covering all municipal employees, including employees of FPUA. Except for the Director of Utilities, participation in the System is compulsory for all employees of FPUA. Employees working more than 25 hours per week are required to participate upon employment. A Deferred Retirement Option Plan (DROP) is offered.

Benefits Provided

The plan provides retirement, termination, disability, and death benefits to all full time employees. Upon retirement, members are entitled to an annual retirement benefit (payable monthly), of total service times 3.0% of final average salary, based upon the highest five consecutive years of the last ten years, with a maximum of $100,000 per year. Benefits may be payable for life or based on one of five options and name a survivor pension beneficiary.

Normal Retirement - Eligibility occurs at 25 years of service regardless of age, or at age 60 (55 for police officers) with 5 years of service. Retirees receive 3% of final average salary times total service.

Non-Duty Disability Retirement - Benefits occur after 5 years of service; computed as a normal retirement based upon service and final average salary at date of disability.

Duty Disability Retirement - No service requirement; computed as a normal retirement based upon service projected to the end of the duty disability period and final average salary at the time of disability.

Non-Duty Pre-Retirement Death Benefit - Benefits occur after 5 years of service; computed as a normal retirement but actuarially reduced in accordance with a 100% joint and survivor election.

Duty Pre-Retirement Death Benefit - No age of service requirement; benefits begin upon termination of workers compensation; benefits paid at the same amount that was paid by workers' compensation to the spouse until death, or to unmarried children under 18 and dependents of parents.

Deferred Retirement Option Plan - Eligibility is based on normal retirement. The maximum participation period is 5 years, but not beyond 30 years of service. The benefit is calculated as normal retirement but based on service and final average salary at the date of the DROP election. Member contributions cease and monthly benefits accumulate in a self-directed DROP account and are payable upon termination of employment.

The September 30, 2018 valuation reflects the restoration of the 5-year vesting requirement from 10 years for members hired after October 1, 2012, resulting in a small increase in Total Pension Liability. Changes to benefits may be made with the approval of the Fort Pierce City Commission.

Contributions

Per the City of Fort Pierce Code of Ordinances, Ch. 13, Art. II, Div. 1, Sec. 13-40, FPUA employees are required to contribute 6.16% of their annual salary to the System. FPUA is required to contribute amounts actuarially determined annually which, together with member contributions, are sufficient to fund the System. Contributions to the System by FPUA were $2,758 for the year ended September 30, 2020.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At September 30, 2020, FPUA reported a liability of $10,486 for its proportionate share of the Pension Plan's net pension liability. The net pension liability was measured as of September 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of September 30, 2019. The total pension liability was rolled-forward from the valuation date to the plan year ending September 30, 2020. FPUA's proportionate share of the net pension liability was based on FPUA's present value of projected long-term contributions. At September 30, 2020, FPUA's proportionate share was 45.44%, which was a decrease of 2.57% from its proportion measured as of September 30, 2019.

For the fiscal year ended September 30, 2020, FPUA recognized pension expense of $3,694. FPUA has recorded beginning and ending accruals which may differ from reporting by the System. At September 30, 2020, FPUA reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
September 30, 2020
(Dollars in Thousands)

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 1,037	$ 238
Changes of assumptions	277	-
Net difference between projected and actual earnings on pension plan investments	191	-
Changes in proporation and difference between FPUA contributions and proportionate share of contributions	-	436
Total	$ 1,505	$ 674

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended September 30:	
2021	$113
2022	235
2023	769
2024	(286)
Thereafter	-

Actuarial assumptions

Actuarially determined contribution rates are calculated as of September 30, which is 12 months prior to the beginning of the fiscal year in which contributions are reported. The total pension liability in the September 30, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Cost Method	Individual Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	1-30 years as of Septermber 30, 2018
Asset Valuation Method	4-Year smoothed market
Wage Inflation	4.00%
Salary Increases	4.0% to 6.5% including inflation
Investment Rate of Return	7.75%
Long-Term Municipal Bond Rate	2.41% (2.75% in 2019)

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The Florida Retirement System (FRS) mortality table, which use variations of the fully generational RP-2000 Mortality Tables with projection scale BB, were used. Based on these assumptions, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current plan members.

Investments are reported at fair value and are managed by third party money managers. Investments that do not have established market values are reported at estimated fair market value. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Large Cap Equity	26%	4.75%
Small/Mid Cap Equity	12%	5.00%
Global Ex-US Equity	25%	5.00%
Domestic Fixed Income	27%	0.50%
Real Estate	10%	4.00%
Total	100%	

Discount Rate

A single discount rate of 7.75% is used to measure the total pension liability. This single rate was based on the expected rate of return on pension plan investments of 7.75%. The projection of cash flows used to determine this single discount rate assumes that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between the total actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of FPUA's Proportionate Share of the Net Position Liability to Changes in the Discount Rate

The following represents FPUA's proportionate share of the net pension liability calculated using the discount rate of 7.75%, as well as what the FPUA's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.75%) or one percentage point higher (8.75%) than the current rate:

FORT PIERCE UTILITIES AUTHORITY
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	1% Decrease (6.75%)	Current Single Discount Rate (7.75%)	1% Increase (8.75%)
FPUA's proportionate share of the Net Pension Liability	$ 22,553	$ 10,486	$ 278

Pension Plan Fiduciary Net Position

Detailed information about the System's fiduciary net position is included in the financial statements of the City of Fort Pierce, which can be found on the city's website, www.cityoffortpierce.com. The System does not issue a stand-alone financial report.

Payables to the Pension Plan

At September 30, 2020, FPUA reported a payable in the amount of $78, for outstanding contributions to the Pension Plan.

NOTE F – EMPLOYEE HEALTH PLAN (the Plan)

FPUA has been a self-insurer for health and accident claims of their employees, retirees and their families since January 1, 2000. Payments of claims under the Plan are administered by Blue Cross Blue Shield of Florida (Florida Blue). Employee contributions to the Plan are made biweekly. Any benefit claims, up to the stop loss amounts, are paid by FPUA. Claims in excess of the stop loss amounts are underwritten by an insurer. The individual stop loss amount is $125 and $6,173 in the aggregate for calendar year 2020.

As of September 30, 2020, FPUA had estimated incurred unpaid claims of $581. This liability does not include Dental Claims liability. This amount has been calculated based on the results of an actuarial analysis of the Plan, plus claims incurred prior to year-end but paid by FPUA subsequent to year-end.

Changes in FPUA's claim liability balance during the past two fiscal years were as follows:

Fiscal Year	Beginning of Fiscal Year Liability	Contributions/ Changes in Estimates	Claims/ Fees Payments	Balance at Fiscal Year End
2019	$ 525	$ 4,917	$ 5,097	$ 345
2020	345	4,896	4,660	581

FORT PIERCE UTILITIES AUTHORITY
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(Dollars in Thousands)

NOTE G—POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB)

General Information about OPEB

Benefit description. FPUA provides certain healthcare benefits for all full-time and retired employees and their families, as a single-employer (see Note F). All FPUA employees are eligible for those benefits while working for FPUA. FPUA establishes the benefits available to its employees and retirees and may amend the benefits as business conditions and statutory requirements change. In accordance with Florida Statutes, FPUA allows their retirees to participate in the same Plan offered to their active employees. Although retirees pay an amount equivalent to the full cost of the benefit, FPUA must account for the implicit cost. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.

Employees covered by benefit terms. At September 30, 2020, the following employees were covered by the benefit terms:

Active employees	267
Inactive employees or beneficiaries currently receiving benefits	49
	316

Total OPEB Liability

FPUA's total OPEB liability of $1,228 was measured as of September 30, 2020, and was determined by an actuarial valuation as of that date.

Actuarial assumptions and other inputs. The total OPEB liability in the September 30, 2020 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	1.50% per annum
Salary increases	2.50% per annum
Discount rate	2.66% per annum (2.21% for 2020)
Healthcare cost trend rates	4.5% for 2020, decreased 1.0% from 2019 to an ultimate rate of 4.5%
Retirees' share of benefit-related costs	Retiree pays the $1,016.05 monthly premium for individual coverage and $2,032.10 for retiree plus spouse coverage.

The discount rate was based on the Bond Buyer's 20-Bond GO Index.

Mortality rates were based on the 2019 PPA Mortality Table (RP-2014, base year 2006, adjusted to 2019 with Mortality Improvement Scale MP-2017).

FORT PIERCE UTILITIES AUTHORITY
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The actuarial assumptions used in the September 30, 2020 valuation were based on the results of the October 1, 2019 Actuarial Valuation of the Fort Pierce Utilities Authority Retiree Medical Plan.

Changes in the Total OPEB Liability

	Total OPEB Liability
Balance at September 30, 2019	$ 989
Changes for the year:	
Service cost	29
Interest	33
Differences between Expected and Actual Experience	282
Implicit Rate Subsidy	(105)
Net changes	239
Balance at September 30, 2020	$ 1,228

Sensitivity of the total OPEB liability to changes in the discount rate. The following presents the total OPEB liability of the FPUA, as well as what FPUA's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (1.21%) or 1-percentage-point higher (3.21%) than the current discount rate:

	1% Decrease (1.21%)	Discount Rate (2.21%)	1% Increase (3.21%)
Total OPEB liability	$1,387	$1,228	$1,096

Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates. The following presents the total OPEB liability of FPUA, as well as what FPUA's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (3.5%) or 1-percentage-point higher (5.5%) than the current healthcare cost trend rates:

	1% Decrease (3.5%)	Healthcare Cost Trend Rates (4.5%)	1% Increase (5.5%)
Total OPEB liability	$1,081	$1,228	$1,408

FORT PIERCE UTILITIES AUTHORITY
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OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2020, FPUA recognized an OPEB expense of $7. At September 30, 2020, FPUA reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 415	$ 50
Current Recognition of Deferred Amounts	(76)	(21)
Total	$ 339	$ 29

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended September 30:	
2021	$50
2022	50
2023	50
2024	49
2025	56
Thereafter	55

NOTE H – COMPENSATED ABSENCES

Current policy allows each employee eligible for vacation leave, to accumulate a maximum of 30 days of vacation at the close of the last pay period of the fiscal year. Employees are paid up to 45 days of unused vacation leave at current hourly rates upon separation from the company. Employees who are eligible for sick leave are allowed unlimited accumulation. Upon termination, employees having at least 3 and less than 10 years of continuous service with FPUA will receive pay for 1/2 of their accumulated sick leave balance up to a maximum of 45 days. Those employees having at least 10 years of continuous service with FPUA will receive pay for their accumulated sick leave balance up to a maximum of 90 days.

FORT PIERCE UTILITIES AUTHORITY
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Accrued liabilities, based on hourly rates at September 30, 2020, have been reflected in the accounts of FPUA for vested (not contingent on employee future service) vacation and sick leave benefits. The amount considered payable within one year is determined based upon five-year averages of the amount accrued for use by employees, and the amount actually used. FPUA assumes that leave earned last is used first or LIFO (last in first out). If employees are using, on average, less than they are earning, then the entire liability is considered long-term. Conversely, if the averages indicate that employees are taking more leave than they are earning, then a portion of the liability is considered current.

At September 30, 2020 the liability was:

	Total Liability	Due Within One Year
Vacation leave	$ 943	$ -
Sick leave	1,238	-
	$2,181	$ -

Annually, FPUA offers its employees the opportunity to receive payment for up to 6 days of unused sick leave, calculated at current hourly rates, providing certain established criteria have been met. This sick leave conversion plan is intended to provide incentive for sick leave to be used only when necessary. During the year ended September 30, 2020, $72 was paid to employees electing this option.

FPUA also offers its employees the opportunity to sell back a portion of their accumulated sick leave, calculated at current hourly rates, providing certain established criteria have been met. Employees may elect to convert up to a maximum of 90 days of sick leave which will reduce their amount payable upon separation. During the year ended September 30, 2020, $36 was paid to employees electing this option.

In addition, all employees have two opportunities per fiscal year to convert up to one half of their annual vacation accrual to cash and will reduce their amount payable upon separation. During the year ended September 30, 2020, $28 was paid to employees electing this option.

FORT PIERCE UTILITIES AUTHORITY
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NOTE I – CONSTRUCTION AND OTHER SIGNIFICANT COMMITMENTS

FPUA has entered into contracts for the construction or renovation of various system assets as follows:

Upgrade and Expansion	Project Authorization	Expended to Date	Remaining Commitment	Required Further Financing
Water	$ 2,994	$ 1,149	$ 1,845	None
Wastewater	1,491	592	899	None
Electric	1,185	372	813	None
Administration	354	339	15	None
Gas	20	5	15	None
	$ 6,044	$ 2,457	$ 3,587	

In addition, FPUA enters into unit price contracts for the construction or renovation of system assets. These contracts are not firm commitments, and the contractors are utilized as needed. As of September 30, 2020, costs of $1,549 were authorized under these contracts, $1,373 had been spent, and authorized amounts of $176 remained.

FMPA All-Requirements Power Supply Project

As of January 1, 1998, FPUA became a participant in the Florida Municipal Power Agency's (FMPA) All-Requirements Power Supply Project (hereinafter referred to as ARP). FPUA has agreed to purchase all capacity and energy necessary for their electric system from FMPA's ARP during the term of the contract. The contract is a 30 year evergreen, automatically renewing on October 1 of each year unless notification is provided one year prior to the automatic extension date.

Prior to being involved in the ARP, FPUA had Project Support Contracts and Power Sales Contracts with FMPA regarding Stanton Unit No. 1 (Stanton and Tri-City Projects) and Stanton Unit No. 2, coal-fired plants constructed by the Orlando Utilities Commission. FPUA's resources, which have been assigned, include the contracts with FMPA related to Stanton Unit No. 1 and Stanton Unit No. 2, and to part of the contract with Florida Gas Transmission for the purchase of firm capacity natural gas. The contracts related to the St. Lucie Project, detailed within this section, have not been assigned; however, as of January 1, 1998, FPUA's share of transmission costs related to the St. Lucie Project have been assigned to the ARP.

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
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(Dollars in Thousands)

FMPA St. Lucie Project

FPUA has entered into agreements with FMPA, of which it is a member, and with certain other members of FMPA, for entitlement to capacity, energy, and transmission services from Florida Power & Light's (FP&L) St. Lucie Unit No. 2 (the Unit) which is located on South Hutchinson Island near Fort Pierce, and through a reliability exchange agreement related to St. Lucie Unit No. 1, located at the same site. Pursuant to a Power Sales Contract and a Project Support Contract, FPUA has acquired an entitlement share of FMPA's allocation of these services. The Power Sales Contract requires payments for each month in which capacity, energy, or transmission services are available from the St. Lucie Project. Payments due each month are based upon an annual budget. Once each year, the excess or deficiency of payments related to actual cost is calculated and applied to the next year's monthly statements from FMPA to FPUA.

The Power Sales Contract will remain in effect until the latest of (i) the date that the principal, premium, if any, and interest on all bonds have been paid, or funds are set aside for the payment thereof; (ii) the date the Unit is decommissioned or finally disposed of as an electric generating unit pursuant to the Participation Agreement, or FMPA's interest in the Unit is terminated pursuant to the Participating Agreement or otherwise disposed of; or (iii) the date all obligations of FMPA under the Participation Agreement have been paid, performed, or provided for.

In any month when electric capacity, energy, or transmission services are not made available to FPUA, payment is made to FMPA under a Project Support Contract in a like amount as would have been due under the Power Sales Contract.

Purchases under these contracts are accounted for as operating expenses by FPUA. Total cost included in operating expenses for FY 2019 and FY 2020 was $8,146 and $7,136 respectively. FPUA is committed under the agreements to payments of $7,056 for the year ending September 30, 2021.

Florida Gas Transmission

FPUA executed an All Requirements Gas Services Agreement with Florida Gas Utility (FGU) on January 15, 2002. As a member of the All Requirements project, FPUA is required to purchase natural gas and the firm capacity needed for its delivery through FGU. The firm capacity of natural gas is the availability of the pipeline required to transport the natural gas to FPUA. This agreement will remain in effect until cancelled by FPUA.

On July 3, 2012, FPUA acquired additional firm capacity from the City of Sunrise, Florida in order to meet the needs of new industrial customers. This agreement will remain in effect until cancelled by FPUA. In FY 2016, additional firm capacity was made available from Florida Gas Transmission, and FPUA exercised rights to obtain this capacity. An additional 96,800 MMbtu of capacity was obtained. With this additional capacity, the amount of Sunrise capacity was reduced

by 45,300 MMbtu via a revised interlocal agreement with the City of Sunrise. In FY 2021, FPUA will be entitled to firm capacity of 566,412 MMbtu, and will be committed to purchase 192,905 MMbtu of natural gas at an approximate cost of $480. The amounts purchased under these contracts, for FY 2019 and FY 2020 were $1,717 and $1,330 respectively.

FMPA Treasure Coast Energy Center

FPUA has entered into an agreement with FMPA to manage, operate, and maintain their facility located in St. Lucie County near Fort Pierce. The Treasure Coast Energy Center (TCEC) is a natural gas fueled power generation site. The initial terms of this agreement commenced on July 24, 2007 and expired on September 30, 2011, after which the agreement became a one-year evergreen. The agreement is extended annually and was for the year ended September 30, 2020.

TCEC employees are on the payroll of FPUA and all costs associated with them are reimbursed bi-weekly by FMPA. TCEC employee costs and revenue for FY 2019 and FY 2020 totaled $2,285 and $2,332 respectively.

NOTE J – RISK MANAGEMENT

FPUA is exposed to various other risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which FPUA carries commercial insurance. Settled claims resulting from these risks have not exceeded the commercial insurance coverage plus FEMA and State reimbursements in any of the past three fiscal years.

NOTE K – CAPITAL LEASE

On January 1, 2018, FPUA entered into a lease with Pitney Bowes and committed to a new five-year capital lease for equipment and software used for billing and mailing. The equipment has been capitalized at its fair market value (FMV) of $154. As of September 30, 2020, the FMV less accumulated amortization was $69. The effective interest/maintenance expense for the year ended September 30, 2020 was $17. The following table is a schedule by year of future minimum lease obligations together with the present value of the net minimum lease payments as of September 30, 2020.

FORT PIERCE UTILITIES AUTHORITY
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September 30, 2020
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Year Ending September 30	Amount
2021	$ 45
2022	46
2023	11
Total minimum lease payments	**102**
Less amounts representing interest	(17)
Present Value of Minimum Lease Payments	**$ 85**

NOTE L – REVENUE BONDS AND DIRECT PLACEMENTS

Revenue Bonds Payable at September 30, 2020, consist of:

$10,223 Utilities Revenue Capital Appreciation Bonds, Series 1999B, collateralized by pledge of and first lien on the net revenues of the combined systems, yield varying from 5.88% to 5.90%. The bonds were issued to finance the cost of acquiring and constructing additions, extensions and improvements to FPUA's water and wastewater facilities, as well as to fund the increase in required reserves, and pay certain costs associated with the bond issuance. The accreted value at September 30, 2020 is $19,371. The remaining principal to be paid totals $21,685, in annual amounts ranging from $4,335 to $4,340 through October 1, 2024.	$19,371
$34,800 Utilities Refunding Revenue Bonds, Series 2009, collateralized by pledge of and first lien on the net revenues of the combined systems, interest varying from 4.00% to 5.00%. The bonds were issued to pay the cost of refunding FPUA's outstanding Florida Municipal Power Agency pooled loans, as well as to fund the increase in required reserves, and pay certain costs associated with the bond issuance. The remaining annual principal amounts range from $1,360 to $7,285 through October 1, 2029.	31,025

Direct Placements Payable at September 30, 2020, consist of:

$9,545 Utilities Refunding Revenue Bonds, Series 2016, collateralized by pledge of and first lien on the net revenues of the combined systems, interest at 2.14%. The bonds were issued to pay the cost of refunding the outstanding principal amount of FPUA's Utilities Revenue Bonds Series 2002, as well as to fund the increase in required reserves, and pay certain costs associated with the bond issuance. The remaining annual principal amounts range from $315 to $3,451 are due through October 1, 2026.	8,468

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Revenue Bonds Payable		$50,396
Revenue Bonds through Direct Placements		8,468
Total Revenue Bonds and Direct Placements		$58,864
Less:	Unamortized portion of revenue bond discounts	37
	Current portion of revenue bonds payable	6,015
		$52,812

Bonds payable are reported net of any applicable discounts. Bond discounts are deferred and amortized over the life of the bonds using the effective interest method.

Unresolved events of default on direct placements for (a) failure to make payments of principal or interest, (b) dissolution or bankruptcy of FPUA, (c) defaults with the covenants, agreements or provisions of the bond resolution, or (d) if final judgement is rendered shall result in interest rates escalating to Prime plus 6% with and additional assessment of 6% on overdue amounts.

Requirements to amortize all revenue bonds outstanding as of September 30, 2020 are as follows:

	Revenue Bonds		Direct Placements		
Year Ending September 30	Principal	Interest	Principal	Interest	Total
2021	5,700	1,410	315	174	7,599
2022	5,755	1,351	321	168	7,595
2023	5,810	1,288	328	161	7,587
2024	5,875	1,224	335	153	7,587
2025	5,940	1,154	343	146	7,583
2026-2030	23,630	2,904	6,826	74	33,434
	52,710	9,331	8,468	876	71,385
Future accretion on CABs	(2,314)	2,314	-	-	-
	$ 50,396	$ 11,645	$ 8,468	$ 876	$ 71,385

Significant Bond Covenants for Utilities Revenue Bonds

The Series 1999, 2009 and 2016 bond issues provide that FPUA accumulate monthly 1/6 of the amount of all interest due on the next semi-annual interest payment date, and 1/12 of the amount of principal due and payable on the next principal maturity date. Additionally, FPUA's Master Bond Resolution requires renewal and replacement, emergency reserve and debt service reserve subaccount funds with minimum requirements of $500, $900 and $5,457, respectively.

FORT PIERCE UTILITIES AUTHORITY
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These reserves are funded in the amounts of $500, $900 and $5,457 respectively, at September 30, 2020.

Redemption Options Prior to Maturity

The Series 2016 Utilities Refunding Revenue Bonds maturing on October 1, 2026 with an interest rate of 2.14% are redeemable anytime at the option of FPUA. Any full or partial prepayment will carry a fee equal to the greater of (i) 1.00% of the principal balance multiplied by the number of years remaining or (ii) a 'Yield Maintenance Fee'.

The Series 2009 Bonds maturing on October 1, 2029 with an interest rate of 4.70% are redeemable prior to their stated date of maturity, at the option of FPUA, on or after October 1, 2014 at par plus accrued interest to the redemption date. The Series 2009 Bonds maturing on or after October 1, 2020 (excluding those maturing on October 1, 2029 with an interest rate of 4.70%) are redeemable prior to their stated date of maturity, at the option of FPUA, on or after October 1, 2019 at par plus accrued interest to the redemption date.

NOTE M – CHANGES IN LONG-TERM LIABILITIES

Long-term liability activity for the year ended September 30, 2020:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Revenue Bonds	$ 54,947	$ 1,094	$ (5,645)	$ 50,396	$ 5,700
Direct Placement	8,776	-	(308)	8,468	315
Bond Discounts	(42)	-	5	(37)	-
Net Pension Liability	11,606	-	(1,120)	10,486	-
Capital Leases	114	-	(29)	85	34
Compensated Absences	2,211	1,619	(1,649)	2,181	-
Other Postemployment Benefits	989	344	(105)	1,228	-
Long Term Liabilities	$ 78,601	$ 3,057	$ (8,851)	$ 72,807	$ 6,049

FORT PIERCE UTILITIES AUTHORITY
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September 30, 2020
(Dollars in Thousands)

NOTE N – DISTRIBUTION TO THE GENERAL FUND, CITY OF FORT PIERCE

As provided by Article XII, Section 178 of the Charter of the City of Fort Pierce, Florida, six percent of FPUA's utility systems gross revenues, as defined therein, is distributed to the City's General Fund on an annual basis. The distribution calculation is based on the preceding fiscal year's audited financial statements. The following is the computation of the amounts distributable to the General Fund during the year ending September 30, 2021:

Gross Revenue	$ 107,661
Plus:	
Power Cost Adjustment and Purchased Gas Adjustment	4,595
Capacity Reductions	26
Gas Piping and Appliance Costs	103
	112,385
Less:	
FMPA O&M Contract Income	2,332
Capital Contributions	3,418
Manatee Observation and Education Center Operating Revenue	429
Grant Revenue	159
Revenue for City Billing	187
Gas Piping and Appliance Revenue	152
Adjusted Gross Revenue	$ 105,708
Amount distributable to General Fund, City of Fort Pierce	$ 6,342

NOTE O – TRANSACTIONS WITH THE CITY OF FORT PIERCE

As an enterprise fund of the City of Fort Pierce, transactions occur between FPUA and the City throughout the year in the ordinary course of operations. Below is a summary of significant transactions:

Metered and Non-metered Service Charges - FPUA bills the City on a monthly basis for all metered and non-metered services. Total amounts charged to the City for the year ended September 30, 2020, were $1,616. Current accounts receivable from the City at September 30, 2020, totaled $264.

FORT PIERCE UTILITIES AUTHORITY
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Sanitation, Clean Community Fees and Utility Tax Billings - Charges to City residents for sanitation services, clean community fees and utility tax are included on FPUA's monthly billing statements to customers as a service to the City. FPUA acts only as an agent, with all cash collections relating to these charges forwarded monthly to the City. The City is charged $187 annually by FPUA to bill, collect and remit payment for sanitation services and clean community fees.

Disbursements made to the City by FPUA, including payments of utility tax, sanitation charges collected and other routine charges for the year ended September 30, 2020, were $11,139,. In addition, FPUA paid the September 30, 2019 General Fund distribution to the City in the amount of $6,276. Amounts payable to the City at September 30, 2020, were $1,248.

Vehicle Fuel - The City charges FPUA for fuel used by FPUA vehicles. FPUA reciprocates by permitting the City to fuel their vehicles as needed at FPUA pumps and in turn bills the City for fuel used in their vehicles.

Required Supplementary Information

FORT PIERCE UTILITIES AUTHORITY
Schedule of Proportionate Share of the Net Pension Liability
For the City of Fort Pierce Retirement and Benefit System
(Dollars in Thousands)

Fiscal Year Ending September 30,	FPUA Proportion of the NPL	FPUA Proportionate Share of the NPL	FPUA Covered Payroll	NPL as a % of Covered Payroll	Plan Net Position as a % of Total Pension Liability
2020	45.44%	$ 10,486	$ 15,814	66.31%	90.33%
2019	48.01%	11,606	15,007	77.34%	89.42%
2018	48.48%	7,408	13,401	55.28%	93.12%
2017	50.75%	10,090	13,209	76.39%	90.74%
2016	44.84%	6,655	12,508	53.21%	92.51%
2015	41.74%	5,528	12,431	44.47%	92.95%
2014	41.74%	1,750	11,835	14.79%	98.20%

This schedule will show information for 10 years when that information is available.

Required Supplementary Information

FORT PIERCE UTILITIES AUTHORITY
Schedule of Proportionate Share of Employer Contributions
For the City of Fort Pierce Retirement and Benefit System
(Dollars in Thousands)

Fiscal Year Ending September 30,	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
2020	$ 2,775	$ 2,775	$ -	$15,814	17.55%
2019	2,717	2,717	-	15,007	18.10%
2018	2,402	2,402	-	13,401	17.92%
2017	2,147	2,147	-	13,209	16.25%
2016	2,039	2,039	-	12,508	16.30%
2015	2,087	2,087	-	12,431	16.79%
2014	2,053	2,053	-	11,835	17.35%

This schedule will show information for 10 years when that information is available.

Required Supplementary Information

FORT PIERCE UTILITIES AUTHORITY
Other Postemployment Benefits (OPEB)
Schedule of Changes in Total OPEB Liability and Related Ratios
Last Three Fiscal Years
(Dollars in Thousands)

	2020	2019	2018
Total OPEB liability			
Service cost	$ 29	$ 27	$ 20
Interest	33	37	33
Differences between expected and actual experience	282	133	(51)
Implicit Rate Subsidy	(105)	(64)	(41)
Net change in total OPEB liability	239	133	(39)
Total OPEB liability - beginning	989	856	895
Total OPEB liability - ending	$ 1,228	$ 989	$ 856
Covered - employee payroll	$ 17,191	$ 16,497	$ 15,211
Total OPEB liability as a percentage of covered - employee payroll	7.14%	6.00%	5.63%

This schedule will show information for 10 years when that information is available.

Statistical Section Contents

This part of the Fort Pierce Utilities Authority's (FPUA) Comprehensive Annual Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosure, and required supplementary information says about FPUA's overall financial health. Statistical information for the current period, as well as nine years prior, is presented in this section. Historical data that is unavailable for the full nine years prior has been presented to include the earliest periods for which that information is readily accessible.

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Financial Trends These schedules contain trend information to help the reader understand how FPUA's financial performance and well being has changed over time.	58-63
Revenue Capacity These schedules contain information to help the reader assess FPUA's local revenue source.	67-74
Debt Capacity These schedules present information to help the reader assess FPUA's debt burden and its ability to issue additional debt in the future.	76-77
Demographic and Economic Information This schedule offers demographic and economic indicators to help the reader understand the environment in which FPUA's financial activities take place.	80-81
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in FPUA's financial report relates to the services FPUA provides and the activities it performs.	84-95

Sources: Unless otherwise noted, the information in these schedules was obtained from the Comprehensive Annual Financial Reports for the relevant year.

FPUA
COMMUNITY PROUD

FINANCIAL TRENDS

FPUA

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position - Assets and Deferred Outflows

Last Ten Fiscal Years

(Dollars in Thousands)

	2020	2019	2018
ASSETS AND DEFERRED OUTFLOWS			
ASSETS			
Current Assets:			
Equity in Pooled Cash and Investments	$ 24,808	$ 30,506	$ 28,616
Accounts Receivable, Net of Allowance for Uncollectible Accounts	7,896	7,549	7,820
Unbilled Receivables	6,106	5,221	6,306
Due from Other Governments	1,418	1,793	1,962
Inventories and Other Current Assets	5,346	4,501	4,723
Restricted Equity in Pooled Cash and Investments	12,800	13,038	12,831
Restricted Cash with Fiscal Agent	6,432	6,404	6,379
Total Current Assets	64,806	69,012	68,637
Noncurrent Assets:			
Capital Assets:			
Utility Plant in Service	468,621	457,592	455,645
Construction Work in Progress	24,977	17,483	18,052
Less Accumulated Depreciation	(276,799)	(263,908)	(259,869)
Total Capital Assets (net of Accumulated Depreciation)	216,799	211,167	213,828
Other Noncurrent Assets:			
Restricted Equity in Pooled Cash and Investments	6,857	6,857	6,857
FMPA Working Capital Receivable	1,919	1,919	1,919
Preliminary Survey	-	-	68
Investment in Public Gas Partners Pool	34	359	428
Total Other Noncurrent Assets	8,810	9,135	9,272
Total Assets	290,415	289,314	291,737
DEFERRED OUTFLOWS OF RESOURCES			
Deferred Pension Outflow	1,505	3,328	3,701
Deferred OPEB Outflow	339	114	-
Deferred Amount on Debt Refunding	80	97	115
Advance Distribution to General Fund - City of Fort Pierce	-	-	-
Total Deferred Outflows	1,924	3,539	3,816
TOTAL ASSETS AND DEFERRED OUTFLOWS	$ 292,339	$ 292,853	$ 295,553

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position - Assets and Deferred Outflows

Last Ten Fiscal Years

(Dollars in Thousands)

2017	2016	2015	2014	2013	2012	2011
$ 26,661	$ 23,163	$ 27,712	$ 29,371	$ 32,533	$ 30,179	$ 27,588
8,489	9,072	8,149	7,256	7,137	7,438	7,683
5,626	5,432	5,534	5,959	5,380	5,260	5,352
2,085	424	422	447	447	547	547
4,514	4,546	5,009	4,877	4,716	4,679	4,672
13,946	22,349	20,757	20,306	14,483	13,991	13,789
6,353	1,083	1,308	1,300	7,471	7,819	7,681
67,674	66,069	68,891	69,516	72,167	69,913	67,312
446,447	434,848	423,324	414,941	411,561	406,146	397,577
20,124	22,547	24,768	20,472	15,750	15,485	15,958
(253,514)	(241,651)	(231,252)	(219,917)	(210,951)	(199,294)	(184,610)
213,057	215,744	216,840	215,496	216,360	222,337	228,925
6,857	6,857	6,703	6,703	6,703	6,703	6,703
1,919	1,919	1,919	1,919	1,919	1,919	1,919
41	41	6	29	29	30	80
486	537	587	624	658	830	841
9,303	9,354	9,215	9,275	9,309	9,482	9,543
290,034	291,167	294,946	294,287	297,836	301,732	305,780
5,737	3,880	3,689	-	-	-	-
-	-	-	-	-	-	-
132	151	-	-	-	-	-
-	-	1,251	1,250	-	-	-
5,869	4,031	4,940	1,250	-	-	-
$ 295,903	$ 295,198	$ 299,886	$ 295,537	$ 297,836	$ 301,732	$ 305,780

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position - Liabilities, Deferred Inflows and Net Position

Last Ten Fiscal Years

(Dollars in Thousands)

	2020	2019	2018
LIABILITIES, DEFERRED INFLOWS AND NET POSITION			
LIABILITIES			
Current Liabilities:			
Accounts Payable and Accrued Expenses	$ 9,546	$ 7,969	$ 8,977
Due to City of Fort Pierce	942	858	802
Customer Deposits - restricted assets	8,735	8,481	8,280
Revenue Bonds Payable - restricted assets	6,015	5,953	5,897
Accrued Interest Payable - restricted assets	822	853	881
Accrued Compensated Absences	-	-	-
Due to St. Lucie County	-	-	77
Capital Leases Payable	34	29	24
Other Current Liabilities	598	623	658
Total Current Liabilities	26,692	24,766	25,596
Noncurrent Liabilities:			
Revenue Bonds Payable, Net of Unamortized Discounts	52,812	57,728	62,403
Accrued Compensated Absences	2,181	2,211	2,015
Other Postemployment Benefits	1,228	989	856
Net Pension Liability	10,486	11,606	7,408
Due to St. Lucie County	-	-	-
Capital Leases Payable	51	85	114
Other Noncurrent Liabilities	-	-	-
Total Noncurrent Liabilities	66,758	72,619	72,796
Total Liabilities	93,450	97,385	98,392
DEFERRED INFLOWS OF RESOURCES			
Purchased Power and Gas Over-Recovery	3,133	4,881	4,482
Deferred Pension Inflow	674	441	2,803
Deferred OPEB Inflow	29	37	43
Deferred Amount on Debt Refunding	-	-	-
Total Deferred Inflow of Resources	3,836	5,359	7,328
NET POSITION			
Net Investment in Capital Assets	167,218	160,527	161,387
Restricted Capital Improvement Charges	3,660	4,155	4,152
Restricted For Debt Service	5,457	5,457	5,457
Restricted For Emergencies	900	900	900
Restricted For Renewals & Replacements	500	500	500
Unrestricted	17,318	18,570	17,437
Total Net Position	195,053	190,109	189,833
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	$ 292,339	$ 292,853	$ 295,553

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position - Liabilities, Deferred Inflows and Net Position

Last Ten Fiscal Years

(Dollars in Thousands)

2017	2016	2015	2014	2013	2012	2011
$ 8,973	$ 7,900	$ 9,577	$ 10,066	$ 9,295	$ 7,785	$ 8,044
746	913	781	766	732	699	689
8,029	8,024	7,803	7,445	7,205	6,869	6,675
5,840	7,367	7,086	6,987	6,653	5,955	5,675
908	971	1,145	1,197	1,356	1,864	2,006
-	24	170	55	-	82	80
-	-	-	-	-	-	-
11	38	31	26	22	39	32
835	859	873	832	1,312	1,351	1,419
25,342	26,096	27,466	27,374	26,575	24,644	24,620
66,851	71,085	76,754	82,375	87,978	92,493	97,460
1,968	1,778	1,592	1,878	1,830	1,675	1,566
742	711	681	622	564	509	456
10,090	6,655	5,528	1,750	-	-	-
125	132	137	137	177	189	201
-	11	49	80	105	-	39
-	-	-	713	757	700	-
79,776	80,372	84,741	87,555	91,411	95,566	99,722
105,118	106,468	112,207	114,929	117,986	120,210	124,342
2,416	3,516	5,695	3,204	2,255	3,147	2,934
683	217	-	-	-	-	-
-	-	-	-	-	-	-
-	-	10	30	60	-	-
3,099	3,733	5,705	3,234	2,315	3,147	2,934
140,472	137,376	132,679	125,879	121,697	123,978	126,120
5,521	7,070	6,031	5,977	6,740	7,122	7,114
5,457	5,457	4,930	4,534	4,139	3,744	3,480
900	900	1,273	1,668	2,000	2,000	2,000
500	500	500	500	564	959	1,223
34,836	33,694	36,561	40,566	42,395	40,572	38,567
187,686	184,997	181,974	179,124	177,535	178,375	178,504
$ 295,903	$ 295,198	$ 299,886	$ 297,287	$ 297,836	$ 301,732	$ 305,780

FPUA

FORT PIERCE UTILITIES AUTHORITY
Statement of Revenues, Expenses and Changes in Net Position
Last Ten Fiscal Years
(Dollars in Thousands)

	FY 2020	FY 2019	FY 2018	FY 2017
OPERATING REVENUES				
Residential Sales	$ 43,677	$ 42,205	$ 41,364	$ 42,237
General Service Sales	53,670	54,726	54,347	55,839
Sales for Resale	2,204	1,062	894	953
Other Operating Revenues	1,745	3,402	3,605	3,621
Total Operating Revenues	101,296	101,395	100,210	102,650
OPERATING EXPENSES				
Purchases for Resale	41,925	43,796	43,289	45,523
Plant Operations	6,249	5,917	5,771	5,577
Field Operations	10,459	10,107	9,647	9,360
General and Administrative	19,242	20,716	18,580	17,740
Depreciation	13,384	13,959	12,993	12,774
Total Operating Expenses	91,259	94,495	90,280	90,974
OPERATING INCOME	10,037	6,900	9,930	11,676
NONOPERATING REVENUES (EXPENSES)				
Investment and Other Income	2,810	3,044	2,654	2,215
Grant Revenue	159	423	457	421
Gain (Loss) on Disposal of Capital Assets	4	29	(122)	20
TCEC Expenses	(2,332)	(2,285)	(1,828)	(1,794)
Storm Expenses	(25)	(264)	(19)	(297)
Interest Expense	(2,825)	(3,044)	(3,077)	(3,325)
Distribution to City of Fort Pierce	(6,276)	(6,125)	(6,139)	(5,969)
Total Nonoperating Revenues (Expenses)	(8,485)	(8,222)	(8,074)	(8,729)
INCOME BEFORE CAPITAL CONTRIBUTIONS	1,552	(1,322)	1,856	2,947
Capital Contributions	3,392	1,501	292	(256)
INCOME BEFORE EXTRAORDINARY ITEMS	4,944	179	2,148	2,691
Extraordinary Income (Expense)	-	97	(1)	(2)
CHANGE IN NET POSITION	4,944	276	2,147	2,689
Net Position - Beginning of Year	190,109	189,833	187,686	184,997
Net Position - End of Year	$ 195,053	$ 190,109	$ 189,833	$ 187,686

FORT PIERCE UTILITIES AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position

Last Ten Fiscal Years

(Dollars in Thousands)

FY 2016	FY 2015	FY 2014	FY 2013	FY 2012	FY 2011
$ 41,432	$ 39,558	$ 39,565	$ 38,489	$ 38,275	$ 40,220
53,811	52,964	55,899	55,518	55,162	55,736
914	874	799	854	882	465
2,264	2,162	2,272	2,172	2,171	1,663
98,421	95,558	98,534	97,033	96,490	98,084
43,783	42,304	45,347	44,800	44,356	45,695
5,313	5,325	5,247	5,127	5,336	5,275
9,062	8,641	8,716	8,579	8,236	8,124
16,997	15,802	15,078	14,546	14,645	15,260
13,097	12,461	14,991	15,300	15,253	15,558
88,252	84,533	89,379	88,352	87,826	89,912
10,169	11,025	9,155	8,681	8,664	8,172
2,011	2,150	1,972	1,913	2,149	2,226
-	81	6	12	8	-
125	21	260	48	62	51
(1,699)	(1,809)	(1,668)	(1,654)	(1,642)	(1,570)
-	-	-	-	-	-
(3,445)	(3,594)	(3,582)	(5,105)	(4,632)	(4,894)
(5,809)	(5,735)	(5,605)	(5,366)	(4,767)	(5,125)
(8,817)	(8,886)	(8,617)	(10,152)	(8,822)	(9,312)
1,352	2,139	538	(1,471)	(158)	(1,140)
1,650	2,471	1,478	1,392	1,229	1,291
3,002	4,610	2,016	(79)	1,071	151
21	(10)	(427)	(761)	(1,200)	(10)
3,023	4,600	1,589	(840)	(129)	141
181,974	177,374	177,535	178,375	178,504	178,363
$ 184,997	$ 181,974	$ 179,124	$ 177,535	$ 178,375	$ 178,504

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REVENUE CAPACITY

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FORT PIERCE UTLITIES AUTHORITY

Average Number of Services Billed By System

Last Ten Fiscal Years

FISCAL YEAR	ELECTRIC	WATER	NATURAL GAS	WASTEWATER	INTERNET SERVICES
FY 2020	28,749	21,124	4,117	15,585	61
FY 2019	28,527	20,725	4,111	15,316	70
FY 2018	28,265	20,356	4,099	15,107	70
FY 2017	28,287	20,221	4,128	15,084	71
FY 2016	28,299	20,079	4,166	15,069	76
FY 2015	28,221	19,929	4,189	15,038	77
FY 2014	28,096	19,756	4,223	14,987	78
FY 2013	27,630	19,248	4,179	14,635	76
FY 2012	27,765	19,276	4,189	14,450	75
FY 2011	27,752	19,162	3,904	14,372	57

FORT PIERCE UTILITIES AUTHORITY
Operating Revenues By System
Last Ten Fiscal Years
(Dollars in Thousands)

	FY 2020	FY 2019	FY 2018	FY 2017
ELECTRIC				
Residential				
Inside the City	$ 23,378	$ 22,671	$ 22,387	$ 23,105
Outside the City	5,719	5,589	5,527	5,641
General Service				
Inside the City	28,298	29,025	29,487	30,038
Outside the City	5,112	5,307	5,312	5,171
Other Retail	515	515	508	1,711
Other Operating Revenues	564	1,025	1,065	1,022
Total Electric Operating Revenues	63,586	64,132	64,286	66,688
WATER				
Residential				
Inside the City	5,346	5,067	4,877	4,876
Outside the City	2,098	1,965	1,837	1,790
General Service				
Inside the City	5,882	5,970	5,793	5,868
Outside the City	3,096	2,880	2,515	2,638
Sales for Resale	2,204	1,061	894	953
Other Operating Revenues	342	691	431	689
Total Water Operating Revenues	18,968	17,634	16,347	16,814
GAS				
Sales Revenue				
Residential	1,185	1,203	1,212	1,196
Heat Only	8	8	9	9
General Service	3,166	3,610	3,429	3,367
Contract Gas				
Other Operating Revenues	56	67	61	73
Total Gas Operating Revenues	4,415	4,888	4,711	4,645
WASTEWATER				
Residential				
Inside the City	5,290	5,104	4,929	4,963
Outside the City	656	601	587	582
General Service				
Inside the City	5,518	5,518	5,640	5,688
Outside the City	1,898	1,726	1,507	1,433
Other Operating Revenues	165	898	1,298	928
Total Wastewater Operating Revenues	13,527	13,847	13,961	13,594
MANATEE OBSERVATION AND EDUCATION CENTER				
Total MOEC Operating Revenues	429	429	435	444
FPUAnet COMMUNICATIONS				
Total FPUAnet Communications Operating Revenues	371	465	470	465
TOTAL OPERATING REVENUES	$101,296	$101,395	$100,210	$102,650

FORT PIERCE UTILITIES AUTHORITY
Operating Revenues By System
Last Ten Fiscal Years
(Dollars in Thousands)

FY 2016	FY 2015	FY 2014	FY 2013	FY 2012	FY 2011
$22,718	$ 21,434	$21,724	$21,325	$21,460	$22,936
5,600	5,255	5,282	5,281	5,378	5,921
29,077	28,423	30,507	31,515	32,280	32,822
5,039	4,958	5,235	5,254	5,393	5,558
1,680	1,750	1,979	2,012	1,895	1,663
1,042	1,024	1,074	1,115	1,051	1,148
65,156	62,844	65,801	66,502	67,457	70,048
4,710	4,546	4,351	4,054	3,855	3,819
1,680	1,597	1,494	1,367	1,277	1,263
5,498	5,305	5,169	4,813	4,807	4,956
2,625	2,381	2,519	2,249	2,348	2,288
914	874	799	854	882	466
110	101	156	119	124	(45)
15,537	14,804	14,488	13,456	13,293	12,747
1,192	1,240	1,293	1,251	1,215	1,306
11	12	13	13	11	21
3,106	3,511	3,813	3,331	2,400	2,580
69	85	82	53	75	120
4,378	4,848	5,201	4,648	3,701	4,027
4,874	4,826	4,763	4,564	4,459	4,337
572	574	570	555	541	551
5,547	5,280	5,305	4,973	4,918	4,745
1,314	1,428	1,446	1,449	1,198	1,188
141	126	180	143	234	(245)
12,448	12,234	12,264	11,684	11,350	10,576
410	390	350	348	337	362
492	438	430	395	352	324
$98,421	$ 95,558	$98,534	$97,033	$96,490	$98,084

FORT PIERCE UTILITIES AUTHORITY

Unit Sales By System

Last Ten Fiscal Years

	FY 2020	FY 2019	FY 2018	FY 2017
ELECTRIC SALES (MWh)				
General Service				
Inside the City	204,535	274,339	268,973	273,618
Outside the City	47,986	47,597	44,915	43,915
Total General Service	252,521	321,936	313,888	317,533
Residential				
Inside the City	266,890	199,503	188,706	190,973
Outside the City	46,471	47,204	44,725	44,912
Total Residential	313,361	246,707	233,431	235,885
Total Sales	565,882	568,643	547,319	553,418
WATER SALES - 1,000 GALLONS				
General Service				
Inside the City	936,306	977,228	953,524	961,850
Outside the City	556,032	519,213	448,681	478,576
Total General Service	1,492,338	1,496,441	1,402,205	1,440,426
Residential				
Inside the City	718,156	687,026	678,972	694,146
Outside the City	217,524	207,312	195,718	195,685
Total Residential	935,680	894,338	874,690	889,831
Sales for Resale	458,579	343,496	314,748	335,494
Total Sales	2,886,597	2,734,275	2,591,643	2,665,751
NATURAL GAS SALES (ccf)				
General Service	2,418,710	2,538,305	2,224,479	2,114,141
Residential	433,924	430,370	440,858	427,855
Heat Only				
General Service	171	8	738	104
Residential Service	563	580	278	494
Contract Natural Gas	1,711,290	1,688,760	1,635,710	1,624,410
Total Sales	4,564,658	4,658,023	4,302,063	4,167,004
WASTEWATER BILLED - 1,000 GALLONS				
General Service				
Inside the City	709,374	730,146	725,643	740,121
Outside the City	254,566	218,172	182,984	170,391
Total General Service	963,940	948,318	908,627	910,512
Residential				
Inside the City	614,653	586,400	577,746	592,358
Outside the City	53,105	49,668	47,981	49,491
Total Residential	667,758	636,068	625,727	641,849
Total Sales	1,631,698	1,584,386	1,534,354	1,552,361

FORT PIERCE UTILITIES AUTHORITY

Unit Sales By System

Last Ten Fiscal Years

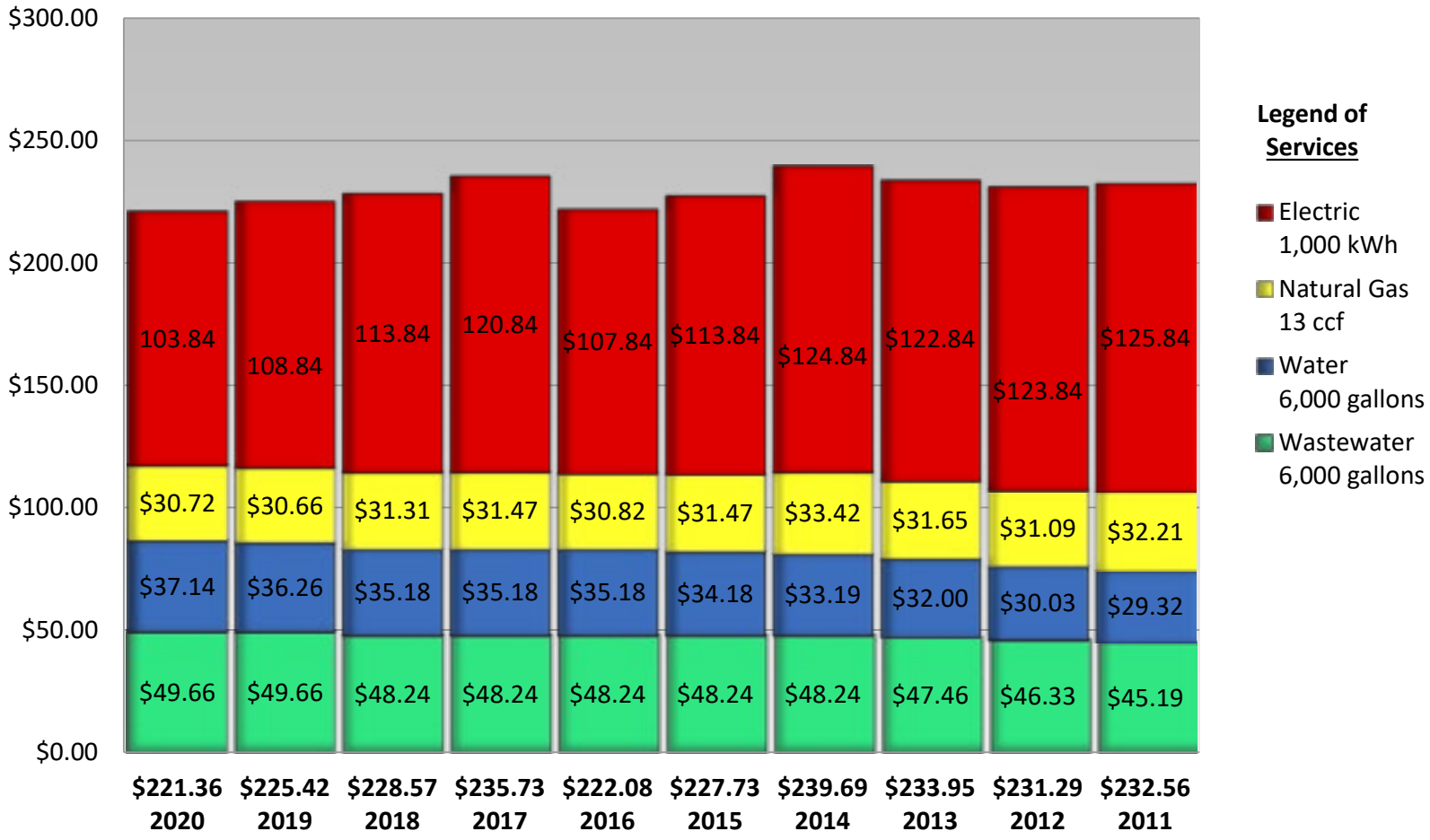
FY 2016	FY 2015	FY 2014	FY 2013	FY 2012	FY 2011
272,166	267,525	265,950	264,278	271,001	271,831
44,243	43,850	42,305	41,000	41,285	40,909
316,409	311,375	308,255	305,278	312,286	312,740
193,198	184,261	172,628	164,672	165,063	174,586
45,883	43,522	40,445	39,293	39,657	42,763
239,081	227,783	213,073	203,965	204,720	217,349
555,490	539,158	521,328	509,243	517,006	530,089
907,134	896,997	891,635	863,507	925,939	943,061
485,639	442,529	498,887	460,394	527,997	511,172
1,392,773	1,339,526	1,390,522	1,323,901	1,453,936	1,454,233
665,354	664,402	644,116	636,431	652,425	671,797
181,754	179,748	169,702	164,871	167,297	173,431
847,108	844,150	813,818	801,302	819,722	845,228
327,819	320,144	302,486	340,834	367,595	355,607
2,567,700	2,503,820	2,506,826	2,466,037	2,641,253	2,655,068
2,024,641	2,091,516	2,006,259	2,254,172	2,142,737	2,199,004
436,048	453,139	450,403	480,393	473,387	527,745
181	128	173	258	215	6,027
857	1,605	1,215	1,333	1,272	4,238
1,593,130	1,642,320	1,670,980	1,259,670	63,230	-
4,054,857	4,188,708	4,129,030	3,995,826	2,680,841	2,737,014
712,513	687,268	682,611	655,667	680,739	682,993
158,987	177,356	178,122	185,993	149,452	156,973
871,500	864,624	860,733	841,660	830,191	839,966
567,945	568,243	552,000	545,418	558,685	572,258
46,633	49,849	47,286	47,361	49,426	53,014
614,578	618,092	599,286	592,779	608,111	625,272
1,486,078	1,482,716	1,460,019	1,434,439	1,438,302	1,465,238

FORT PIERCE UTILITIES AUTHORITY
Ten Year Rate Analysis
Residential Rates
(Month of September)

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
ELECTRIC										
Customer Charge[1]	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01
Rate Per kWh *(up to 750 kWh)*	0.10822	0.10822	0.10822	0.10822	0.10822	0.10822	0.10822	0.10922	0.11322	0.08322
PCA Per kWh[2]	(0.01300)	(0.00800)	(0.00300)	0.00400	(0.00900)	(0.00300)	0.00800	0.00500	0.00200	0.03400
GAS										
Customer Charge[1]	$ 13.69	$ 13.37	$ 13.37	$ 13.14	$ 13.14	$ 13.14	$ 13.14	$ 12.93	$ 12.63	$ 12.32
Rate Per CCF *(up to 100 CCF)*	1.50	1.48	1.48	1.46	1.46	1.46	1.46	1.44	1.42	1.23
PGA Per CCF[3]	(0.19000)	(0.15000)	(0.10000)	(0.05000)	(0.10000)	(0.05000)	0.10000	-	-	0.30000
WATER										
Customer Charge[1]	$ 14.64	$ 14.30	$ 13.88	$ 13.88	$ 13.88	$ 13.48	$ 13.09	$ 12.62	$ 11.85	$ 11.56
Rate Per 1,000 Gallons *(up to 10,000 gallons)*	3.75	3.66	3.55	3.55	3.55	3.45	3.35	3.23	3.03	2.96
WASTEWATER										
Customer Charge[1]	$ 15.76	$ 15.76	$ 15.30	$ 15.30	$ 15.30	$ 15.30	$ 15.30	$ 15.06	$ 14.71	$ 14.35
Rate Per 1,000 Gallons	5.65	5.65	5.49	5.49	5.49	5.49	5.49	5.40	5.27	5.14

(1) Customer Charge reflects the Readiness-to-Serve charge.
(2) PCA - Power Cost Adjustment.
(3) PGA - Purchased Gas Adjustment.

FORT PIERCE UTILITIES AUTHORITY
Average Monthly Residential Bill
Last Ten Years
(Month of September)



FORT PIERCE UTILITIES AUTHORITY

System Rate Increases

Last Ten Fiscal Years

Fiscal Year	System	Increase (Decrease)
2020	Water	2.4%
	Natural Gas	2.4%
2019	Water	3.0%
	Wastewater	3.0%
2018	Natural Gas	1.76%
2017	-	-
2016	Water	3.0%
2015	Water	3.0%
2014	Electric	(0.9%)
	Water	3.7%
	Wastewater	1.6%
	Natural Gas	1.6%
2013	Electric	(3.3%)
	Water	6.5%
	Wastewater	2.4%
	Natural Gas	2.4%
2012	Water	2.5%
	Wastewater	2.5%
	Natural Gas	2.5%
2011	Electric	(4.2%)
	Water	2.5%
	Wastewater	2.5%
	Natural Gas	2.5%

DEBT CAPACITY

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FORT PIERCE UTILITIES AUTHORITY
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years
(Dollars in Thousands)

	BUSINESS-TYPE ACTIVITIES										
	Revenue Bonds [1]					Direct Placement	Loan	Lease	Total		Debt
As of September 30	1999 Series	2002 Series	2003 Series	2009 Series	2012 Series	2016 Series	SL County	Capital Equip.	Outstanding Debt	Population	per Capita
2020	$ 19,362	$ -	$ -	$ 30,997	$ -	$ 8,468	$ -	$ 85	$ 58,912	44,476	$ 1,325
2019	22,601	-	-	32,304	-	8,776	-	114	63,795	43,653	1,461
2018	25,666	-	-	33,556	-	9,078	77	138	68,515	43,326	1,581
2017	28,555	-	-	34,763	-	9,373	124	11	72,826	43,409	1,678
2016	27,227	-	-	34,760	6,920	9,545	131	49	78,632	42,489	1,851
2015	25,954	9,378	-	34,757	13,751	-	137	80	84,057	42,119	1,996
2014	24,747	9,363	-	34,754	20,498	-	137	106	89,605	41,188	2,176
2013	23,622	9,348	6,015	34,750	20,896	-	177	127	94,935	41,729	2,275
2012	22,552	9,332	31,816	34,748	-	-	189	39	98,676	41,646	2,369
2011	21,544	9,317	37,529	34,745	-	-	201	71	103,407	41,789	2,475

[1] Presented net of original issuance, discounts, and premiums

FORT PIERCE UTILITIES AUTHORITY

Computation of Debt Service Coverage

Last Ten Years

(Dollars in Thousands)

	FY 2020	FY 2019	FY 2018	FY 2017	FY 2016	FY 2015	FY 2014	FY 2013	FY 2012	FY 2011
OPERATING INCOME	$ 10,071	$ 6,966	$ 9,960	$ 11,681	$ 10,218	$ 11,027	$ 9,236	$ 8,746	$ 8,700	$ 8,175
ADD:										
Depreciation Expense	13,373	13,948	12,985	12,769	13,092	12,453	14,982	15,290	15,243	15,547
Investment & Other Income	767	795	835	438	388	356	484	304	535	703
Extraordinary Income (Expense)	-	97	(1)	(2)	21	(10)	(427)	(761)	(1,200)	(9)
Net OPEB Expense	6	11	156	31	30	58	57	54	53	305
NET AVAILABLE INCOME	$ 24,217	$ 21,817	$ 23,935	$ 24,917	$ 23,749	$ 23,884	$ 24,332	$ 23,633	$ 23,331	$ 24,721
DEBT SERVICE - Bonds & Pooled Loans										
Principal	$ 6,015	$ 5,953	$ 5,897	$ 5,840	$ 7,367	$ 7,086	$ 6,987	$ 6,653	$ 5,955	$ 5,675
Interest	1,644	1,706	1,762	1,816	2,079	2,291	2,394	2,762	3,728	4,012
NET CASH DEBT SERVICE	$ 7,659	$ 7,659	$ 7,659	$ 7,656	$ 9,446	$ 9,377	$ 9,381	$ 9,415	$ 9,683	$ 9,687
DEBT SERVICE COVERAGE (TIMES)	3.16	2.85	3.12	3.25	2.51	2.55	2.59	2.51	2.41	2.55

NOTE: Amounts exclude the Treasure Coast Energy Center and Manatee Observation and Education Center

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DEMOGRAPHIC AND ECONOMIC INFORMATION

FORT PIERCE UTILITIES AUTHORITY
Demographic and Economic Information
Last Ten Years

Year	City of Fort Pierce Population[1]	St. Lucie County Population[1]	St. Lucie County Labor Force[2]	Total Unemployment[2]	Percentage Rate of Unemployment[2]	St. Lucie County School Enrollment[3]	St. Lucie County Per Capita Income[4]	St. Lucie County Personal Income[4]
2020	44,476*	322,265*	144,957	9,066	6.3	42,627	***	***
2019	43,653	309,359	146,710	5,479	3.7	41,225	$41,125	$13,501,095
2018	43,326	302,432	140,686	5,626	4.0	42,124	39,374	12,644,172
2017	43,409	297,634	136,063	6,046	4.4	40,678	38,835	12,175,078
2016	42,489	292,826	135,719	7,322	5.4	39,390	36,196	11,094,354
2015	42,119	287,749	129,727	8,238	6.4	41,374	35,829	10,688,079
2014	41,188	282,821	129,004	10,198	7.9	41,158	34,129	9,932,383
2013	41,729	281,151	128,813	12,227	9.5	41,136	31,182	8,943,912
2012	41,646	280,355	123,588	14,519	11.7	40,844	31,742	9,010,473
2011	41,789	279,696	124,115	16,622	13.4	40,433	30,768	8,626,570

Sources:

[1] University of Florida, Bureau of Economic & Business Research
[2] Florida Department of Labor & Employment Security
[3] St. Lucie County School Board
[4] U.S. Department of Commerce, Bureau of Economic Analysis
* Total Estimated
*** Data unavailable

FORT PIERCE UTILITIES AUTHORITY

St. Lucie County Principal Employers[1]

Current Year and Nine Years Ago

	2020 [1]			2011		
Employer	Number of Employees	Rank	% of City Population	Number of Employees	Rank	% of City Population
St. Lucie County School Board	5,564	1	12.51%	4,946	1	11.84%
Indian River State College	2,338	2	5.26%	1,037	5	2.48%
Lawnwood Regional Medical Center	1,615	3	3.63%	1,500	3	3.59%
Wal-Mart Distribution Center	890	4	2.00%	1,653	6	3.96%
St. Lucie County	797	5	1.79%	1,593	2	3.81%
Convey Health Solutuions	450	6	1.01%	-		-
St. Lucie County Fire District	434	7	0.98%	428	8	1.02%
New Horizons of the Treasure Coast	408	8	0.92%	-		-
Maverick Boat Co Inc	406	9	0.91%	-		-
Blue Goose Growers/Construction	400	10	0.90%	-		-
City of Fort Pierce	337	13	0.76%	361	10	0.86%
Publix Super Markets Inc [2]	-	-	-	1,240	4	2.97%
Winn-Dixie Stores, Inc [2]	-	-	-	432	7	1.03%
The Home Depot [2]	-	-	-	386	9	0.92%
TOTALS	**13,639**		**30.67%**	**13,576**		**32.49%**

Source:
Economic Development Council of St. Lucie County, St. Lucie County Profile 2018

[1] Employment information is for St. Lucie County. Specific City only data is not available.
St. Lucie County, Florida - Economic Development Council (most recent data available)

[2] Information is no longer available.

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Operating Information

FORT PIERCE UTILITIES AUTHORITY

Expenses By System

Last Ten Fiscal Years

(Dollars in Thousands)

	FY 2020	FY 2019	FY 2018	FY 2017
ELECTRIC				
Generation and Purchases for Resale	$ 40,480	$ 41,924	$ 41,402	$ 43,689
Transmission and Distribution	5,215	4,958	4,372	4,122
General and Administrative	8,262	8,778	7,918	7,863
Depreciation	4,335	4,291	3,538	4,401
Total Electric Operating Expenses	58,292	59,951	57,230	60,075
WATER				
Purchases for Resale	-	6	-	2
Plant Operations	4,032	3,886	3,693	3,481
Transmission and Distribution	2,008	2,045	2,078	1,898
General and Administrative	5,492	6,100	5,498	4,930
Depreciation	4,951	5,542	5,407	4,417
Total Water Operating Expenses	16,483	17,579	16,676	14,728
NATURAL GAS				
Purchases for Resale	1,365	1,788	1,817	1,773
Supply and Distribution	1,052	1,051	989	1,024
General and Administrative	1,297	1,384	1,140	1,016
Depreciation	389	413	362	298
Total Natural Gas Operating Expenses	4,103	4,636	4,308	4,111
WASTEWATER				
Plant Operations	1,933	1,758	1,804	1,823
Pumping and Collection	2,184	2,053	2,209	2,316
General and Administrative	3,645	3,868	3,647	3,530
Depreciation	3,628	3,637	3,613	3,587
Total Wastewater Operating Expenses	11,390	11,316	11,273	11,256
MANATEE OBSERVATION AND EDUCATION CENTER				
Plant Operations	285	273	273	272
General and Administrative	167	210	183	171
Depreciation	11	11	8	6
Total MOEC Operating Expenses	463	494	464	449
FPUAnet COMMUNICATIONS				
Purchases for Resale	79	78	69	58
General and Administrative	379	377	195	230
Depreciation	70	64	65	66
Total FPUAnet Communications Operating Expenses	528	519	329	355
TOTAL OPERATING EXPENSES	$ 91,259	$ 94,495	$ 90,280	$ 90,974

FORT PIERCE UTILITIES AUTHORITY

Expenses By System

Last Ten Fiscal Years

(Dollars in Thousands)

FY 2016	FY 2015	FY 2014	FY 2013	FY 2012	FY 2011
$ 42,179	$ 40,343	$ 43,006	$ 42,947	$ 42,933	$ 43,976
4,091	3,927	4,017	4,037	3,783	3,814
7,460	6,964	6,696	6,738	6,885	7,423
4,508	4,463	4,721	4,668	6,477	6,420
58,238	55,697	58,440	58,390	60,078	61,633
-	7	24	9	-	6
3,304	3,320	3,185	3,199	3,309	3,331
1,743	1,789	1,767	1,732	1,743	1,567
4,726	4,426	4,207	4,158	4,183	4,268
4,454	3,872	4,246	4,044	3,726	3,825
14,227	13,414	13,429	13,142	12,961	12,997
1,556	1,900	2,274	1,816	1,398	1,676
1,251	1,016	1,018	961	875	968
1,046	978	892	596	570	650
313	274	1,088	304	507	303
4,166	4,168	5,272	3,677	3,350	3,597
1,742	1,766	1,776	1,696	1,779	1,697
1,977	1,909	1,913	1,849	1,834	1,776
3,385	3,113	2,975	2,769	2,755	2,685
3,743	3,779	4,836	6,194	4,446	4,939
10,847	10,567	11,500	12,508	10,814	11,097
267	238	286	232	249	246
186	145	136	114	115	109
6	8	9	11	11	11
459	391	431	357	375	366
48	55	43	28	25	37
194	175	173	171	137	125
73	66	91	79	86	60
315	296	307	278	248	222
$ 88,252	$ 84,533	$ 89,379	$ 88,352	$ 87,826	$ 89,912

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FORT PIERCE UTILITIES AUTHORITY

Electric Energy Sources, Water and Wastewater Statistics

Last Ten Fiscal Years

	FY 2020	FY 2019	FY 2018	FY 2017
ELECTRIC STATISTICS				
Sources of Energy (MWh)				
Total Energy Purchased	591,692	578,051	572,717	569,684
Gross Peak Demand (MW)	116	113	112	112
WATER STATISTICS				
Water Production - 1,000 Gallons				
Raw Water Treated	3,438,204	3,153,294	3,361,321	3,142,178
Water from Distribution System	62,869	84,384	81,215	75,158
Less Deep Well Concentrate	(210,750)	(154,259)	(202,420)	(174,491)
Water Used in Plant	(19,764)	(19,710)	(33,087)	(23,007)
Water from or (left-in) Storage	112	(1)	(255)	(2,867)
FINISHED WATER FROM PLANT	3,270,671	3,063,708	3,206,774	3,016,971
Purchased for Resale (Interconnects)	-	2,813	-	1,105
Water Pumped to City	3,270,671	3,066,521	3,206,774	3,018,076
Water Used in System	185,704	280,623	267,414	237,965
Water Sales	2,886,797	2,734,275	2,591,643	2,665,751
Losses and Unaccounted for Gallonage	198,370	51,623	347,717	114,360
% of Unaccounted	6.07%	1.68%	10.84%	3.79%
Average Daily Consumption	8,936	8,394	8,793	8,269
Highest Daily Consumption	10,691	9,756	11,196	9,992
Date	3/31/20	5/30/19	2/26/18	3/30/17
Peak Maximum Demand (MG)	13,522	12,910	20,863	13,668
Date	7/12/20	6/24/19	8/3/18	9/28/17
Rainfall (inches)	65.92	49.27	51.61	58.03
WATER RECLAMATION FACILITY				
(In Millions of Gallons per Day)				
Average Daily Flow	5.76	4.99	5.96	5.33
Peak Flow	11.48	7.72	14.21	13.30

FORT PIERCE UTILITIES AUTHORITY

Electric Energy Sources, Water and Wastewater Statistics

Last Ten Fiscal Years

FY 2016	FY 2015	FY 2014	FY 2013	FY 2012	FY 2011
583,207	559,061	544,751	532,038	537,115	552,427
112	107	106	104	103	115
3,015,157	2,911,231	2,880,512	2,889,435	3,088,102	3,101,048
34,250	2,034	14,718	8,657	17,644	16,648
(155,230)	(142,482)	(142,399)	(144,156)	(174,731)	(165,498)
(20,986)	(19,710)	(19,710)	(19,710)	(19,764)	(19,710)
890	(1,678)	(308)	61	4,218	6,968
2,874,081	2,749,395	2,732,813	2,734,287	2,915,469	2,939,456
130	2,021	10,100	3,943	-	-
2,874,211	2,751,416	2,742,913	2,738,230	2,915,469	2,939,456
195,953	169,338	193,590	170,788	193,707	171,870
2,567,700	2,503,820	2,506,826	2,466,037	2,641,253	2,655,068
110,558	78,258	42,497	101,405	80,509	112,518
3.85%	2.84%	1.55%	3.70%	2.76%	3.83%
7,853	7,535	7,489	7,496	7,990	8,053
9,477	9,285	9,258	8,950	10,524	9,741
3/8/16	2/18/15	5/19/14	3/13/13	4/18/12	5/30/11
15,634	13,355	14,329	13,932	17,437	17,765
3/28/16	5/27/15	5/5/14	4/13/13	7/22/12	9/14/11
69.65	40.08	56.11	51.91	67.10	30.24
6.40	3.79	4.00	4.72	4.86	3.93
13.83	8.75	12.25	8.14	13.03	4.75

FORT PIERCE UTILITIES AUTHORITY
Authorized Full-Time Positions By Department
Last Ten Fiscal Years

Department	9/30/2020	9/30/2019	9/30/2018	9/30/2017
01 Manatee Observation & Education Center	4 P	4 P	4 P	3 P
02 Treasure Coast Energy Center	15 D	15 D	15 D	13
10 Board	5	5	5	5
11 Director of Utilities	2	2	2	2
12 Attorney	1	1	1	1
14 Regulatory Affairs	3	-	-	-
15 Human Resources	3 D	3 D	3	3
18 Safety	1 P	1 P	1 P	1 P
21 Finance	11	13	13	13
22 Materials Management	6 D	6 D,P	6 P	6 P
31 Director of Utility Support Services	2	2	2	1
32 Information Technology Services	17	17	17 D	17 D
35 Facilities	5	5	5	5
41 Community Relations	1	1	1	-
43 Customer Service	26 D	26 D	26 D	26 D
51 Director of Electric & Gas Systems	1	1	1	1
54 Electric Transmission and Distribution	25	25	23	23 D
55 Electric Operations	24 D	23 D	23 D	24 D
56 Electric & Gas Engineering	13 P	13 D,P	11 D	9 P
61 Director of Water/Wastewater Systems	1	1	1	1
62 Water Resources	25 D	25 D	25 D	24 D
64 Water Distribution	27 D	27 D	27 D	28 D
66 Water/Wastewater Engineering	13 P	13 P	12	11 P
74 Gas Operations	15	15	15 D	15 D
82 Water Reclamation	16 D	16 D	16 D	16 D
84 Wastewater Collection	20	20	20 D	19 D
93 FPUAnet Communications	4	3	3	3 D
TOTAL	286	283	278	270

D - Includes D.R.O.P. Participant employees
H - Excludes positions held vacant
P - Excludes part-time employees
14 Regulatory Affairs was created FY 2020 from two Finance personnel and one ITS employee

FORT PIERCE UTILITIES AUTHORITY

Authorized Full-Time Positions By Department

Last Ten Fiscal Years

9/30/2016	9/30/2015	9/30/2014	9/30/2013	9/30/2012	9/30/2011
3 P	3 P	2 P	2 P	2 P	2 P
13	13 D	14 D	14 D	15 D	15 D
5	5	5	5	5	5
2	2	2	2	2	2
1	1	1	1	1	1
-	-	-	-	-	-
3	3	3	4	4	4
1 P	4 D	4 D	6 D	5 D	5
13	13	12	11 D	11 D	10 D
6 P	4 P	4 P	3 P	3 P	5 P
1	1	1	1	1	1 H
17 D	17 D	16 D	16	16	16
5 D	5 D	5	5	5	5
-	1	1	1	1	1
26 D	26 D	26 D,P	26 D,P	26 D,P	28
1	1	1 D	1 D	1 D	1 D
23 D	21 D	46 D	49 D	51 D	52 D,H
24 D	25 D	-	-	-	-
9	9	9 D	10 D	9	9 H
1	1 D	1 D	1 D	1 D	1
24 D	23 D	23 D	23 D	23 D	23 H
28 D	29 D	28 D	28 D	25	25 H
11	11 P	11 D	11 D	11 D	11 D,H
15 D	15 D	15 D	16 D	15 D	14 H
16 D	16 D	16 D	14 D	13 D	13 D
19 D	19 D	20 D	21 D	21 D	21 D
2 D	2 D	2 D	2	2	1
269	270	268	273	269	271

FORT PIERCE UTILITIES AUTHORITY
Performance Indicators
Last Ten Fiscal Years

	FY 2020	FY 2019	FY 2018	FY 2017
SAFETY				
Frequency Rate	2.04	3.10	3.77	5.30
DART/Severity Rate *	17.51	0.00	213.84	170.84
Workers' Compensation Experience Modification Factor	1.21	1.28	0.97	0.97
FINANCIAL				
Debt Service Ratio (12 months ended)	3.16	2.85	3.12	3.25
Operating Ratio	0.90	0.91	0.92	0.89
COMPONENT COSTS				
Water Treatment Plant				
$ / 1,000 gallons raw water	$2.04	$2.48	$2.21	$1.99
Water Reclamation Facility				
$ / 1,000 gallons effluent	$1.64	$1.98	$1.60	$1.78
Electric T&D				
$ / mile of T & D lines	$23,249.60	$24,073.82	$20,530.49	$21,860.34
$ / number of services	$29.36	$30.39	$25.93	$27.56
Water Distribution				
$ / 1,000 gallons billed	$1.84	$1.97	$2.11	$1.92
$ / number of services	$20.92	$21.68	$22.36	$21.05
Wastewater Collection				
$ / 1,000 gallons billed	$2.25	$2.30	$2.47	$2.60
$ / number of services	$19.62	$19.81	$20.90	$22.31
Natural Gas Distribution				
$ / 1,000 ccf billed	$0.41	$0.43	$0.43	$0.41
$ / number of services	$37.75	$40.36	$37.41	$34.36
Lift Stations				
$ / 1,000 gallons billed	$0.75	$0.68	$0.72	$0.66
$ / number of services	$6.56	$5.89	$6.12	$5.62
Industrial Pre-Treatment				
$ / Customers	$1,142.53	$888.13	$916.33	$919.02
FPUAnet Communications				
$ / Customers	$491.19	$540.93	$423.99	$414.79
Administration				
$ / number of services	$14.53	$14.60	$14.48	$14.96

FORT PIERCE UTILITIES AUTHORITY

Performance Indicators

Last Ten Fiscal Years

FY 2016	FY 2015	FY 2014	FY 2013	FY 2012	FY 2011
4.11	5.30	4.10	4.10	4.90	3.60
89.00	79.00	80.00	48.00	24.00	122.00
0.97	0.79	0.87	0.92	1.25	1.11
2.51	2.55	2.59	2.51	2.41	2.55
0.90	0.88	0.91	0.91	0.91	0.92
$2.02	$1.88	$1.94	$1.90	$1.80	$1.79
$1.46	$2.46	$2.70	$1.93	$2.07	$2.45
$21,636.69	$20,112.83	$20,633.15	$20,516.14	$23,742.33	$24,841.57
$27.27	$26.13	$27.11	$27.41	$31.57	$30.95
$1.88	$1.88	$1.89	$1.82	$1.59	$1.54
$20.01	$19.69	$20.04	$19.44	$18.14	$17.79
$2.39	$2.36	$2.68	$3.87	$2.65	$2.86
$19.61	$19.41	$21.77	$31.61	$21.98	$24.34
$0.49	$0.40	$0.59	$0.40	$0.62	$0.57
$39.54	$33.16	$47.71	$31.89	$32.90	$33.36
$0.75	$0.71	$0.79	$0.80	$0.74	$0.76
$6.14	$5.80	$6.38	$6.53	$6.17	$5.97
$927.50	$985.46	$903.78	$698.46	$793.71	$1,246.28
$345.35	$348.35	$328.03	$306.83	$275.98	$325.26
$14.51	$14.59	$14.60	$15.74	$16.01	$17.15

FORT PIERCE UTILITIES AUTHORITY
Performance Indicators
Last Ten Fiscal Years

	FY 2020	FY 2019	FY 2018	FY 2017
HUMAN RESOURCES				
Overtime Ratio	0.052	0.053	0.058	0.073
Sick Leave Ratio	0.032	0.030	0.043	0.037
Overtime vs. Annual Overtime Budget	120.04%	120.09%	132.07%	176.47%
Training Hours vs. Regular Hours Worked	1.91%	3.56%	2.11%	2.10%
Training Dollars vs. Budgeted Salary Dollars	2.51%	3.59%	3.12%	1.51%
Annual Turnover Rate	7.00%	9.00%	9.00%	10.64%
CUSTOMER SERVICE				
Number of connections	10,163	10,237	12,231	13,534
Number of disconnections	11,363	12,314	12,818	12,795
Number of accounts to collection agency	1,110	1,269	1,498	1,353
Amount of accounts written off				
Electric	$122,572	$28,984	$112,847	$184,794
Water	$21,981	$5,189	$20,226	$33,140
Natural Gas	$1,602	$364	$1,461	$2,415
Wastewater	$19,729	$4,658	$18,156	$29,744
Customer Charges	$57,542	$1,790	$6,952	$11,371
Communications	$155	$50	$157	$232
Number of service orders				
Started	38,516	42,120	40,193	41,243
Completed	37,777	41,846	40,524	41,014

* Calculations FY 2015 - current are based on DART rate; Previous years are based on Severity rate.

FORT PIERCE UTILITIES AUTHORITY

Performance Indicators

Last Ten Fiscal Years

FY 2016	FY 2015	FY 2014	FY 2013	FY 2012	FY 2011
0.050	0.046	0.046	0.042	0.040	0.036
0.038	0.038	0.034	0.034	0.034	0.039
114.22%	120.48%	114.96%	107.47%	100.48%	89.65%
2.87%	2.93%	2.53%	2.48%	1.52%	1.62%
2.00%	1.92%	1.69%	1.80%	1.23%	1.31%
12.40%	8.60%	12.08%	13.25%	6.77%	9.09%
14,109	15,663	16,238	16,001	16,360	16,077
13,316	14,800	15,338	15,206	15,419	15,038
1,622	1,890	1,852	1,584	1,535	1,888
$200,966	$99,489	$256,860	$182,006	$253,362	$197,638
$36,032	$17,826	$46,081	$32,638	$45,434	$35,433
$2,639	$1,366	$3,302	$2,374	$3,308	$2,582
$32,324	$16,050	$41,325	$29,294	$40,780	$31,805
$12,371	$6,141	$15,770	$11,181	$15,563	$12,136
$257	$42	$371	$231	$321	$249
45,028	44,505	49,837	44,205	50,182	56,278
44,937	44,389	49,740	44,224	44,991	48,149

FORT PIERCE UTILITIES AUTHORITY
Capital Asset Statistics by Utility System
Last Ten Fiscal Years

	As of September 30									
	2020	**2019**	**2018**	**2017**	**2016**	**2015**	**2014**	**2013**	**2012**	**2011**
ELECTRIC										
Miles of transmission and distribution lines	432	432	428	428	428	440	443	443	443	415
WATER										
Miles of water mains	396	393	390	385	385	385	385	384	384	360
Number of hydrants	1,702	1,689	1,661	1,645	1,642	1,629	1,622	1,612	1,606	1,515
Number of surficial wells	36	36	36	36	36	36	36	36	36	36
Number of floridan wells	11	11	11	11	11	11	11	11	11	11
NATURAL GAS										
Miles of main lines	171	171	171	171	170	167	168	167	165	165
Miles of service lines	81	81	81	81	80	80	80	80	83	83
WASTEWATER										
Miles of force mains	100	97	97	97	97	97	97	97	97	98
Miles of gravity sewer lines	175	174	172	172	172	172	172	171	171	170
Number of lift stations	119	118	118	117	117	117	116	116	116	117

FORT PIERCE UTILITIES AUTHORITY
Ten Largest Customers
Fiscal Year 2020

Ranking	Customer Name	Utility Service	Unit Sales	Revenues	Total
1	**St. Lucie County Board of County Commissioners**	Electric (kWh)	13,111,402	$1,412,334	
		Water (kgal.)	21,897	2,603,309	
		Wastewater	179,213	1,301,731	
		Natural Gas (ccf)	27,152	36,888	
					$5,354,262
2	**St. Lucie County School Board**	Electric (kWh)	18,195,722	$2,101,883	
		Water (kgal.)	26,050	207,477	
		Wastewater	26,173	234,519	
		Natural Gas (ccf)	30,729	55,538	
					$2,599,417
3	**Indian River State College**	Electric (kWh)	17,683,427	$1,825,705	
		Water (kgal.)	24,384	159,665	
		Wastewater	18,383	152,845	
		Natural Gas (ccf)	79,461	80,429	
					$2,218,644
4	**Lawnwood Regional Medical Center**	Electric (kWh)	19,181,140	$1,619,643	
		Water (kgal.)	23,451	114,274	
		Wastewater	13,451	91,819	
		Natural Gas (ccf)	302,446	231,165	
					$2,056,901
5	**Fort Pierce Utilities Authority**	Electric (kWh)	16,701,990	$1,630,021	
		Water (kgal.)	5,601	50,049	
		Wastewater	2,763	35,060	
		Natural Gas (ccf)	24,618	26,095	
					$1,741,225
6	**City of Fort Pierce**	Electric (kWh)	9,438,991	$1,043,185	
		Water (kgal.)	50,184	493,401	
		Wastewater	6,365	72,514	
		Natural Gas (ccf)	1,456	6,467	
					$1,615,567
7	**Florida Atlantic University**	Electric (kWh)	11,558,318	$1,120,364	
					$1,120,364
8	**Orchid Island Juice Company**	Electric (kWh)	6,777,335	$679,643	
		Water (kgal.)	21,585	86,615	
		Wastewater	21,587	126,515	
		Natural Gas (ccf)	209,556	152,097	
					$1,044,870
9	**Florida Power & Light Company**	Electric (kWh)	4,320	$1,664	
		Water (kgal.)	220,947	986,359	
		Wastewater	200	4,681	
					$992,704
10	**Fort Pierce Housing Authority**	Electric (kWh)	3,708,527	$398,349	
		Water (kgal.)	31,927	225,759	
		Wastewater	32,661	281,795	
		Natural Gas (ccf)	23,126	54,917	
					$960,820

TOTAL REVENUES BY UTILITY	Electric	$11,832,791
	Water	4,926,908
	Wastewater	2,301,479
	Natural Gas	643,596
TOTAL COMBINED REVENUES		$19,704,774

FPUA
COMMUNITY PROUD

DMHB DiBARTOLOMEO, McBEE, HARTLEY & BARNES, P.A.
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board Members
Fort Pierce Utilities Authority
Fort Pierce, Florida

We have audited the financial statements of Fort Pierce Utilities Authority ("FPUA"), as of and for the year ended September 30, 2020, which collectively comprise of FPUA's basic financial statements and have issued our report thereon dated February 19, 2021. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered FPUA's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of FPUA's internal control. Accordingly, we do not express an opinion on the effectiveness of FPUA's internal control.

A *deficiency in internal* control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether FPUA's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
February 19, 2021

City Commission Regular Meeting - 6:00 pm **15. a.**

Meeting Date: 04/05/2021

Re:

SUBJECT:

Reports

Attachments

City Manager's Report
Purchase Orders

Form Review

Form Started By: Linda Cox Started On: 04/01/2021 04:07 PM
Final Approval Date: 04/01/2021

APRIL 2021

FORT PIERCE INSIDER

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KEEPING FORT PIERCE BEAUTIFUL

PAUL BERTRAM, PARKS AND GROUNDS MANAGER

The Great American Cleanup unifies and beautifies communities across the country in a grassroots spring-cleaning movement. Celebrating its 23rd year, the most recent Great American cleanup created 15,000 opportunities for millions of volunteers to have remarkable results – picking up millions of pounds of litter, cleaning over 100,000 acres of public spaces, and tens of thousands of miles of roadways and shorelines!

Our Community Cleanup the Great American Cleanup in Fort Pierce Florida began as a litter cleanup initiative designed to aesthetically improve our environment by creating cleaner parks, streetscapes, and public spaces through litter removal and elimination. To this day our litter removal campaign success depends on community volunteerism. Without the support of volunteers, the programs would not exist.

Keep Fort Pierce Beautiful Advisory Board promoted for the first-time small scale physically distant or “small pod” collection events adhering to COVID-19 safety protocols. Volunteers were asked to register in advance, sign waivers, volunteer information and to pick an area to cleanup within the city limits.

Our volunteers were each provided with a “cleanup kit” to

complete their activities. This year the Fort Pierce Great American Cleanup turnout was amazing with a record of almost 500 volunteers across the community. Volunteers participated in litter removal, painting and horticultural projects. Every corner of the beautiful City of Fort Pierce was touched by the efforts of all our volunteers.

The City of Fort Pierce would like to thank all of our volunteers for their efforts and dedication to keeping our city clean and green. The volunteers planted over 20 trees and 75 shrubs to the greenspaces, collected 45 tons of debris, painted 2 pavilions and 3 cannons!

Litter can negatively impact your sense of community and make people feel less safe. By picking it up, you are showing pride for your community and beautifying the area. Keep Fort Pierce Beautiful is asking everyone to continue to show your community pride by volunteering to pick up litter when you are out in your neighborhoods and doing your outdoor activities. Together we make a difference!

Fort Pierce Proud!

CELEBRATING 100 YEARS OF THE JETTY INLET!

Join us in celebrating 100 years, Saturday, May 8, 2021 at 11:30 AM by land or sea! To join the parade by sea, meet at the Turning Basin in your vessel for a 11:30 start. The parade will be led by the U.S. Coast Guard Cutter. The blessing will be conducted in the intercoastal near the inlet facing west. Blessings for small craft (jet skis, kayaks, etc.) will be done at the South Causeway Park boat ramp and dock. We encorage decorating your vessel to commemorate this historical event. Food and music to be available on the beach starting around 12:00 PM. This is free and opened to the public.

For more info, visit: https://www.facebook.com/lovetheinlet

CELEBRATING 100 YEARS

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.

NEW PROJECTS

JC Salon & Boutique, located at 914 Avenue D, is the newest business to open along the Avenue D corridor. Intersecting with Dundas Court, the salon is located within the historical Lincoln Park neighborhood and is an integral business to the revitalization of this neighborhood. The Lincoln Park neighborhood is one of the oldest neighborhoods in Fort Pierce and is making progress to again become the center of pride for the community.

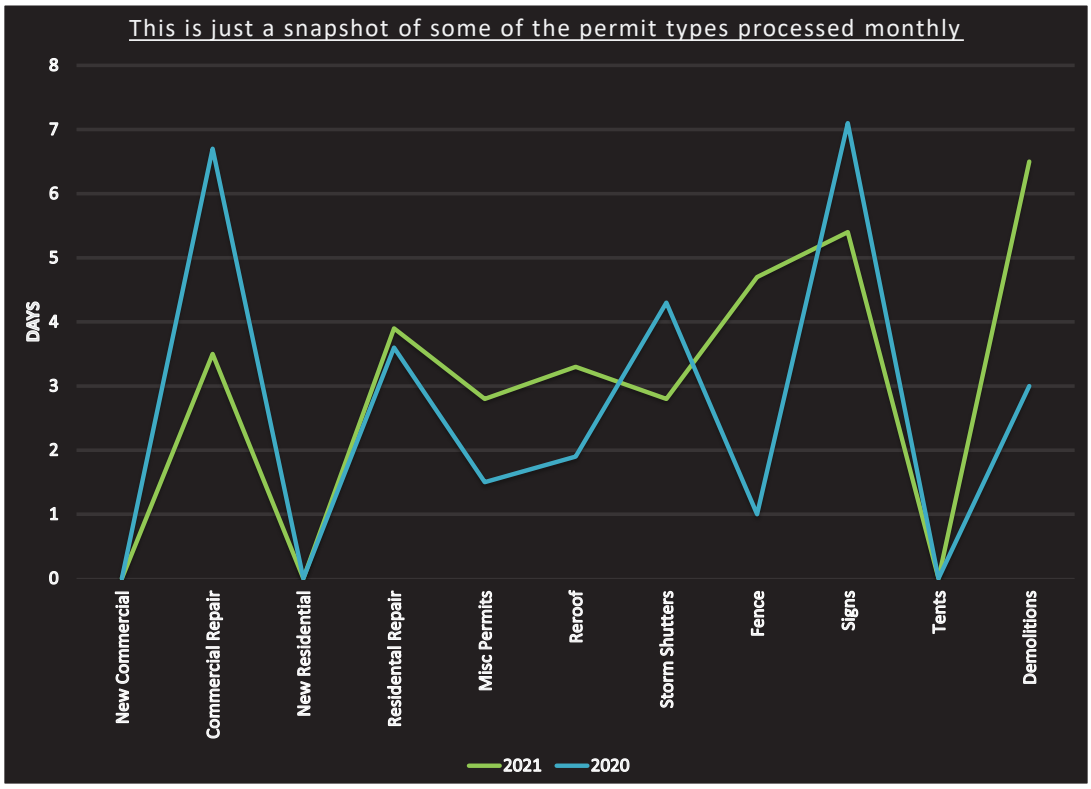
Good Fellas Pizza coming soon!

Construction is well underway for the new Good Fellas Pizza located at 825 Seaway Dr. on South Beach. These pictures were taken during the electrical rough-in inspection. All electric and plumbing that will be concealed behind walls is inspected during the rough-in inspection. Pictures also show one of the mechanical exhaust systems for cooking equipment and the walk-in cooler.

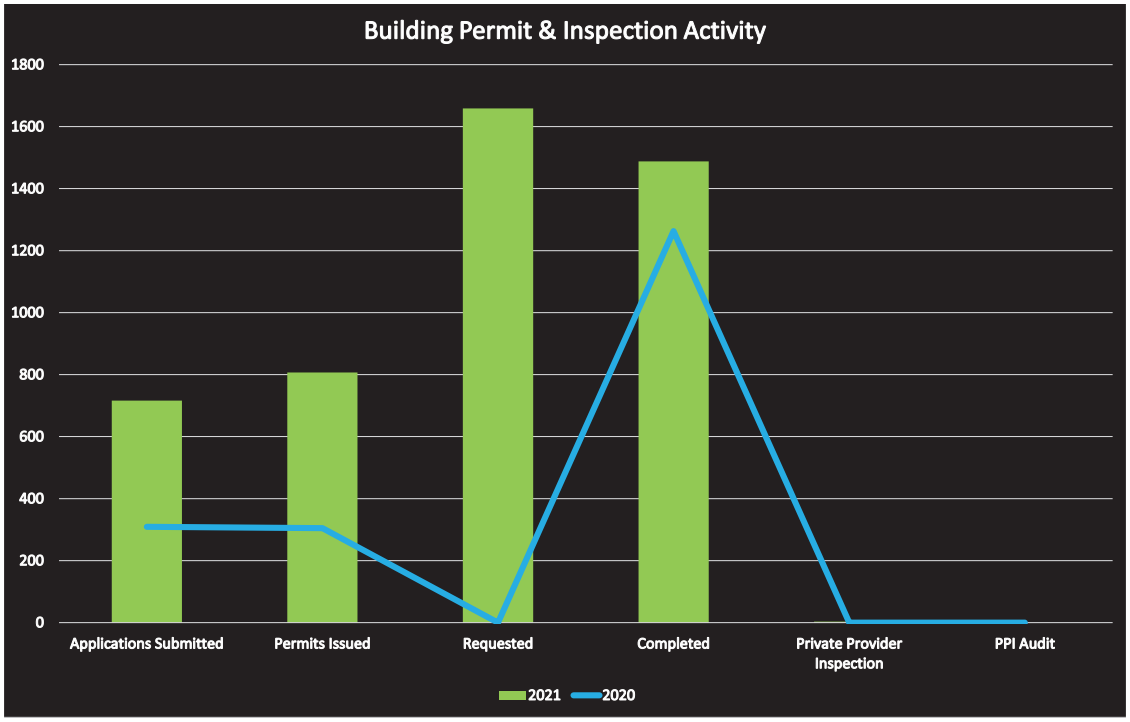
BUILDING CHARTS FOR FEBRUARY 2021

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



Paint Our Town

The City of Fort Pierce's Paint Our Town Program is a collaborative effort between the City, local businesses and area nonprofits to provide City of Fort Pierce homeowners with exterior painting and minor exterior home repairs at no cost.

Paint Our Town Recipients Must:

- Reside in the City of Fort Pierce
- Meet Income Eligibility Guidelines
- Own and Reside in the Residence

For an application to participate in the Paint Our Town Program please visit the City's website at www.cityoffortpierce.com

For more information call 772.467.3161

FORT PIERCE, FL • THE SUNRISE CITY •

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

4/3/21 Easter Egg Hunt – Dreamland Park – Prophetic Praise & Healing Min. - 12pm – 4pm
4/4/21 Easter Bash – Pioneer Park – Giving Back to the Community – 1pm – 6pm
4/24-25 10th Annual Oyster & Sea Food Fest – RWC/Vets Park - POTTC Events – 10am -6pm

RIVER WALK CENTER SALES REPORT FEBRUARY 2021

CLASSES	$2,394.86
PARK PERMITS	$4,312.50
SPECIAL EVENTS	$992.46
FACILITY	$10,806.96
TOTAL	**$18,506.78**

With season beginning to wind down now, we will begin our much needed maintenance to the golf course. We have been running full tilt for the past 16 months without the course getting a rest. We have already begun aerating fairways and a few areas on some of the greens. This process softens those areas after all of the compaction they receive and also allows oxygen in. We will aerate fairways several times through the summer months and will be raising the height of the fairways in the Fall to give us more cushion through next year's cold, dry winter months.

This past fall and winter we continued to clean up almost all of the overgrowth that had accumulated over the years. We completely cleaned the entire left side of the 10th and 11th holes of brush and pepper trees. This has helped provide a much cleaner and neater look, and has also helped to expose several beautiful Cypress trees that were being choked out over time. Behind the 6th green and 7th tee we cleaned out a substantial area of pepper trees which were keeping those areas in the shade for most of the day. This cleanout will help with added sunlight and airflow to both of those areas.

From a financial standpoint we had a fantastic fall with a LOT of rain in October and November. With January and February's uncertainty due to the virus we lost a few rounds, but overall March has been equal to last year so we remain slightly ahead of last year's numbers to date. With any luck from Mother Nature, we can get some much needed rain which will improved course conditions and help drive rounds to our facility. 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

	1/2021	2/2021
GOLF ROUNDS	2970	3690
GOLF FEES	$87,325.95	$116,600.91
RANGE TOKENS	$1,769.61	$3,459.31
MEMBERSHIP PASS	$1,890.83	$2,092.16
FOOD & BEVERAGES	$6,336.51	$8,320.45
MERCHANDISE	$5,125.43	$5,872.25
TOTAL	**$102,448.33**	**$136,345.08**

CITY MARINA FINANCIAL REPORT

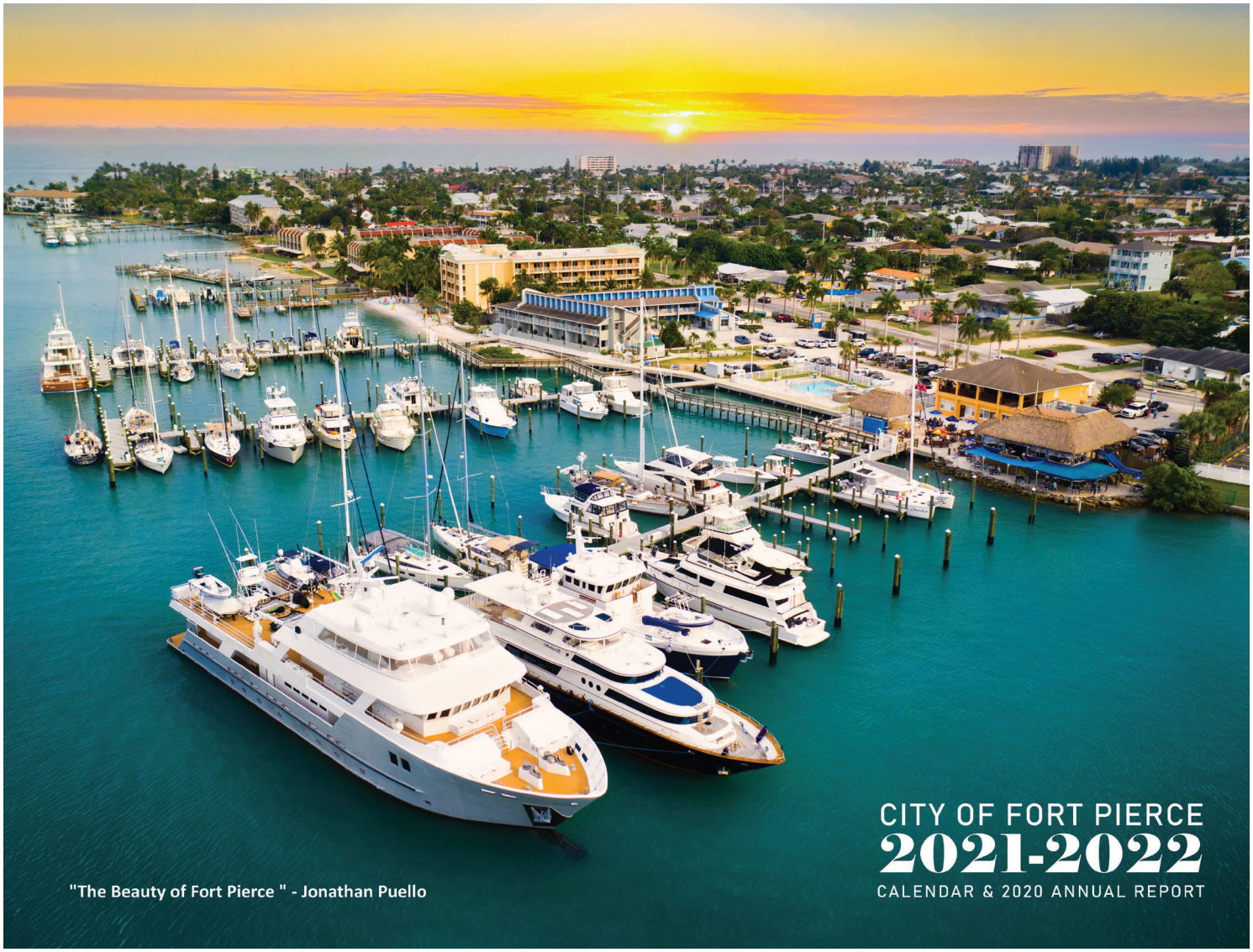
	DECEMBER	JANUARY	FEBRUARY
Dockage Reservations	263	240	223
Monthly Dockage	$163,793.55	$144,411.00	$152,115.47
Transient Dockage	$63,786.23	$67,282.83	$50,753.21
Electricity	$5,834.90	$6,183.40	$4,901.90
Retail	$15,889.53	$16,451.92	$18,276.54
Gas Sales	$19,055.93	$23,7063.01	$26,542.42
Diesel Sales	$129,048.74	$44,082.88	$35,328.02
TOTALS	**$397,408.88**	**$300,869.80**	**$287,917.56**

Laughter was in the air at the Sunrise Theatre when funny man Preacher Lawson took Main Stage for his hilarious “Get to Know Me” tour on March 12th. Lawson appeared on season 12 of America's Got Talent in 2017 and made it through successive elimination rounds, reaching the finals, where he was one of the final 10. He won the 2015 Funniest Comedian in Florida, the 2016 Seattle International Comedy Competition. First time at the Sunrise Theatre, we hope the Orlando resident will come back in the near future.

With reduced capacity restrictions and table-service in the cozy, clubby Black Box Theatre, Casey and Spaz have returned to their bi-monthly schedule of Comedy Corner LIVE @ The Black Box the 2nd and 4th Saturday each month at 7pm. Coming up at the Black Box, is Jimmy Shubert on April 10th and Esther Ku on April 24th. Be sure to check out the upcoming shows at sunrisetheatre.com !

Sunrise staff is getting ready for the upcoming 2021/22 season by booking shows for next year. We are all anticipating a great 16th season, especially after this last 12 months of rescheduling and cancelling shows. Annual memberships for the 16th season will begin in June along with some newly added shows. Stay tuned for more information.

THE 2020 ANNUAL REPORT & 2021-22 CALENDARS ARE HERE!



The 2020 Annual Report highlights the successes, initiatives, and programs that have taken place over the past year to ensure the delivery of quality public service to our community. The report is also accompanied by a convenient 2021-2022 calendar filled with stunning photos of Fort Pierce provided by our very own citizens.

With recent redevelopment projects, a focus on community engagement, and a vision through continuous strategic planning, Fort Pierce continues to be an exceptional place to live, work, learn and play. We are excited about the future of our town and the effort put forth by our employees to help keep Fort Pierce shine brighter and brighter.

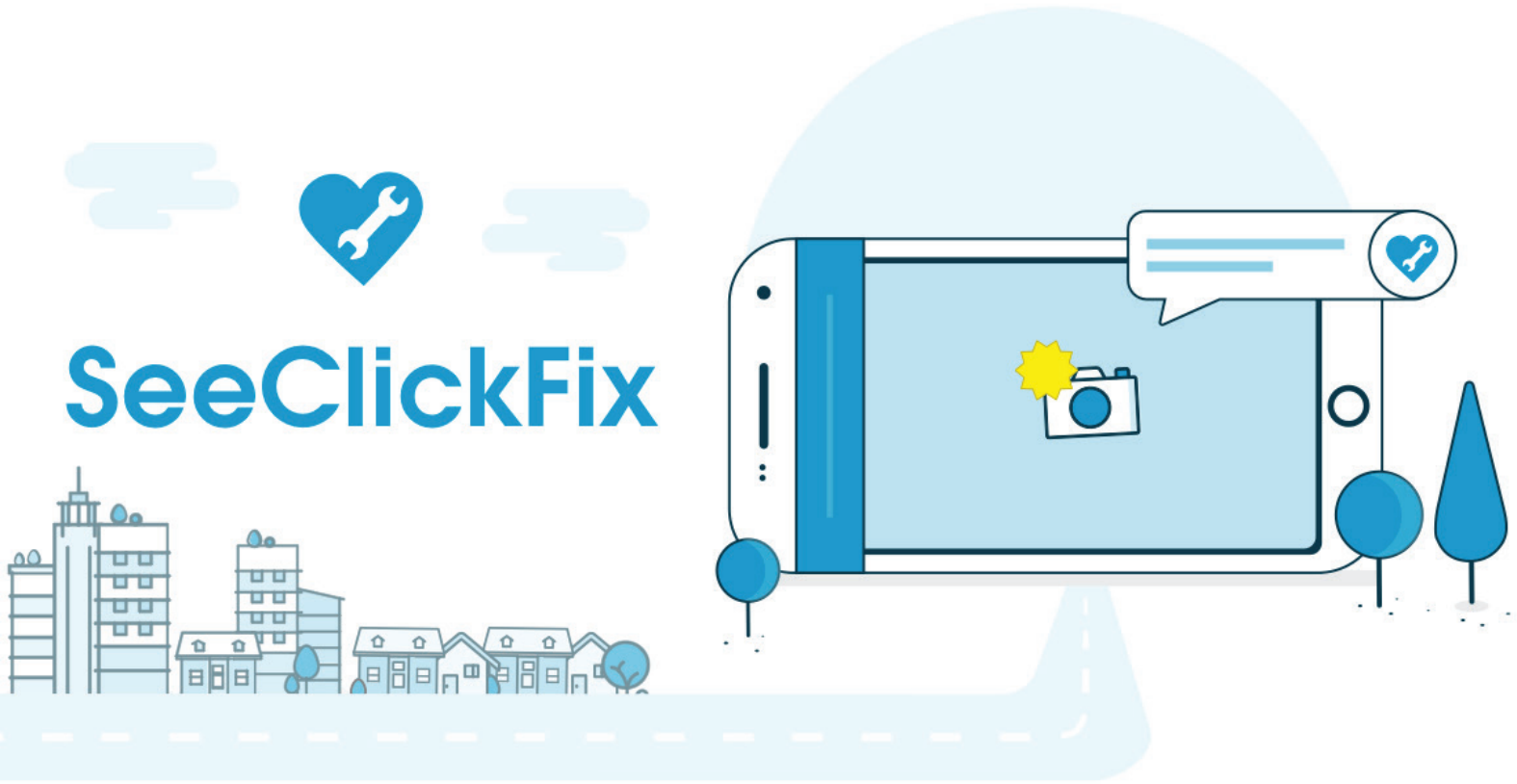
Due to COVID-19, City Hall is open by appointment only; however, you may request a copy of the new Annual Report & Calendar to mailed to you or schedule a pick up by simply emailing: **jsweat@cityoffortpierce.com** or visit:
http://www.cityoffortpierce.com/955/Annual-Report-Calendar

Meet Sarah Hargrove, owner of the original Dixie Cream Donuts located at 3210 Orange Avenue, Suit B. Dixie Cream Donuts serves up a variety of delicious donuts made fresh every day. Everything from the traditionally glazed donut to specialty ones like the oreo cookie crumble or the glazed maple bacon donut, but you better get there early because they don't last long!

Follow us for more FortMade and hear stories of thriving business owners, 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

ARS POWER SPORTS OF FORT PIERCE
BO-YELLIES LLC
DAMIAN NUNEZ, MARCELINA
FIRST CHOICE ROOF CLEANING
GEN 3 SKINCARE
JC SALON & BOUTIQUE
LAS DONAS MEXICAN FOOD, LLC
MALDONADO, REMEDIOS
NEDD, KRYSTAL
NUNU'S SWEET SOUL FOOD, LLC
OLD FLORIDA COFFEE CO.
OOH LALA WAX STUDIO
QUEEN'S CLEANING & CONSTRUCTION
RCGFL LLC DBA PICKLED
ROYALTY PET CARE LLC
SANFILIPPO, DENISE R., APRN
SEGURA LAWN SERVICE LLC
SJB SUNSHINE LLC
SOL COMMUNITY SERVICES, LLC
SOUNDTECH SECURITY, INC
SOUTH BEACH BREEZE LLC
SPORT CARS GROUP LLC
SUNNY FLORIDA TREE TRIMMING
TRI COUNTY PET SUPPLIES & HARD



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 from March 1, 2021 to March 31, 2021

1. Purchase Orders

a. Approval to purchase of two (2) Polaris Ranger 570 (ATVs), Piggyback Florida Sheriff's Association Contract No. FSA 20-EQU18.0/FSA, from ARS Power Sports , Fort Pierce, FL, with police upgrades in the total amount not to exceed $26,038.00. This purchase was previously approved but was not completed due to expenses incurred due to the Covid-19 epidemic.

b. Approval to purchase an additional 5 body cameras, 5 basic software licenses and 2 additional pro licenses from Axon Enterprise, Inc., Scottsdale , Arizona, at a total cost of $18,751.40. The additional body cameras are needed to outfit the additional five (5) officer added under a Federal grant through the Community Oriented Policing Office of the Department of Justice

c. Approval for Arbor Day landscaping from Nature's Keeper, Fort Pierce, FL, in an amount not to exceed $45,556.17.

d. Approval of payment of $31,500 to St. Lucie County Chamber of Commerce for the operation of the Seven Gables House Visitor Center for Fiscal Year 2020-2021.

e. Approval of Labor Only for the Building Department's Vinyl Flooring by A Thomas Construction, Fort Pierce, FL in an amount not to exceed $11,000.00.

f. Purchase approval for Ryan Law, P.A. for legal services in an amount not to exceed $50,000.00

g. Emergency Change Order Increase in the amount of $7,070.00 for SHIP Project 2021-009, Rehab of 304 S. 20th Street for an increase from $37,100.00 to $44,170.00 awarded to KIB Construction Corp.

h. Emergency Change Order Increase in the amount of $4,593.25 for SHIP Project 2020-047, Rehab of 2001 Avenue M for an increase from $35,700.00 to $40,293.25 awarded to Close Construction.

i. Approval to renew contract with C.A.P. Government, Inc. for professional plan review services in the amount of $50,000 for fiscal year 2021.

j. Approval to renew contract with C.A.P. Government, Inc. for professional inspection services in the amount of $50,000.00 for fiscal year 2021.

k. Purchase approval for Espy Services, Inc., Bedford, IN for telecommunications audit in the amount not to exceed $13,916.79.

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l. Purchase approval for Securitas Electronic Security Inc.,Pittsburgh, PA for the annual renewal of monitoring and maintenance services in the amount not to exceed $30,225.00.

m. Approval to pay for emergency City Hall A/C repairs completed by Grimes Heating & Air Conditioning, Fort Pierce, FL in an amount not to exceed $23,958.00. (Invoice #0000099426)

n. Approval of a Blanket Purchase Order for the St. Lucie County BOCC, Solid Waste for February Emergency Landfill Fees not to exceed the amount of $16,804.00, and future emergency landfill usage.